

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the entire advertisement is a photograph of a large, modern industrial building. The building has dark green vertical metal siding and a stone-textured base. It features a large roll-up door and several windows. The address "3270" is visible on the building. To the right, another industrial building with tan siding is partially visible. The sky is blue with wispy clouds, and the foreground is a dark asphalt parking lot.

# For Sale/Lease

3270 N. Black Butte Court,  
Nampa, ID

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# Property Overview

Lease Price	Building	\$1.25 PSF
	Yard	\$.08 PSF
	<b>Total</b>	<b>\$7,560 /month + NNNs*</b>
Sale Price	\$1,460,000	
Property Type	Industrial Warehouse	
Building Size	5,400 SF	
Warehouse	4,600 SF	
Office	400 SF	
Mezzanine	400 SF	
Construction Type	Metal	
Year Built	2025 - Estimated Completion May	
Land Size	0.505 SF	
Zoning	IL - Light Industrial	
Yard	~10,000 SF	
Ceiling Height	18 Ft. Clear	
Grade Level Drive-In Doors	2 - 12x14	
Power	3 Phase - 400 Amp	
Lighting	LED	
Heating & Cooling	Heat in Warehouse, heat/cool in office	

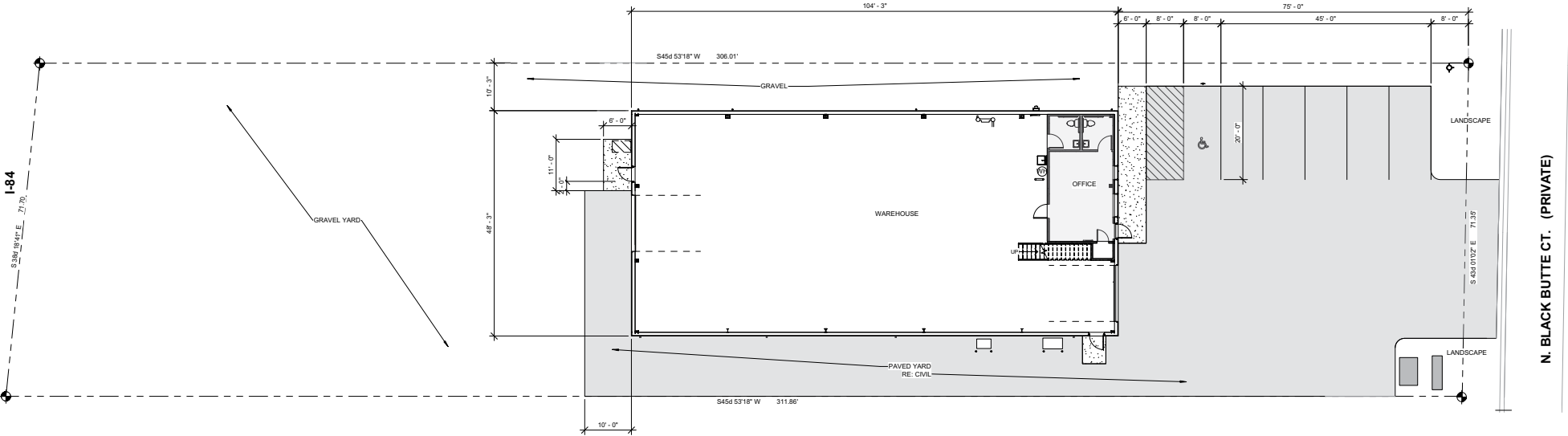
*\* Estimated at \$.20 PSF (\$1,080) per month*



## Key Highlights

- Freeway Visibility
- Location off Middleton Road/Caldwell Boulevard
- Two Restrooms
- Large Yards
- Located in Industrial Hub
- Close to Retail/Freeway

