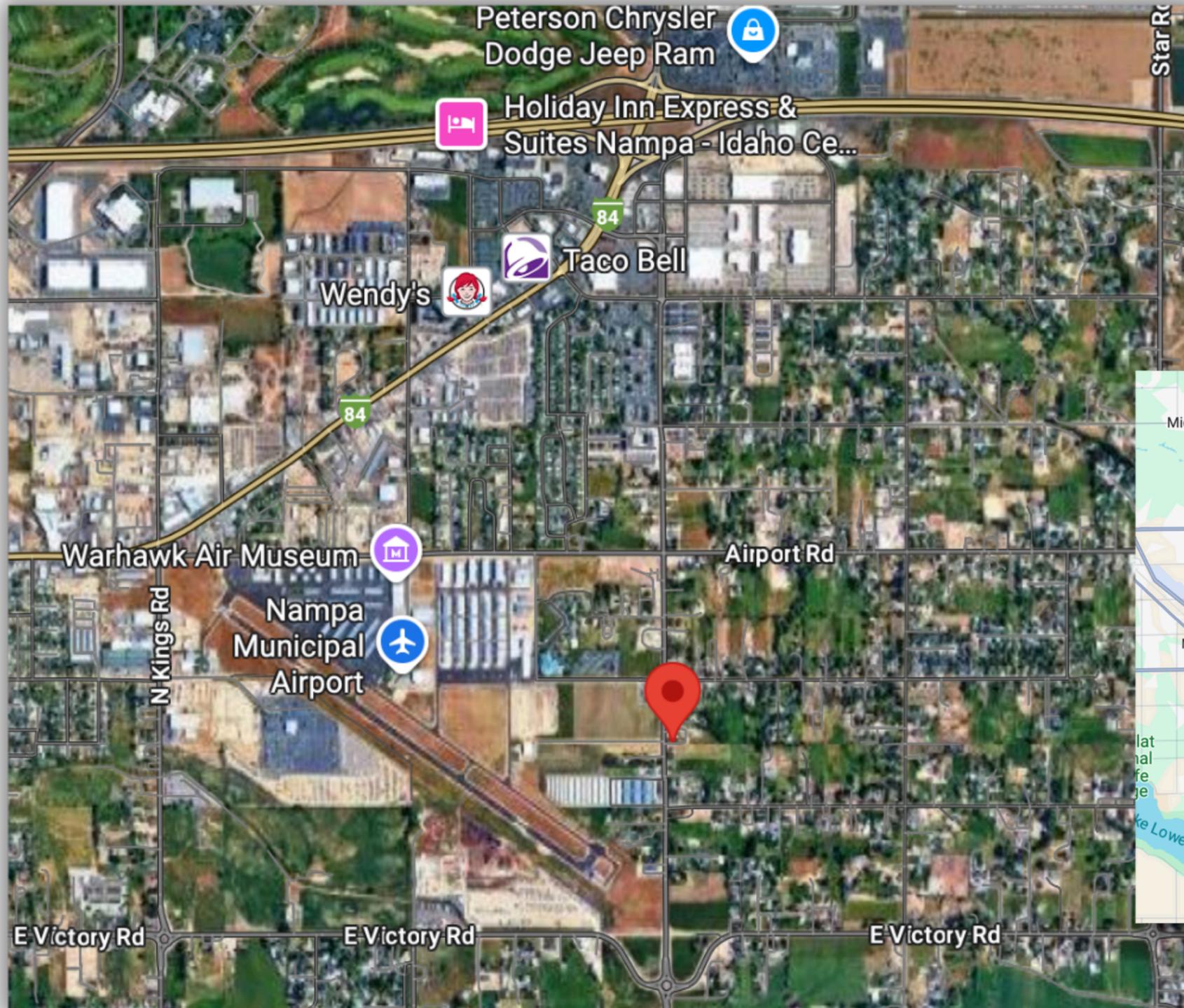




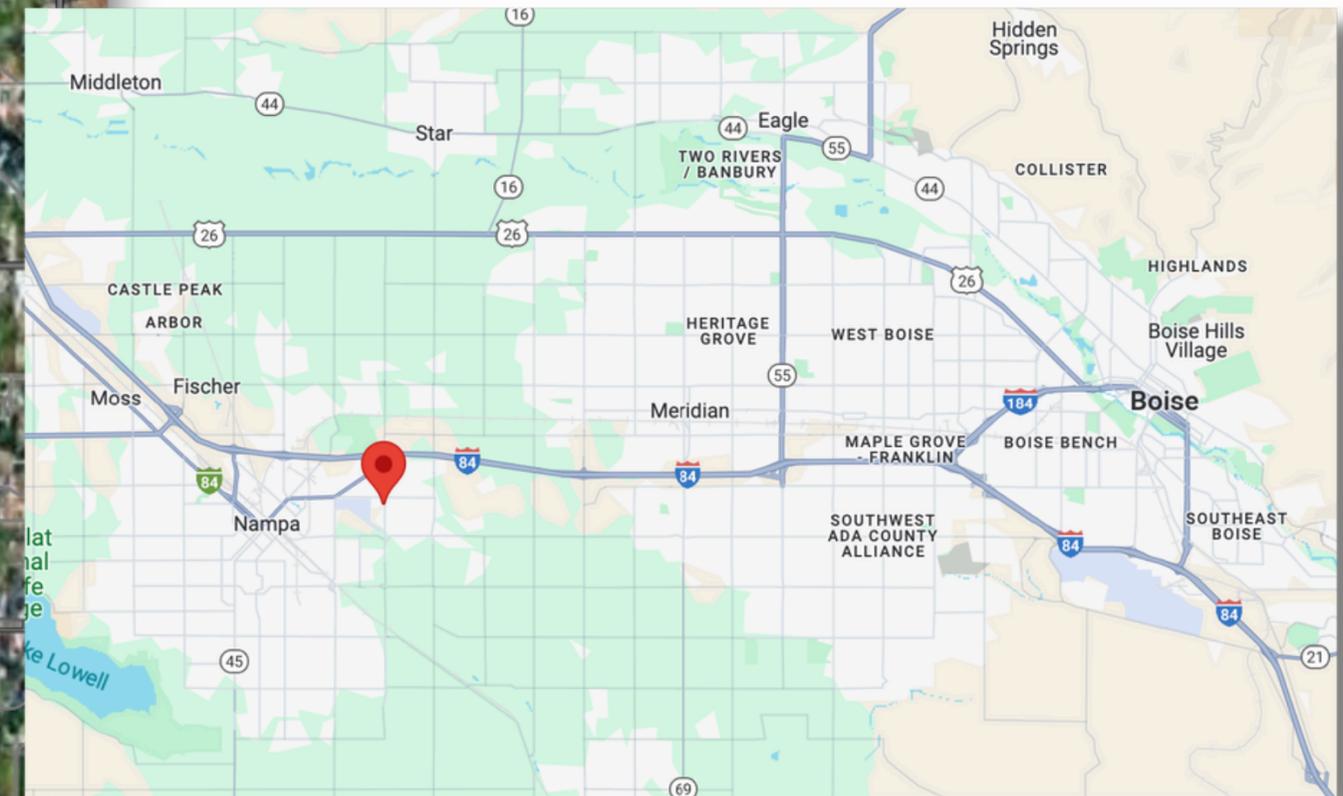
LIGHT INDUSTRIAL OPPORTUNITY IN NAMPA, IDAHO

LOCATION

