



FOR LEASE

3,672 SF Flex Warehouse

**3803 E. Newby Street, Suite 130
Nampa, Idaho 83687**

Presented by

Rick McGraw

208-880-8889

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**COLDWELL BANKER
COMMERCIAL
TOMLINSON**



The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR LEASE | 3803 E. Newby Street, Suite 130 | Nampa, ID | 84647

LEASE SUMMARY

- Space Size: 3,672 SF
- Available March 1st, 2026
- Rate: \$1.14/SF/NNN
- Terms: 3 to 5 years
- Total Building Size: 9,180 SF
- Zoned I-L (Light Industrial)
- Contact Agent for Full Information Package

SPACE HIGHLIGHTS

- One Office: 12' x 12'
- Restroom
- (2) 12' x 14' Roll Up Doors
- 16' Ceiling Height
- Ample Paved Parking
- Easy Access to I-84



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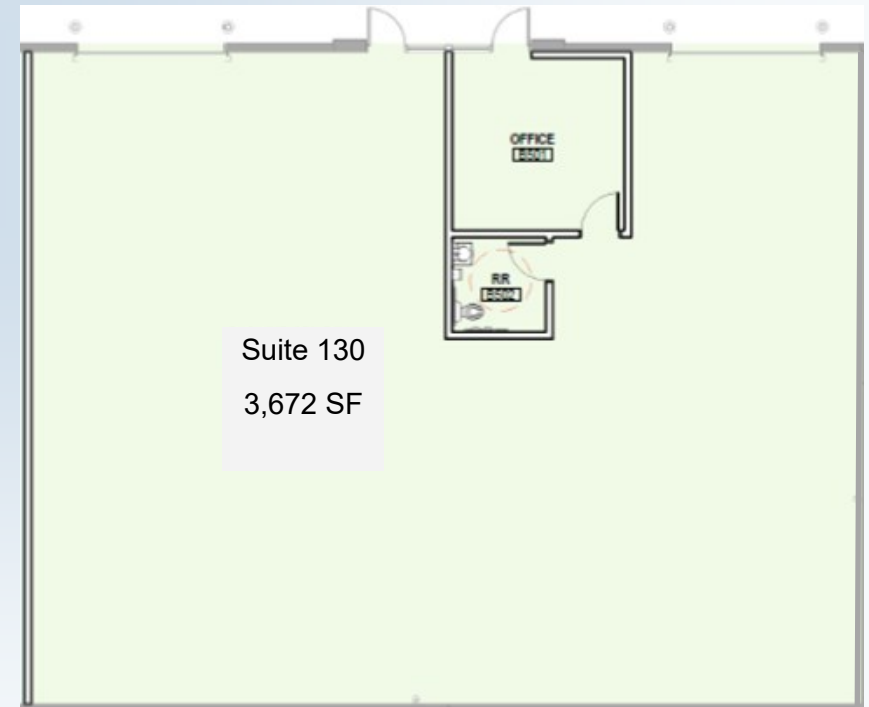