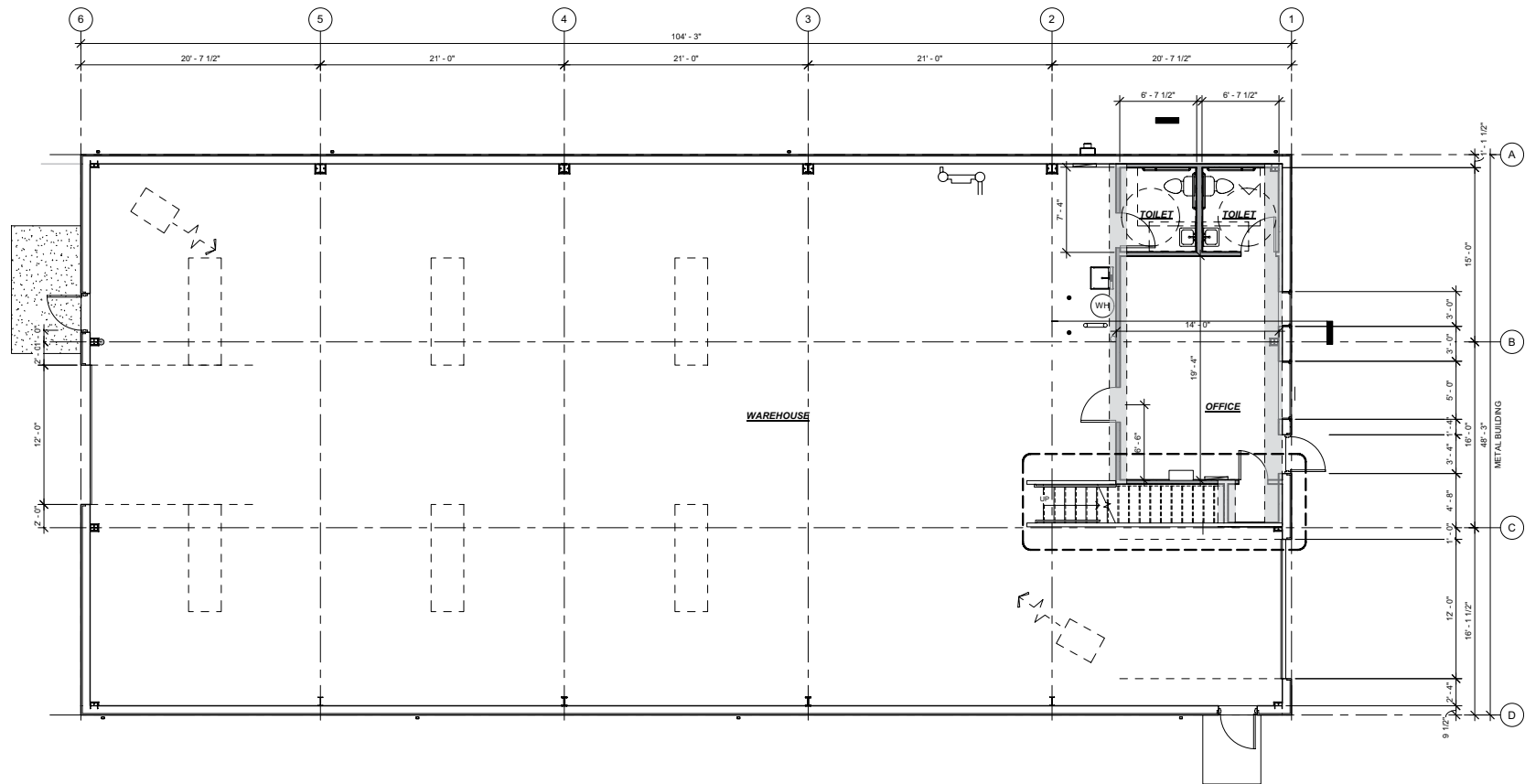
# Site Plan



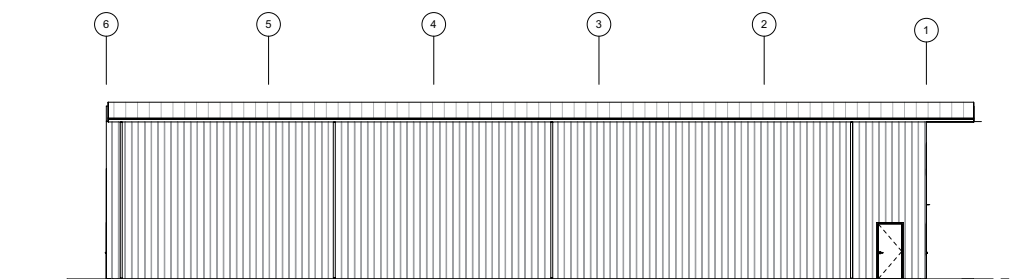
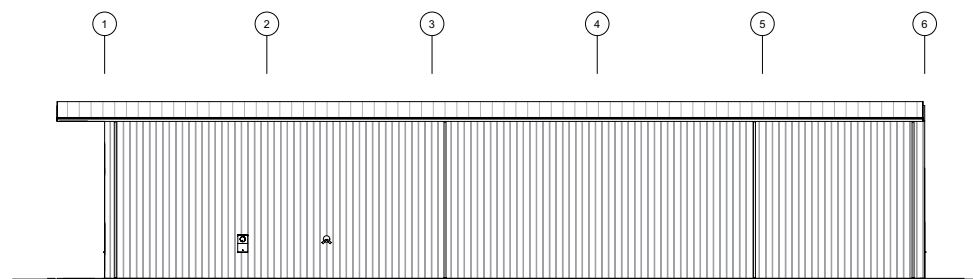
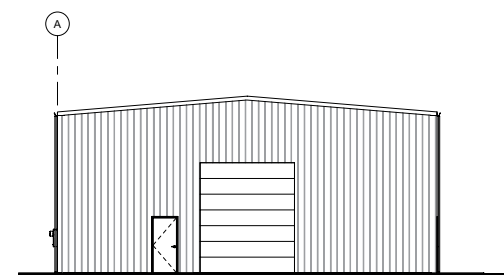
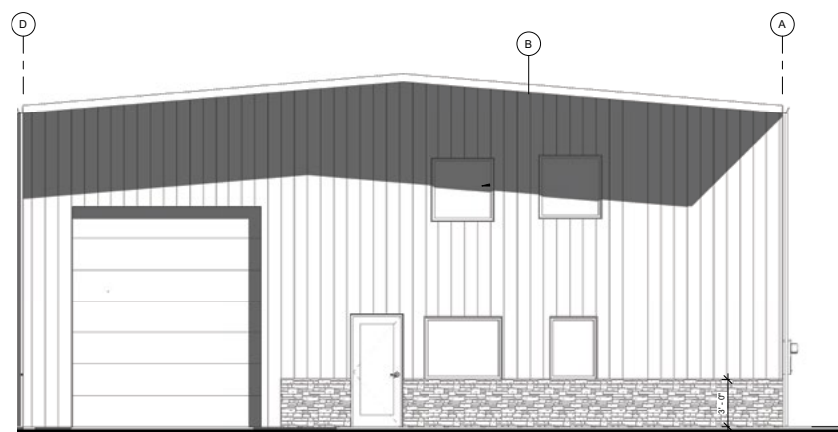
N. BLACK BUTTE CT. (PRIVATE)



