



## For Lease

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5700 E Franklin Road Suite 205,  
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612 1st Street South  
Nampa, ID 83686

### Highlights:

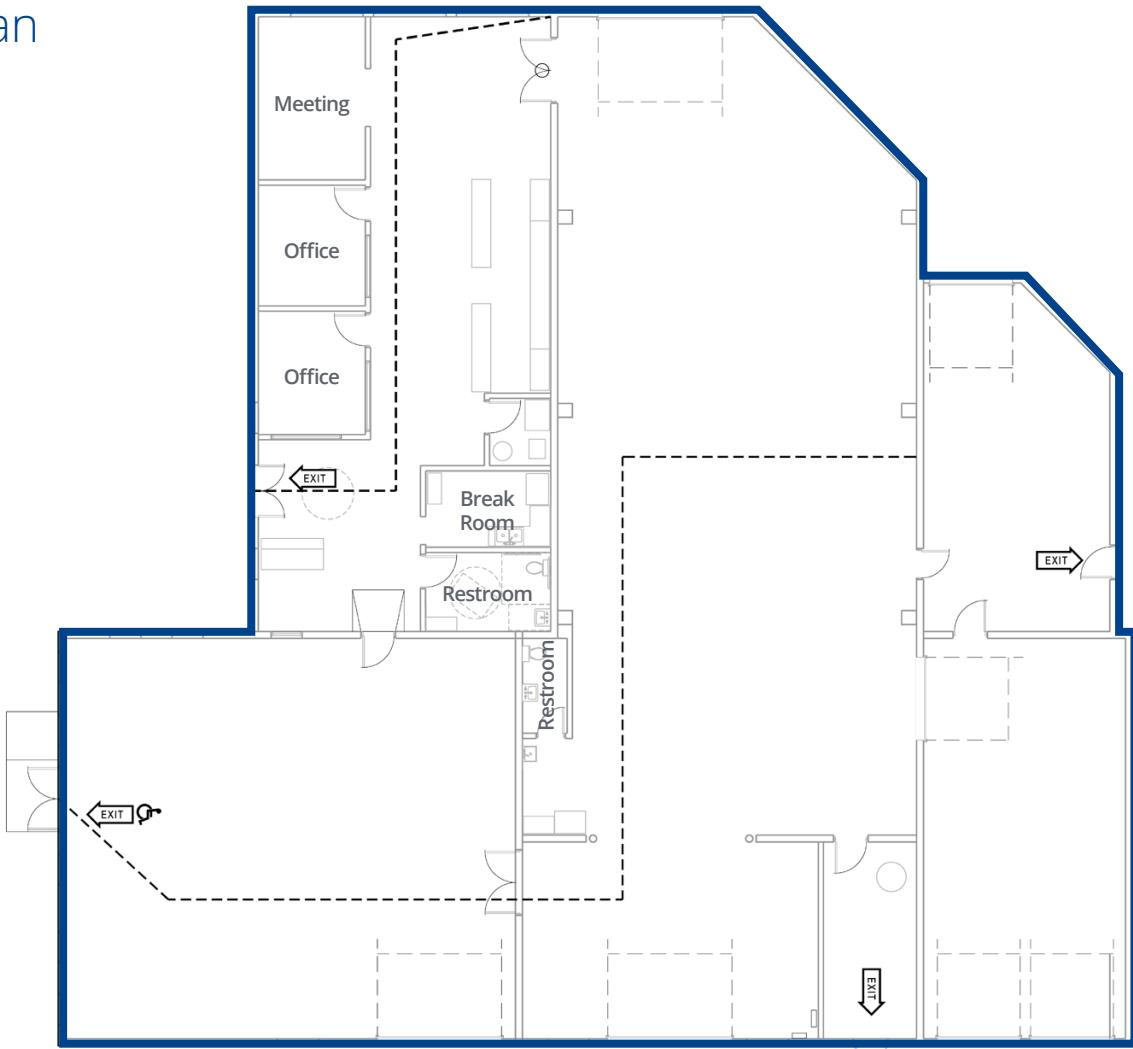
- Newly renovated including new exterior stucco/paint, new paint/polished floors in retail showroom and office, and new membrane roof
- Multiple uses including industrial/showroom
- Easy I-84 access
- Located within the Downtown Nampa Corridor
- Roof crane in shop
- Five grade high roll up doors
- Compressed air plumbing in shop
- Fully secured parking and yard space
- Showings by appointment only – Please call listing agents

