



FOR SALE

207-217 10th Ave S

Nampa, ID 83651



Lincoln Hagood
+1 208 472 1667
lincoln.hagood@colliers.com

Mike Peña
+1 208 472 1666
mike.pena@colliers.com

Nate Mack
+1 208 472 1669
nate.mack@colliers.com

Bryant Jones
+1 208 472 1663
bryant.jones@colliers.com

Property Overview

Property Type	Industrial
Total Building Size	11,320 SF
Available Space	Total : 11,320 SF
	Warehouse: 10,620 SF
	Office: 700 SF
Construction Type	Masonry
Year Built	1955 (Renovated 2020)
Land Size	0.45 Acres
Zoning	DV
Ceiling Height	12 ft
Grade Level Drive-In Doors	Ten
Fire Supression	None
Parking	20
Power	• 2 panels with 200 amps of three-phase • 2 panels with 100 amps of single-phase
Heating & Cooling	• Office has wall-mounted AC unit • Warehouses have ceiling hung gas heaters
Property Access	Contact Listing Agent
Sale Price	\$1,999,000

Highlights

- Located right off Downtown core in Nampa
- Excellent opportunity for automotive or machining-related businesses
- Building underwent significant renovations including heating, bathrooms, and roof in 2020
- Property situated over three buildings creating good opportunity for owner-user or investor looking for multi-tenant property
- 700 SF of office space is currently rented



