



COMMERCIAL

# 16201 - 16231 N 20<sup>TH</sup> STREET

INDUSTRIAL PROPERTY FOR LEASE | NAMPA, IDAHO 83687



**1 MONTH  
FREE RENT!**

WITH 3-YEAR  
LEASE TERM

## 1 MONTH FREE RENT with 3-Year Lease Term\*

Convenient access to grade level door.

Rare, small industrial spaces in a tight industrial market.

Excellent access via Karcher and Franklin Roads, located less than a mile from the interstate and adjacent to McDonagh Park.

Nampa's proven industrial corridor with national all-star tenants such as Gogo Squeeze, Plexus, Lactalis and Pepsi Beverages Company.

## HIGHLIGHTS



## CONTACT



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UPDATED: 7.18.2025

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SPACE	SIZE	RATE
Suite 150 [Bldg A - 16201]	3,267 SF	\$1.00/SF (NNN)

**RATE REDUCED!**



## DETAILS



<b>SUBMARKET:</b>	Nampa	<b>QUALITY:</b>	Class A
<b>BLDG TYPE:</b>	Industrial	<b>SUBLEASE TYPE:</b>	NNN
<b>BLDG SIZE:</b>	17,394 SF	<b>SUBLEASE THRU:</b>	12/31/24
<b>YEAR BUILT:</b>	2021	<b>EST. NNN'S:</b>	\$0.30/SF/Mo.

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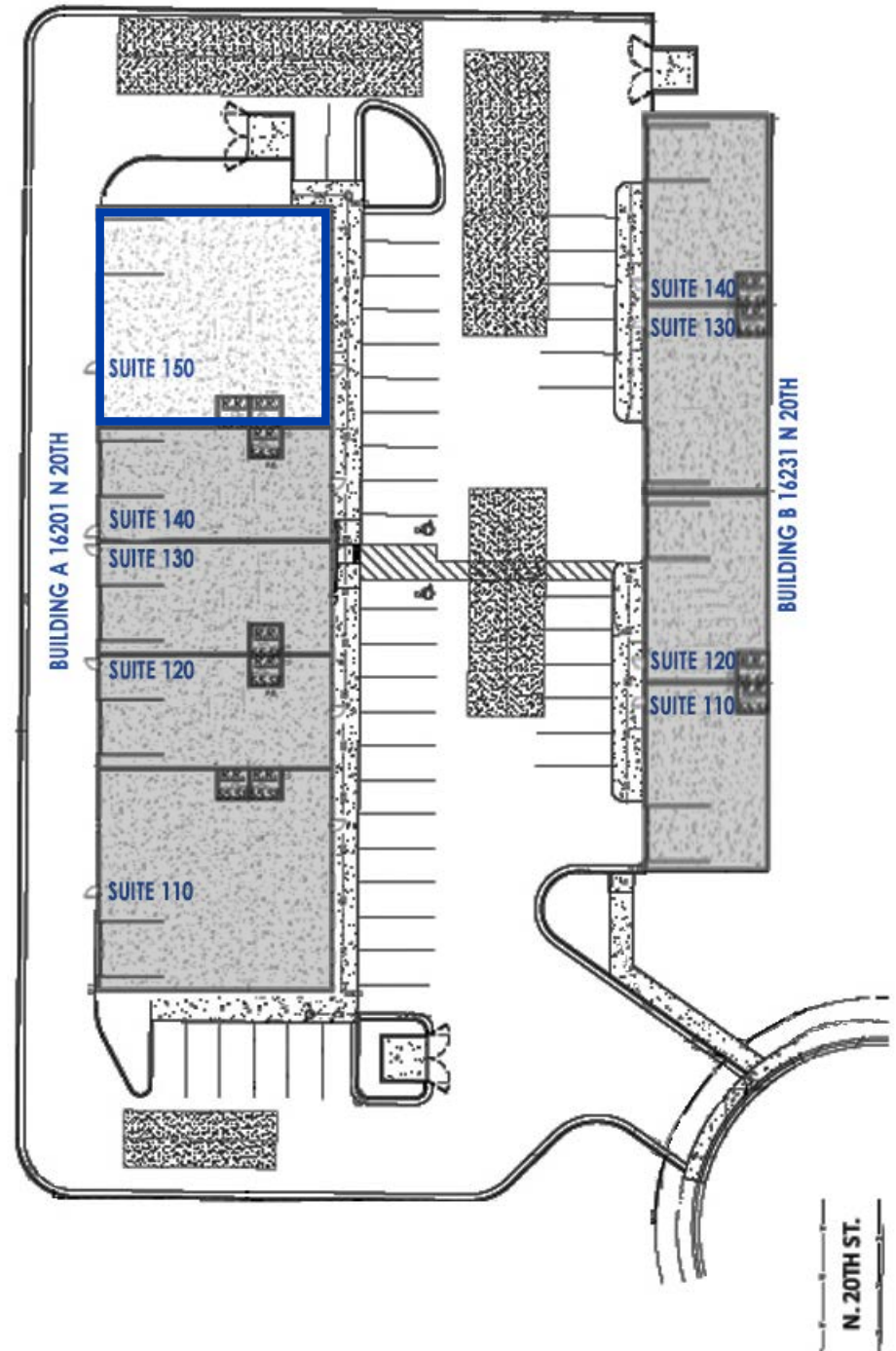
## AVAILABLE

SPACE	SIZE	RATE
Suite 150 [Bldg A - 16201]	3,267 SF	\$1.00/SF (NNN)

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MATERNE GOGO SQUEEZE

PLEXUS CORP

MCD'S WAREHOUSE  
AMALGAMATED SUGAR  
CONCORDANCE  
LACTALIS WHEY WHSE

HEARTLAND RV

MAVERICK

REPUBLIC STORAGE

KARCHER RD

**SITE**

N 20TH ST

PACIFIC STEEL

PACKAGING CORP OF AMERICA

FRANKLIN BLVD

EXIT 36

INTERSTATE  
84

INTERSTATE  
84

**JUST 3 MINUTES FROM I-84**

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