

FOR SALE

1917 INDUSTRIAL ROAD

NAMPA, IDAHO 83687



8,200 SF

AVAILABLE

SALE PRICE

\$2,100,000.00

PROPERTY FEATURES



1,800 SF Office/Showroom
6,400 SF Warehouse
8,200 SF TOTAL
BUILDING SIZE

0.69 ACRES
LOT SIZE

IL (LIGHT INDUSTRIAL)
ZONING CLASSIFICATION

2003
YEAR BUILT
R3118001000
PARCEL NUMBER

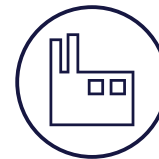
PROPERTY HIGHLIGHTS



PAVED PARKING
- 2.32/1,000



STRONG GROWTH
MARKET



ESTABLISHED
INDUSTRIAL AREA



FENCED STORAGE
YARD

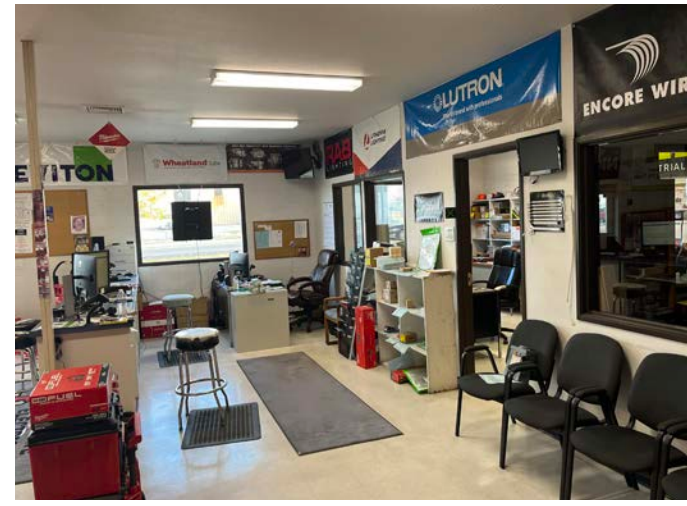
PROPERTY PHOTOS



Warehouse

- Clear height: 12'-21' at peak
- 1 (12'x12') grade level door
- 1 (12'x14') grade level door
- Small secure yard
- Excess parking

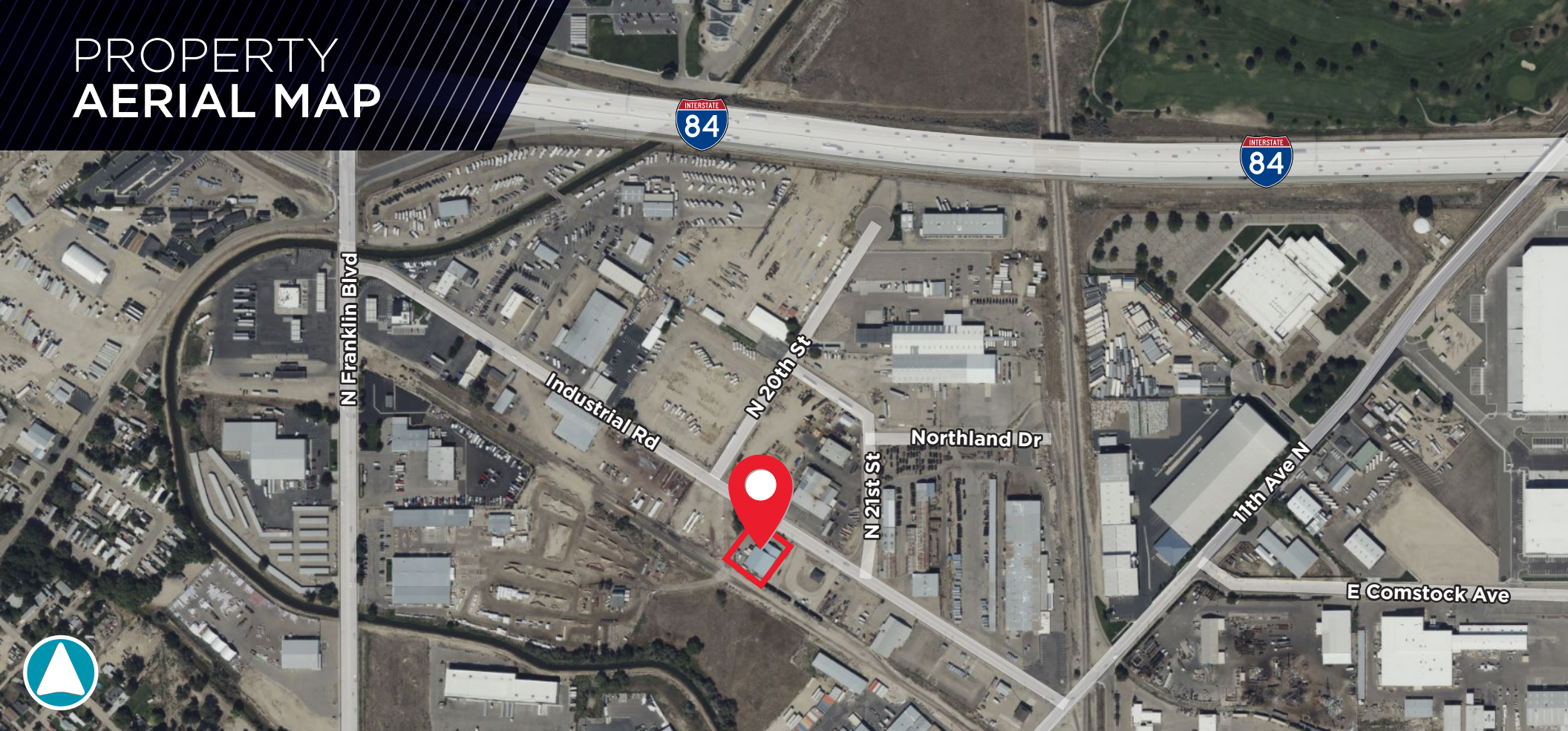
PROPERTY PHOTOS



Office / Showroom

- ±1,800 SF
- Store front doors
- 2 restrooms
- Great for sales/distribution user

PROPERTY AERIAL MAP





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