JUST SOUTH OF THE INTERSECTION OF AIRPORT RD AND HAPPY VALLEY RD IN NAMPA, IDAHO



- NE NAMPA
- 1.2 MILES TO I-84



DETAILS

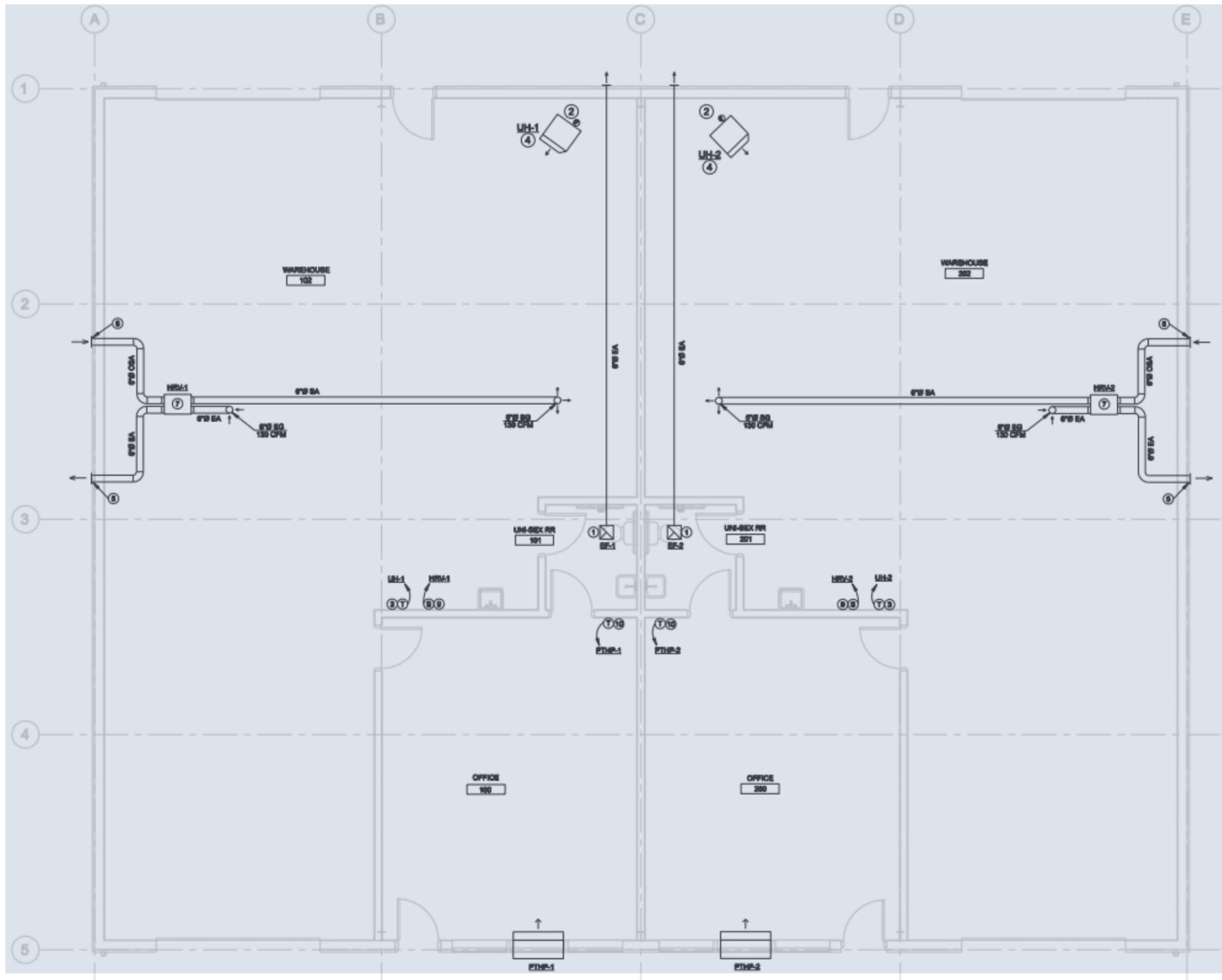
- Non-structural wall divides the warehouse in half offering opportunity to rent out one half or maintain for optimizing space
- Nampa City Limits - Zoned Light Industrial