# For Lease

## Property Information

<b>Property Type:</b>	Industrial	<b>Ceiling Height:</b>	11" - 14"
<b>Building Size:</b>	7,272 SF Warehouse/Showroom 1,740 SF Office <b>±9,012 SF Total</b>	<b>Grade Level Drive-In Doors:</b>	4
<b>Land Size:</b>	0.51 Acres	<b>Power:</b>	400 amp, 3-Phase 240V
<b>Construction Type:</b>	CMU & Stucco	<b>NNN Rent/mo:</b>	\$0.15 PSF/mo = \$1,350/mo
<b>Zoning:</b>	DV	<b>Lease Rate/mo:</b>	<b>\$7,300 + NNN = \$8,650/mo</b>

## Floor Plan



# Site Plan

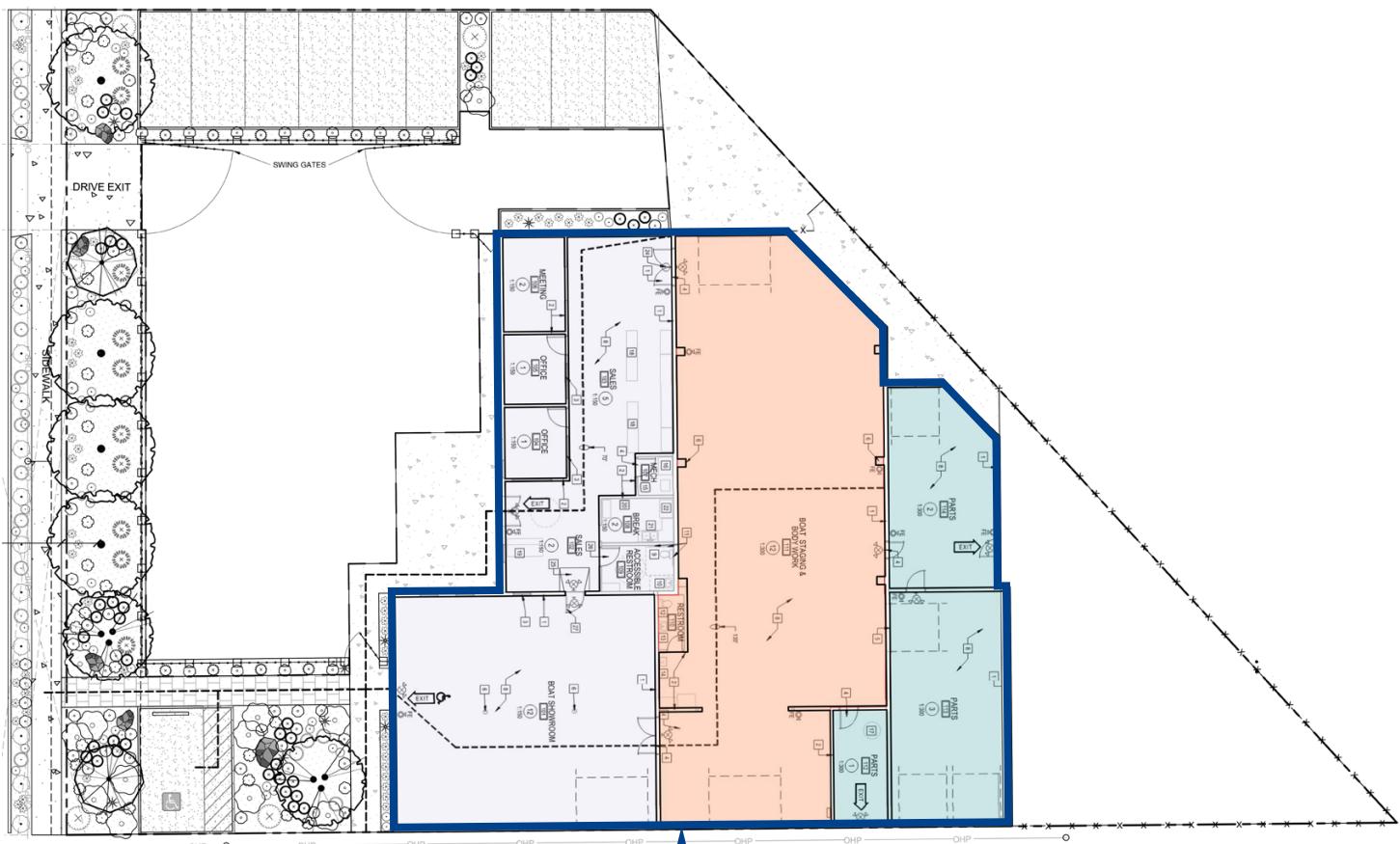
## LEGEND

	EXISTING CONCRETE
	NEW CONCRETE
	NON-MAINTAINED PLANTING OR LAWN, SEEDED TALL TURF-TYPE FESCUE OR APPROVED OTHER
	DECOMPOSED GRANITE 2" DEPTH COMPACTED TO 95% PROCTOR OVER 3" DEPTH 2" ROAD MIX COMPACTED TO 95%, USE STEEL EDGING AT ALL LOCATIONS ADJACENT TO LAWN OR PLANTER BEDS
	NEW ASPHALT

