



For Lease

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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

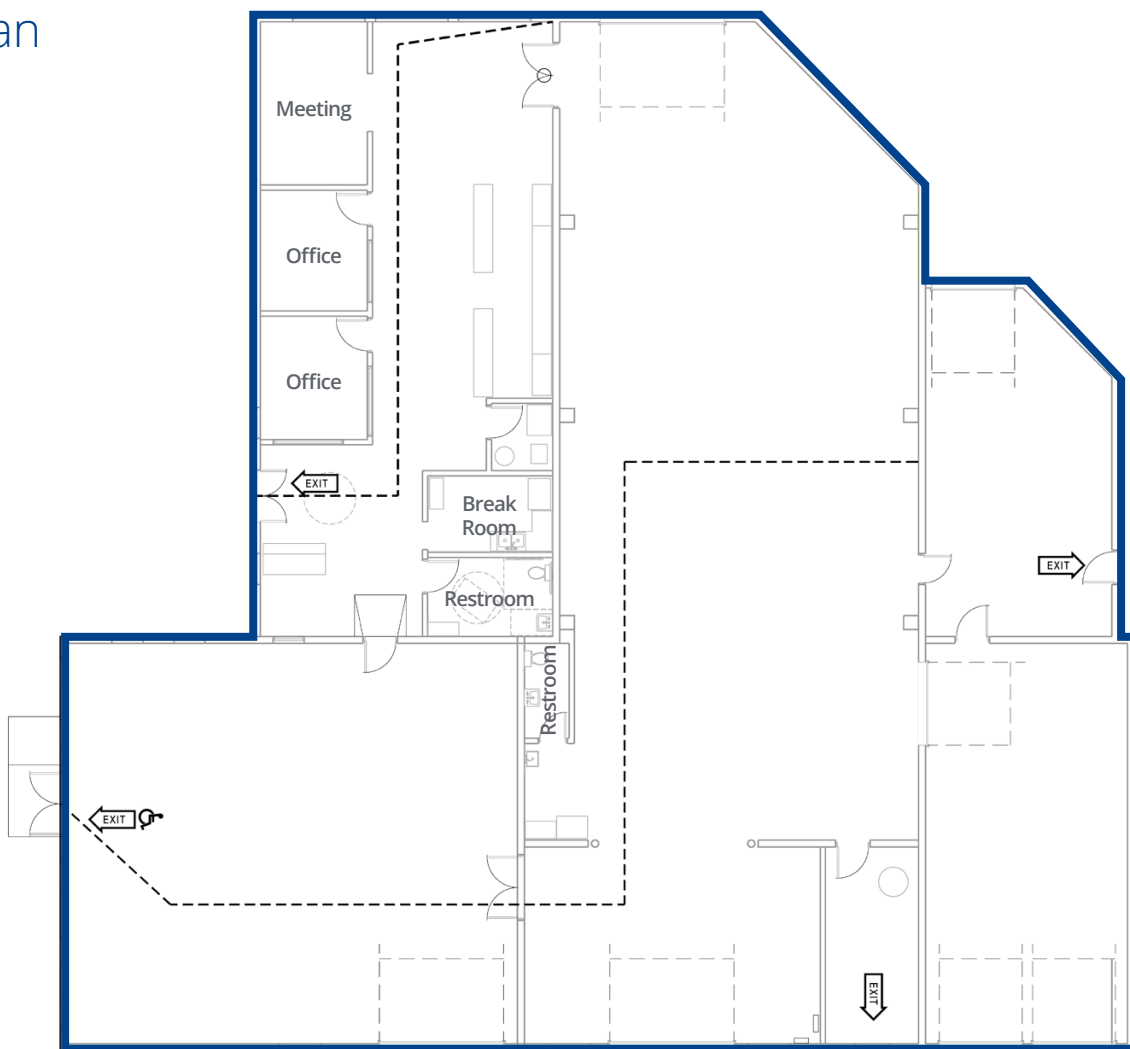
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Property Information

Property Type:	Industrial
Building Size:	7,272 SF Warehouse/Showroom 1,740 SF Office ±9,012 SF Total
Land Size:	0.51 Acres
Construction Type:	CMU & Stucco
Zoning:	DV


