

READY-TO-BUILD, INDUSTRIAL SITES | FOR SALE OR LEASE

# HAPPY VALLEY LOTS

245 N HAPPY VALLEY & 4513 AIRPORT RD | NAMPA, ID 83687



**TOK**  
COMMERCIAL



**SEAN EDWARDS** / 208.412.7763  
sean@tokcommercial.com



**SAM MCCASKILL, CCIM** / 208.947.0804  
sam@tokcommercial.com

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# OFFERING DETAILS

<b>PROPERTY ADDRESS</b>	245 N Happy Valley Rd & 4513 Airport Rd Nampa, ID 83687
<b>PROPERTY TYPE</b>	Industrial
<b>ZONING</b>	IL
<b>UTILITIES</b>	To-Site
<b>POWER</b>	3-Phase
<b>APPROVED PROJECT</b>	Two 18,550 SF Industrial Buildings (4-6 month construction timeline)
<b>PREPAID MATERIALS</b>	Architecture/Construction Plans Steel Package (Purchased & Delivered to Site)

## 245 HAPPY VALLEY RD

<b>LOT SIZE</b>	1.97 Acres
<b>TOTAL PRICE</b>	<b>\$4,396,350</b>
<b>PRICE/SF</b>	<b>\$237/SF</b> (based upon finished building)
<b>LEASE RATE</b>	<b>Contact Agent</b> (Tenants can move in based upon completion of building)

## 4513 AIRPORT RD

<b>LOT SIZE</b>	1.96 Acres
<b>TOTAL PRICE</b>	<b>\$4,396,350</b>
<b>PRICE/SF</b>	<b>\$237/SF</b> (based upon finished building)
<b>LEASE RATE</b>	<b>Contact Agent</b> (Tenants can move in based upon completion of building)

### 2 HAPPY VALLEY LOTS

UPDATED: 3.25.2025

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# OFFERING HIGHLIGHTS

- Buildings to be built, sold together or separate
- 4-6 month construction timeline
- Buildings available for lease upon completion
- Hard Corner, 5 Minutes from the Freeway
- *Parcels also for sale as-is, including existing improvements and steel packages (contact agent for details)*



# PERFECTLY SITUATED BETWEEN AMENITIES



**GARRYTY CROSSING**

TACO BELL, Pizza Hut, McDonald's, PHILLIPS 66, Mister Donut, SUBWAY

**GATEWAY CENTER**

STARBUCKS COFFEE, JAMBA JUICE, J.J. REDDY, SEPHORA, JCPENNEY, POPEYE'S STEAKBURGERS, FREDDY'S STEAKBURGERS, WINCO FOODS, SPORTS AUTHORITY, Primary Health, DEFY