LANDSCAPE ACCENT BOULDER, INSTALL PER DETAIL, SANDSTONE OR APPROVED OTHER. INSTALL PER DETAIL

## PLANT SCHEDULE

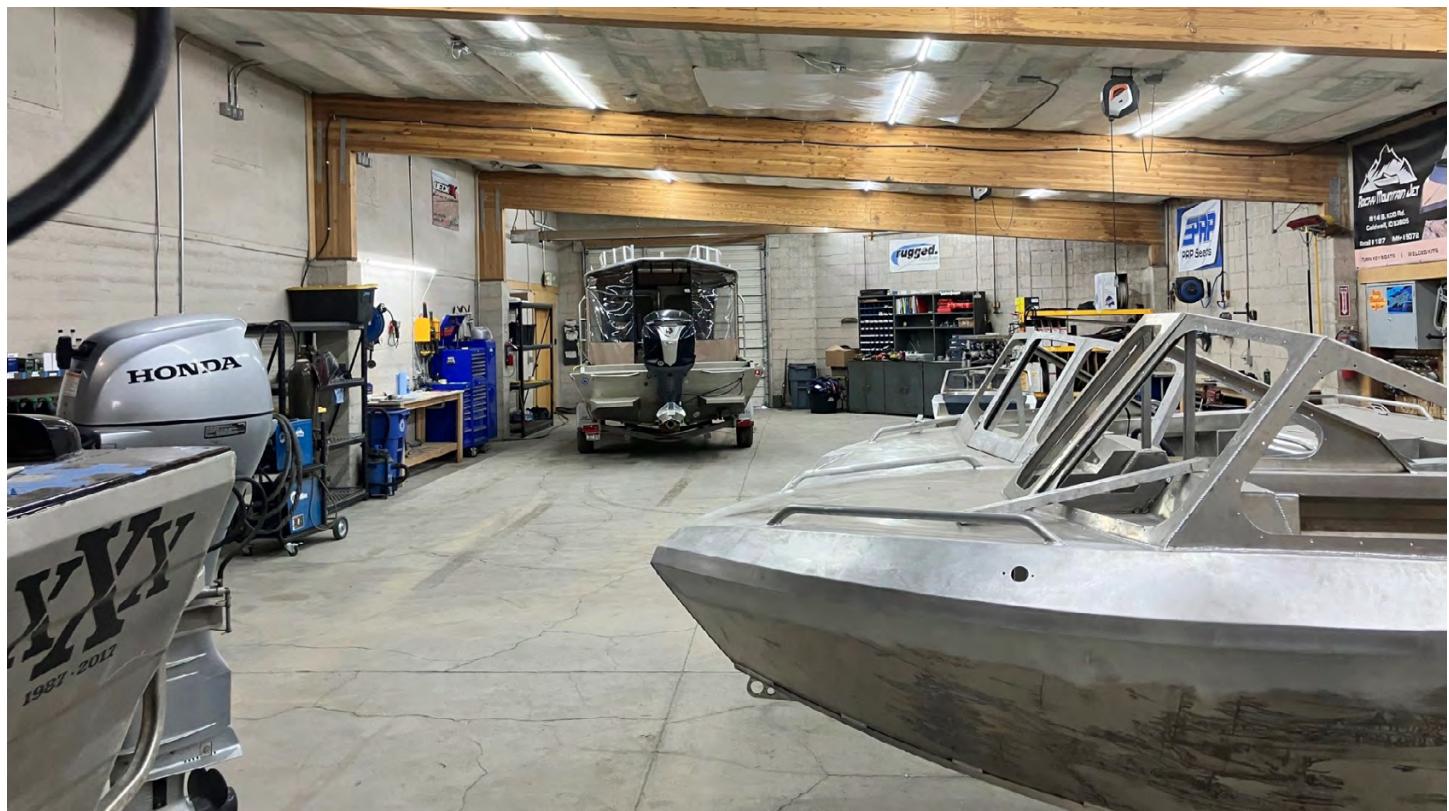
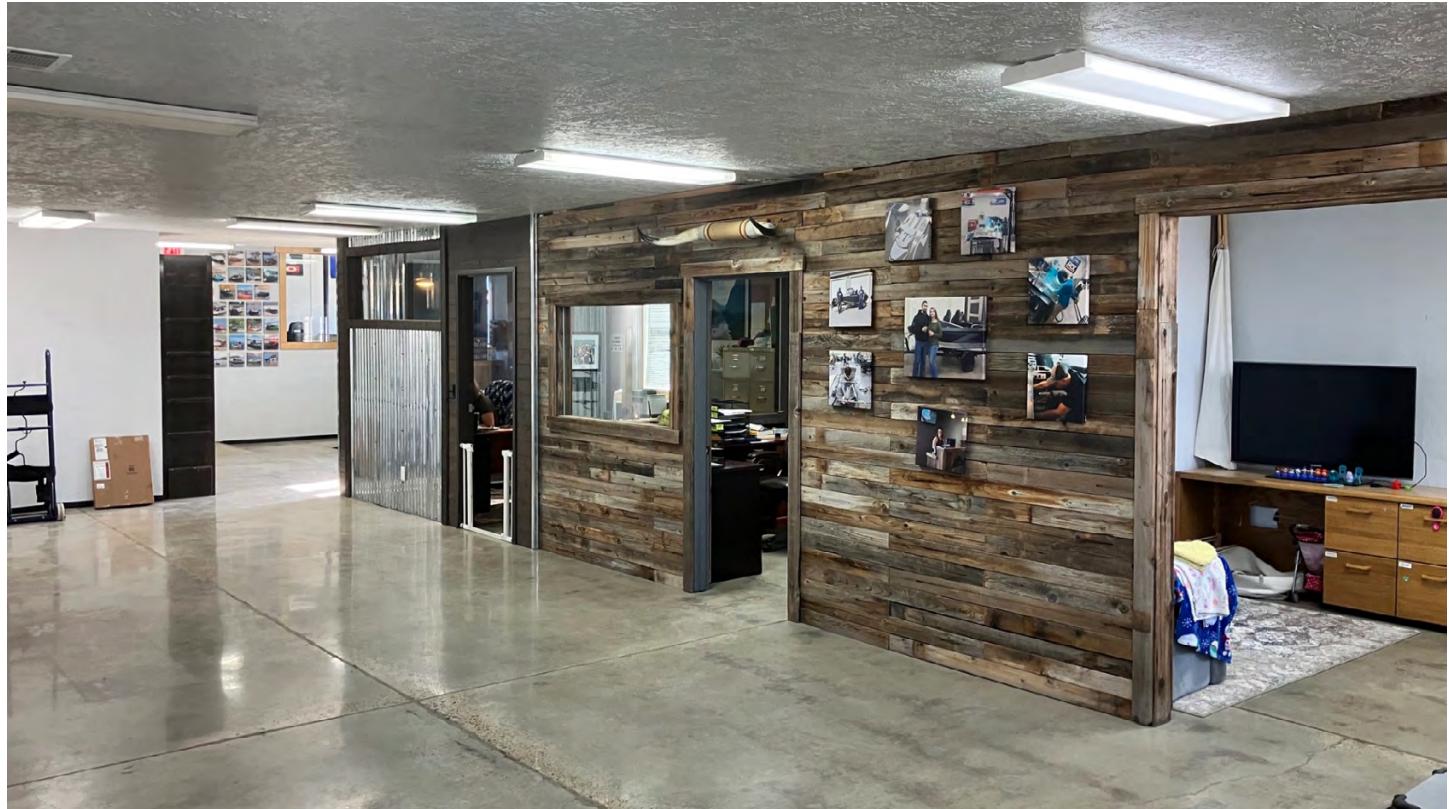
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>						
	CA	Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud	B&B		1.5' MIN.	Class I 2
	KP	Koelreuteria paniculata / Golden Rain Tree - Class I	B&B		2"	Class I 4
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple - Class I	B&B		2"	Class I 2
<b>SHRUBS</b>						
	AU	Arctostaphylos uva-ursi / Kinnikinnick		3 gal		14
	BC	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry		5gal		15
	CX	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass 6' h x 2' w		1 gal		10
	EP	Echinacea x 'Pow Wow White' / Pow Wow White Coneflower 2'H x 2'W		1 gal		48
	GT	Gaillardia x 'Arizona Red Shades' / Arizona Red Shades Blanket Flower		1 gal		55
	JB	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper		15 gal	6'	15
	LH	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 18'H x 30'W		1 gal		24
	MM	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass		1 gal		14
	MC	Muhlenbergia capillaris / Pink Muhly Grass		1 gal		12
	NT	Nassella tenuissima / Mexican Feather Grass		1 gal		36
	PS	Penstemon strictus / Rocky Mountain Penstemon		1 gal		8
	RG	Rhus trilobata 'Gro Low' / Skunkbush Sumac 30'H x 8'W		5 gal		5
	TR	Thymus x 'Red Creeping' / Red Creeping Thyme		1 gal		54