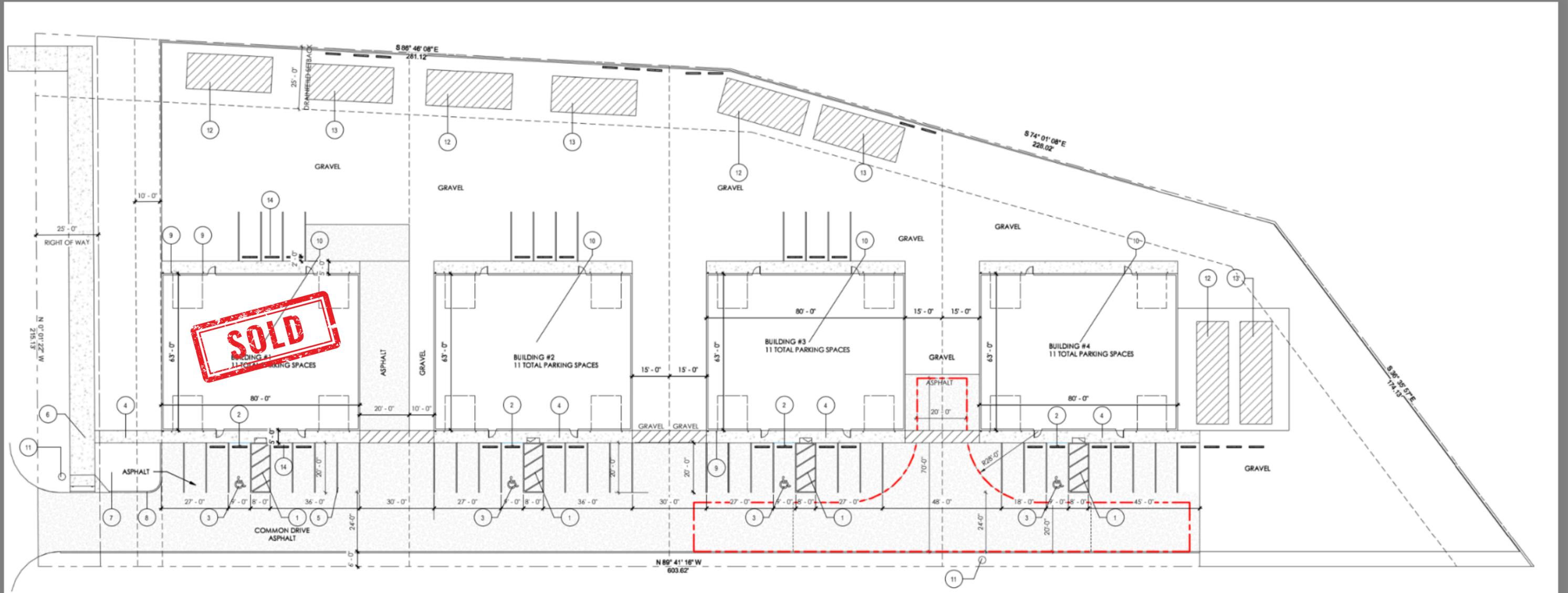
Brand new construction light industrial in Nampa with easy access to I-84. Combination of warehouse space, two 544 SF office spaces with 2 restrooms. **14' tall, 12' wide drive through doors** in the warehouse offer ease for your deliveries. Non-structural dividing wall can be easily removed for owners preference or remain to rent out other other side or optimize your space.

DETAILS

- Gas wall mounted heaters in each warehouse side
- Utilities to the property:
 - City water
 - Septic
 - Gas
- Nampa City Limits - Zoned Light Industrial