NAMPA AIRPORT

5 MIN DRIVE TO I-84

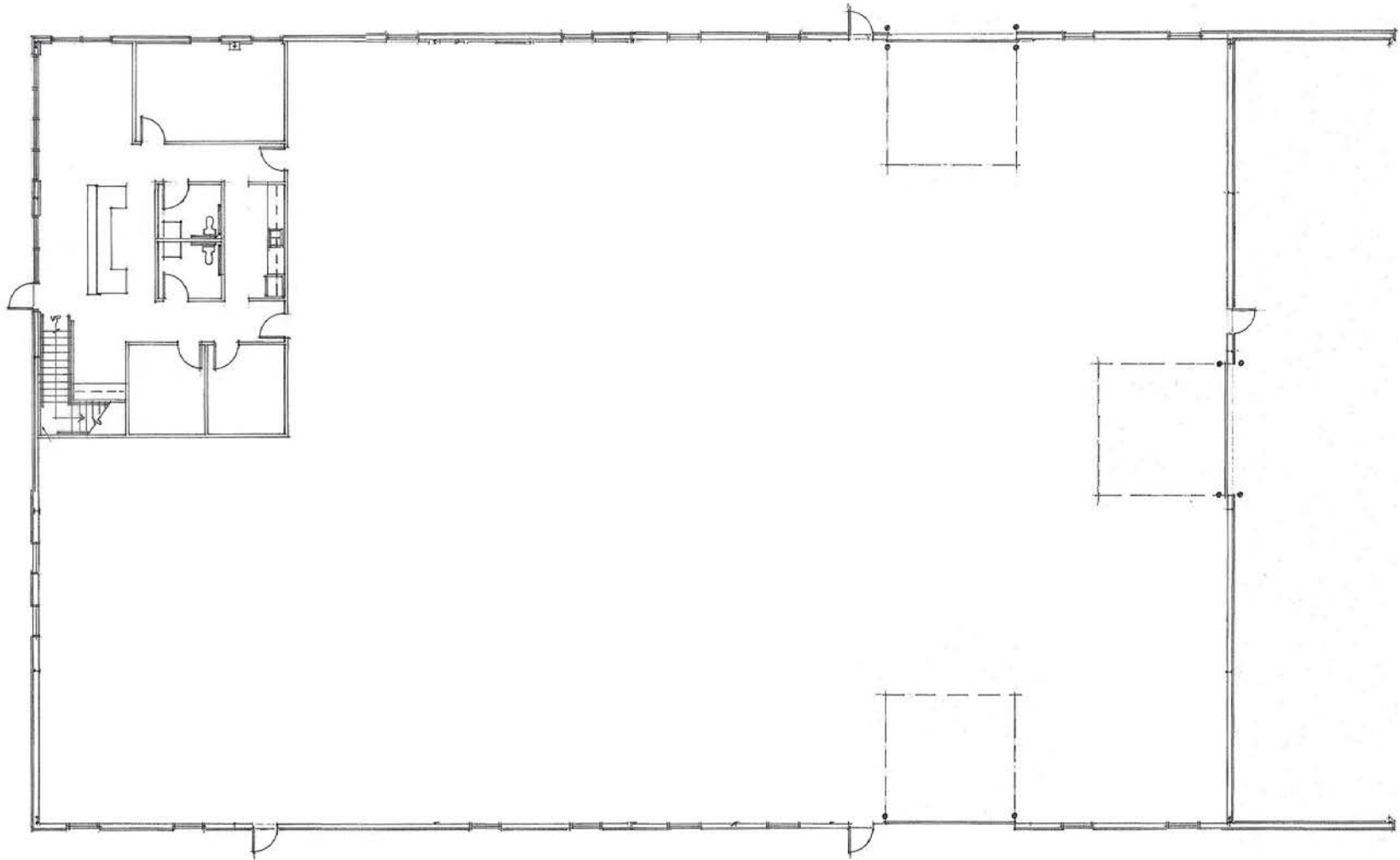
4513 AIRPORT RD

AIRPORT RD 1,561 VPD

245 HAPPY VALLEY RD

HAPPY VALLEY RD 9,783 VPD

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# FLOOR PLAN

**GRADE LEVEL LOADING**

**TOTAL SIZE - 18,550 SF**

**FUNCTIONAL LAYOUT**



# EXTERIOR RENDERINGS





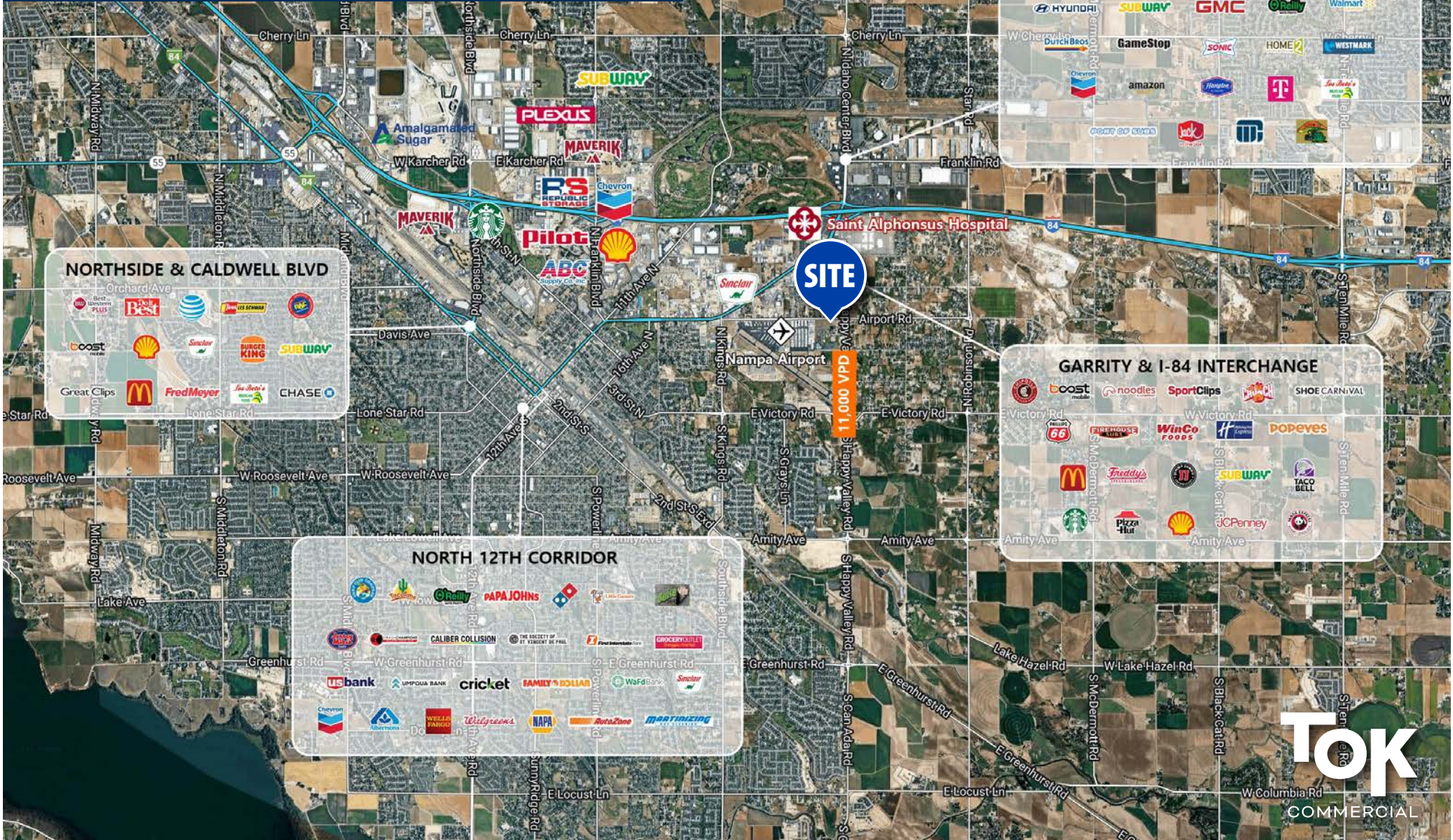
POPULATION  
**48,684**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$88,609**  
3 MI. RADIUS



HIST. ANN. GROWTH  
**3.3%**  
3 MI. RADIUS





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