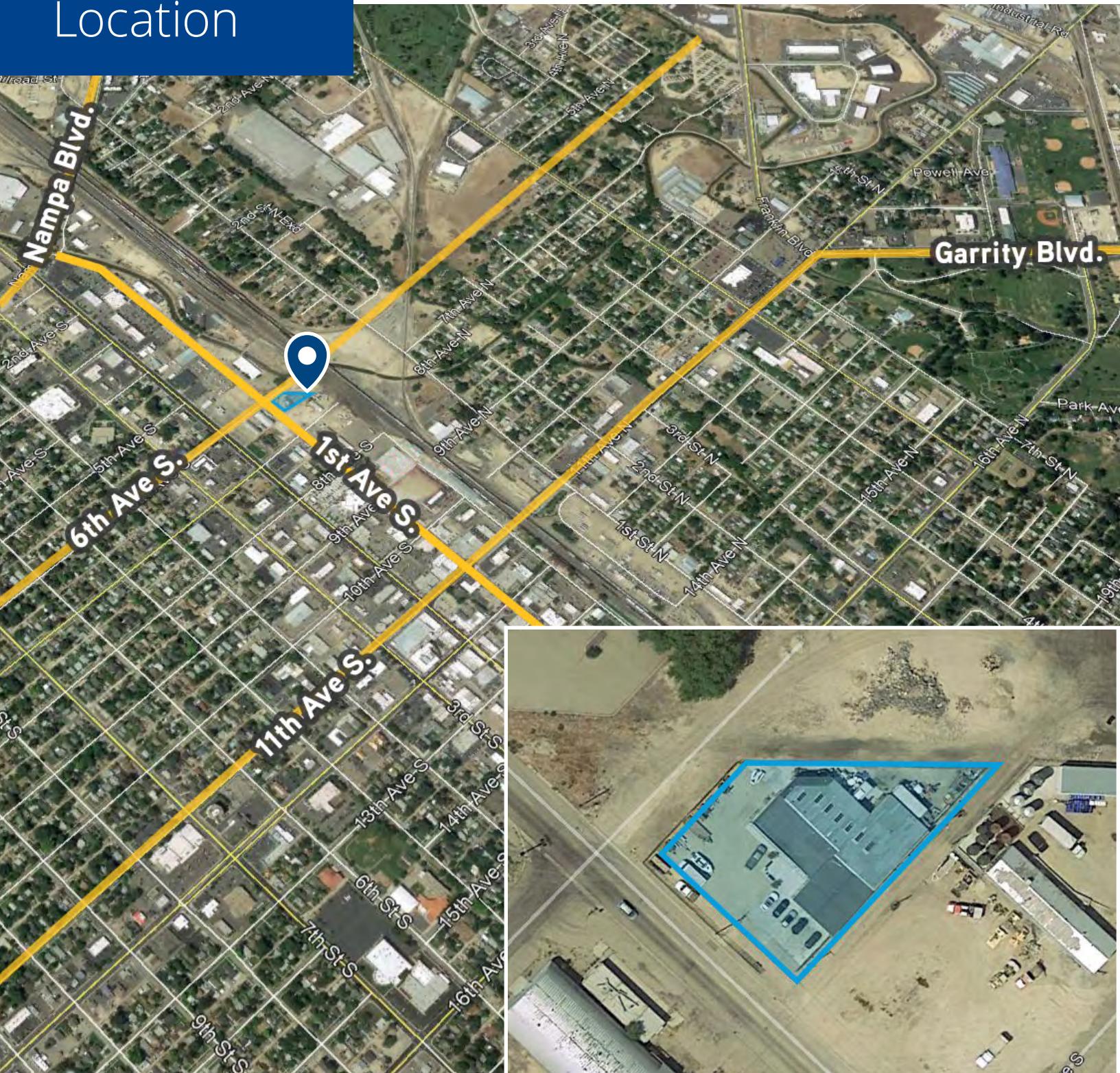
±9,012 SF Building

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## Gallery



# Location



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