Ceiling Height:	11" - 14"
Grade Level Drive-In Doors:	4
Power:	400 amp, 3-Phase 240V
NNN Rent/mo:	\$0.15 PSF/mo = \$1,350/mo
Lease Rate/mo:	\$7,300 + NNN = \$8,650/mo

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 3/4" ROAD MIX COMPACTED TO 95%, USE STEEL EDGING AT ALL LOCATIONS ADJACENT TO LAWN OR PLANTER BEDS

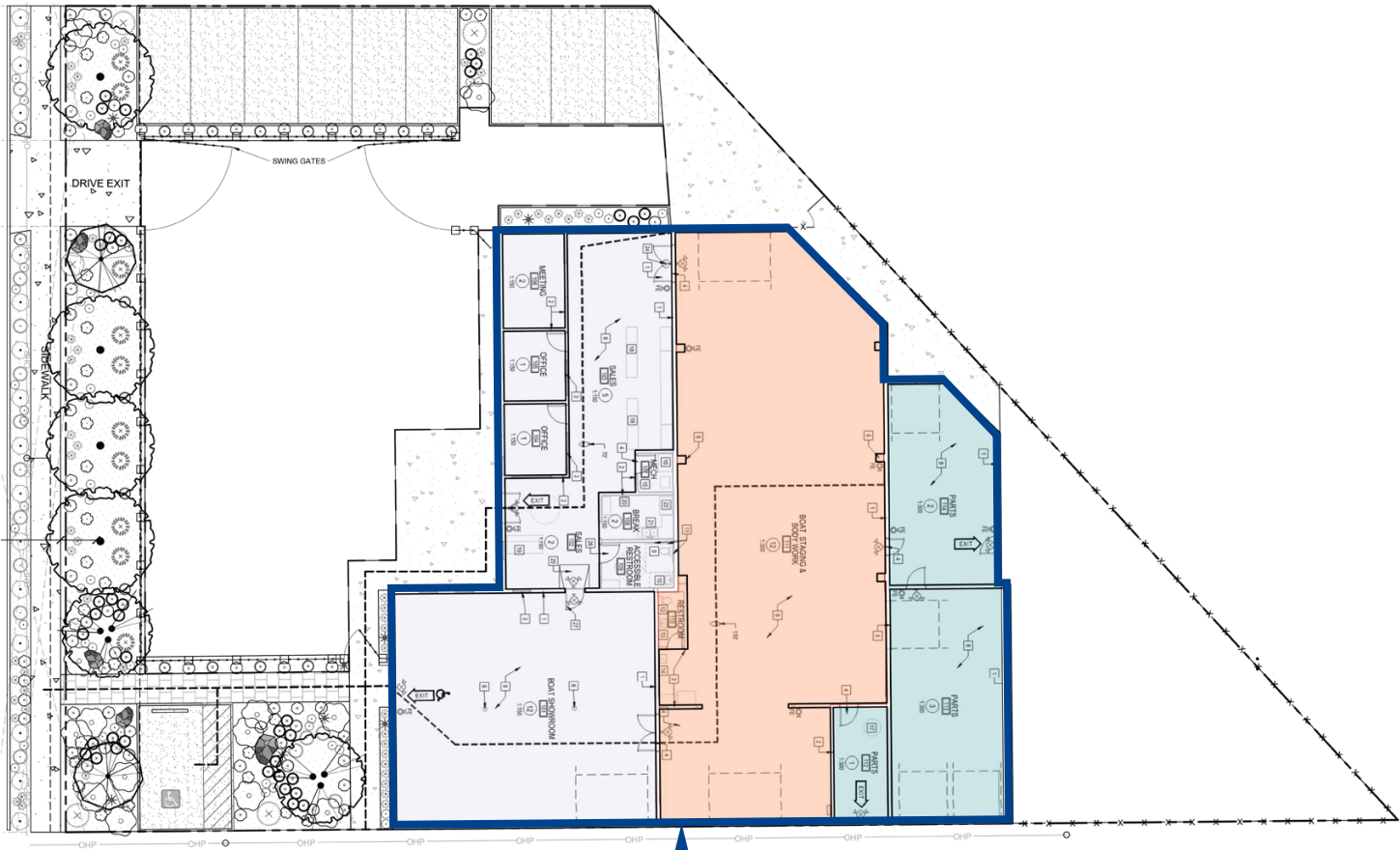


NEW ASPHALT



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

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	CA	Cercis canadensis 'Appalachian Red' / Appalachian Red Eastern Redbud	B&B	1.5" MIN.	Class I	2
	KP	Koeleruteria 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
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	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	1 gal			10
	EP	Echinacea x 'Pow Wow White' / Pow Wow White Coneflower	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	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	5 gal			5
	TR	Thymus x 'Red Creeping' / Red Creeping Thyme	1 gal			54