# Floor Plans

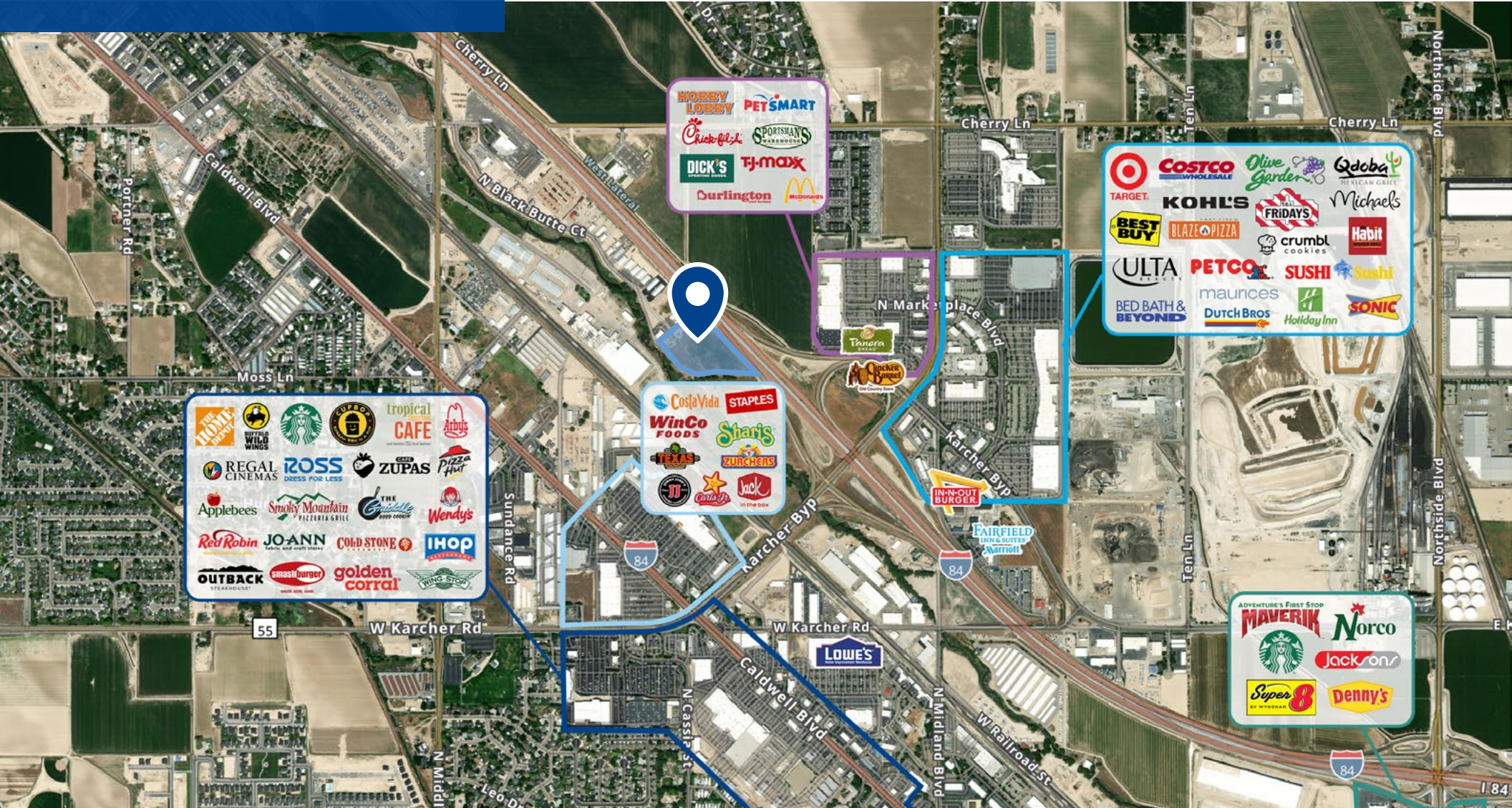


# Renderings





# Location



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[colliers.com/idaho](http://colliers.com/idaho)

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