Floor Plan

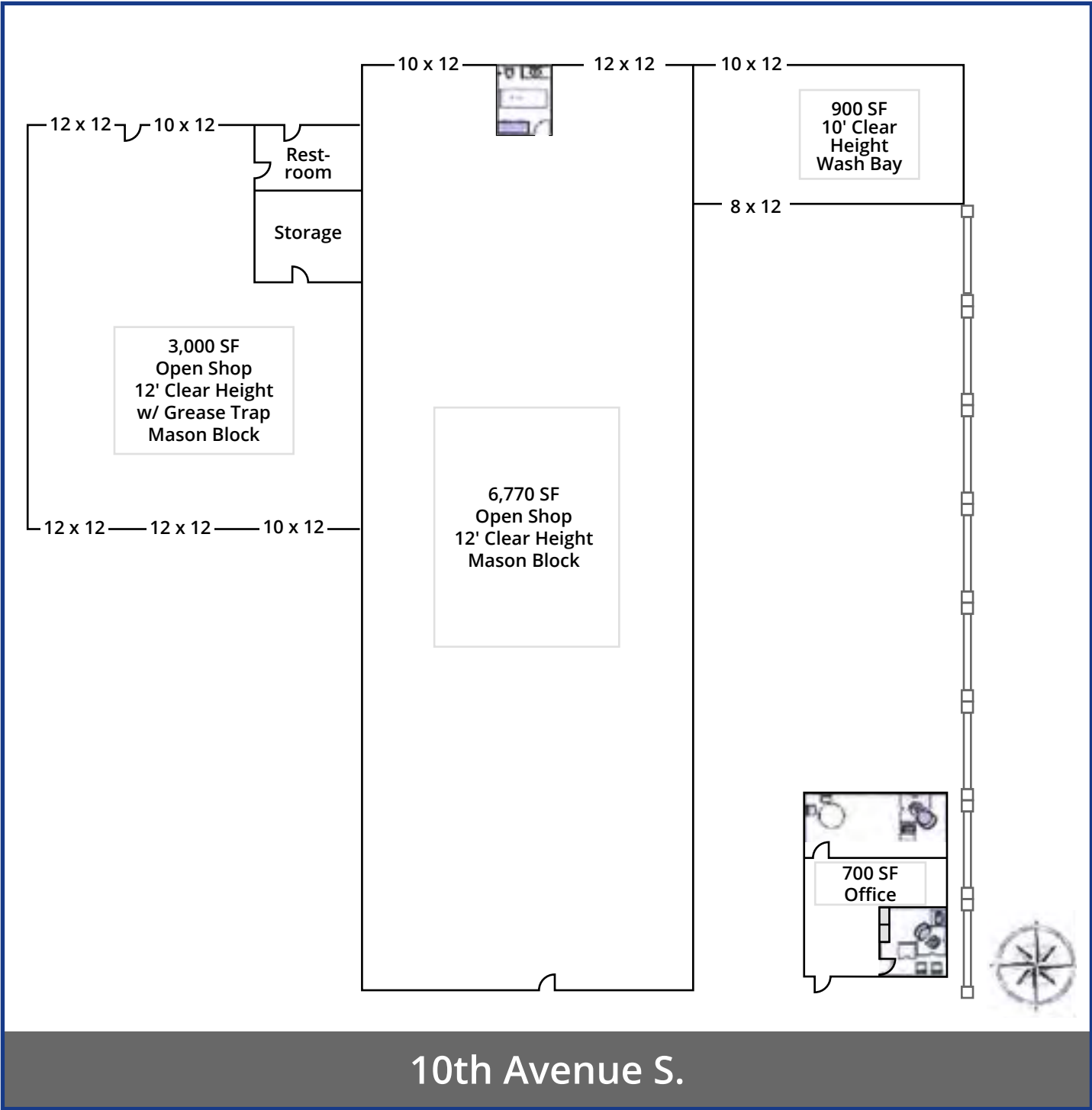
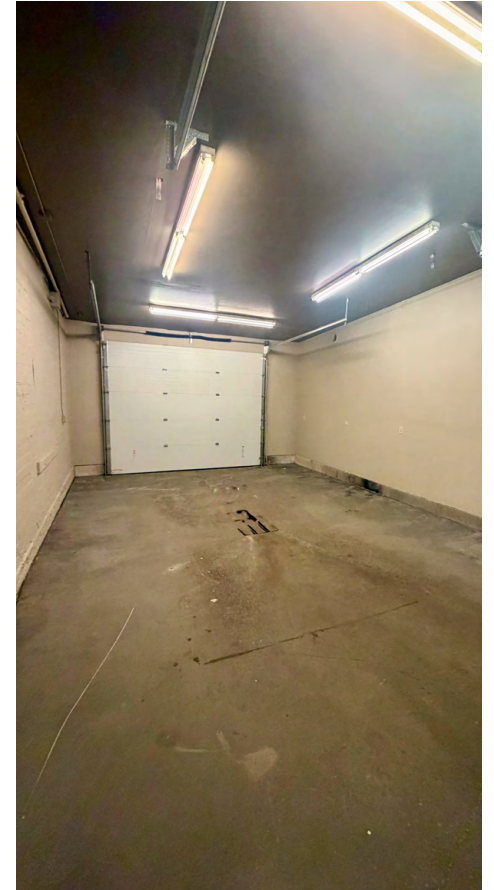


Photo Gallery





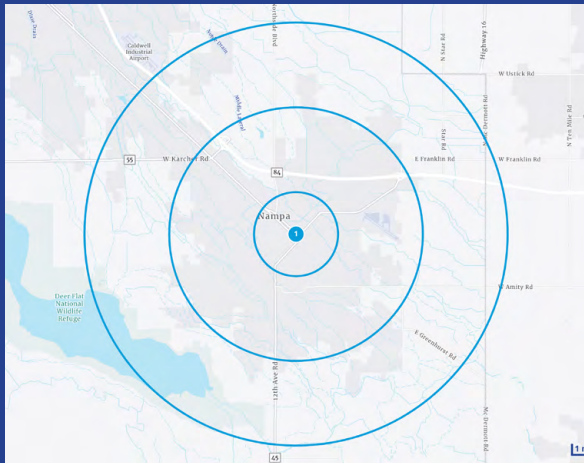
Google Map



Street View

Location

Demographics



	1 Mile	3 Miles	5 Miles
Population	14,553	92,099	147,449
Households	5,632	33,438	51,719
Avg. Household Income	\$71,095	\$88,424	\$99,083

Colliers

5700 E Franklin Road, Suite 205
Nampa, Idaho 83687
+1 208 472 1660
colliers.com/idaho



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.