±9,012 SF Building

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Gallery



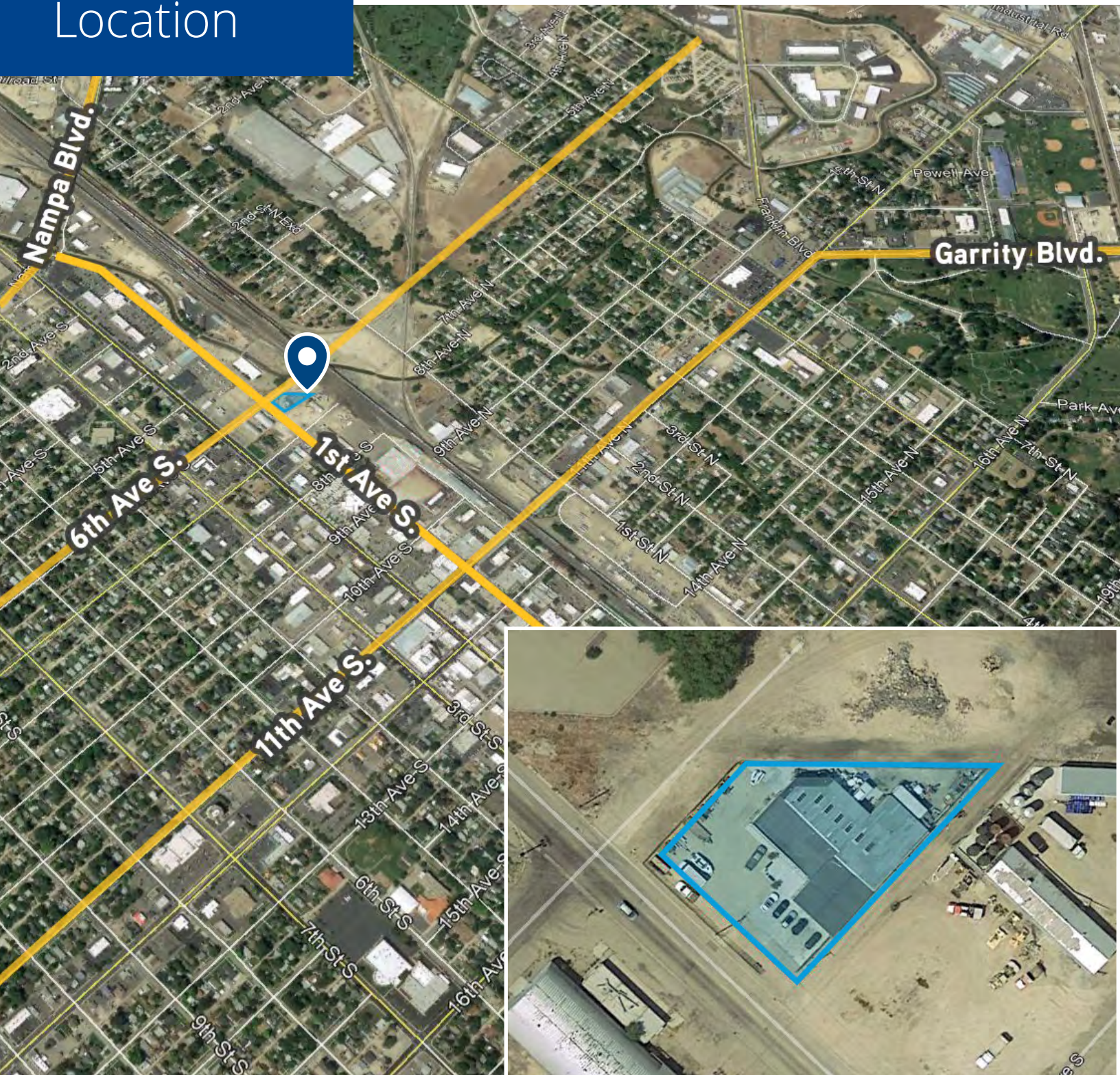
Location



Google Map



Street View



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