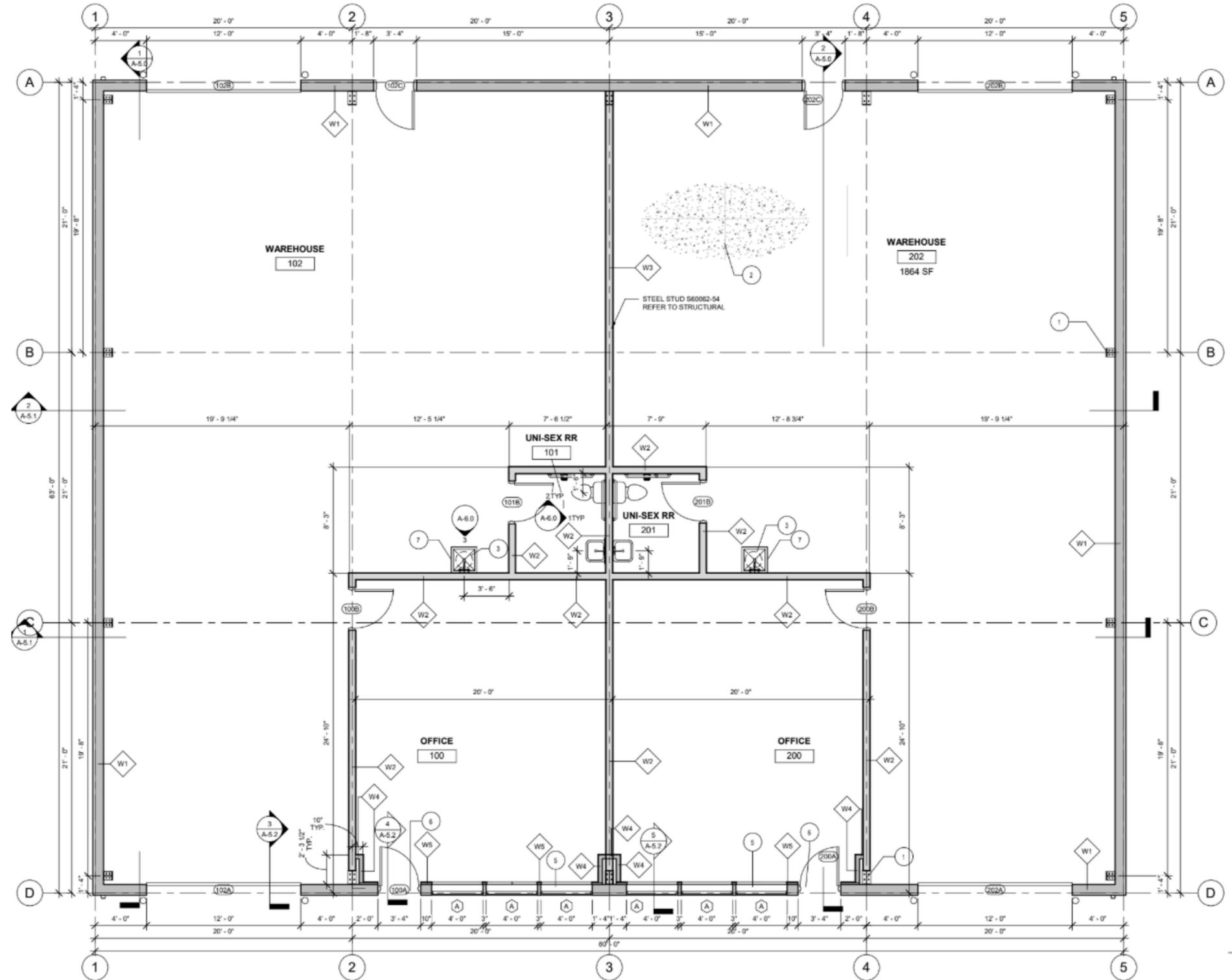
PROJECT PLANS



HAPPY VALLEY LIGHT INDUSTRIAL WAREHOUSES

FLOOR PLAN

- Duplex style industrial buildings
 - 5,054 SQ FT total
 - 2,527 SF each side
 - 1,983 SF shop space with 544 SF office & bathroom
 - 14' tall by 12' wide roll up doors offer drive through convenience for all deliveries and equipment
- Ceiling height 22 Feet



MEET THE DEVELOPER

Wolf Building Company is a locally owned business based in Nampa, Idaho. Blake Wolf has been building custom residential homes, multifamily units & commercial buildings for 20+ years in the Treasure Valley.



HORIZON RIDGE

MEET THE SALES TEAM

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire transaction. We believe that if you're not left with an amazing experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.

VAN STATES & SARAH LETT



TEXT OR
CALL 

208-391-5331

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KELLERWILLIAMS® REALTY BOISE