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FOR LEASE | \$1.14/SF NNN

Newby Flex Building

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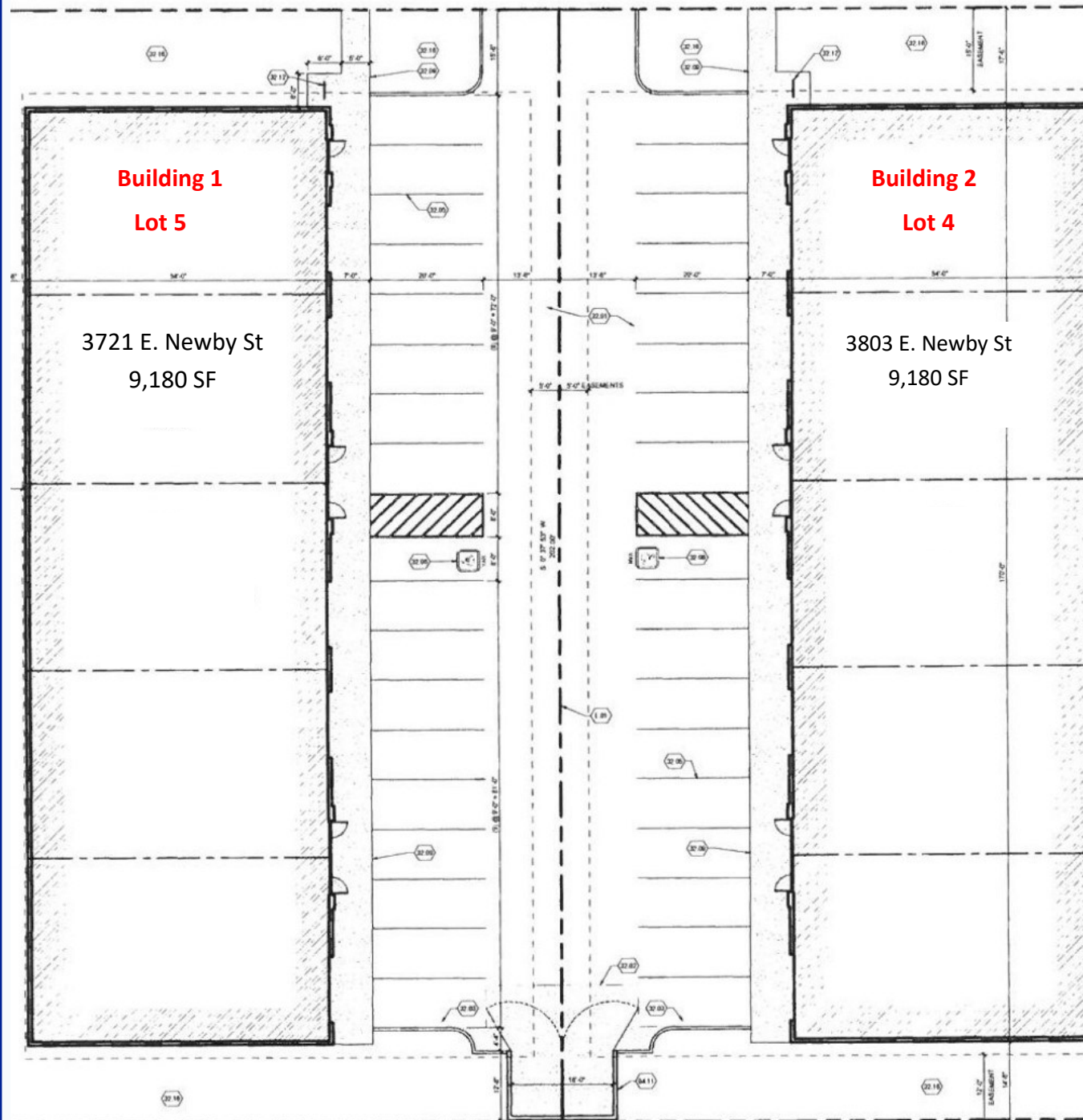
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Newby Flex Buildings

OVERVIEW

- Each Building has been designed to accommodate up to five potential tenants
- A common parking lot between the two buildings, shared down the center property line, provides 18 paved parking stalls for each building
- Total Square Footage for each building is 9,180 SF
- Each unit is 1,836 SF and can be combined with other units
- Units have an Office, Bathroom and Mezzanine area
- Ceiling Height 16'
- One Overhead door per unit
- Call Listing Agent for more details

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So... WHY Nampa?

AFFORDABILITY - Low Business Cost and low cost of living.

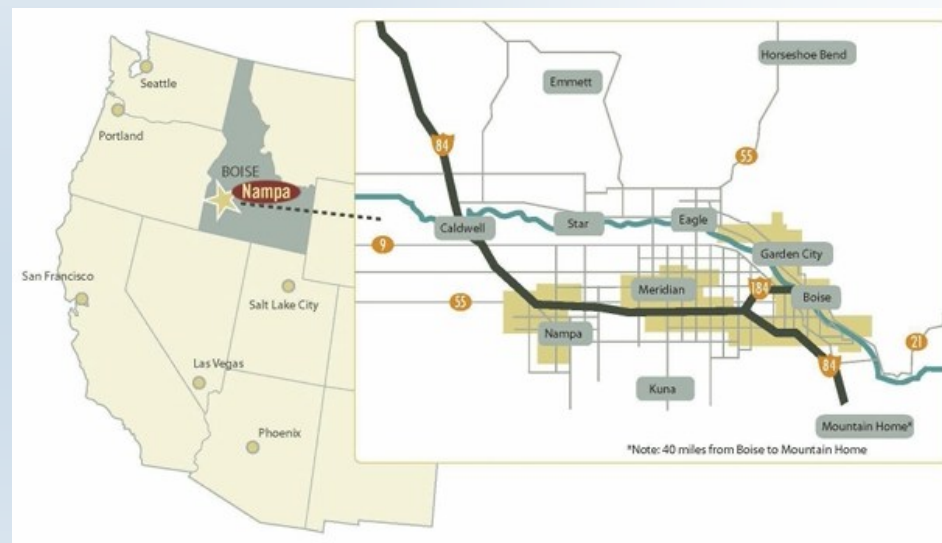
BUSINESS CLIMATE - Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. Businesses continue to flourish in the City of Nampa.

UNBEATABLE QUALITY OF LIFE - Everything you want and need in a big city minus the big city feel. From Excellent health care facilities to cultural institutions, vibrant public spaces to nature and recreational opportunities - Nampa has the key factors for a great quality of life.

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- Nampa is located about 20 miles west of Boise along Interstate 84 and is a principal city of the Boise - Nampa Metro area (Idaho's largest metropolitan area.) The city is centrally and ideally located to reach all western U.S. markets.
- Nampa is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.



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