

A long, single-story industrial building with white horizontal siding and a dark grey gabled roof. The building features several large roll-up doors and smaller entrance doors, each with a small dark awning supported by white columns. The building is set against a clear blue sky with some trees visible in the background.

# For Lease

## Willow Grove Industrial Park

1229-1253 N. Midland Boulevard | Nampa, ID

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## Property Overview

Property Type	Industrial
Year Built	2000
Zoning	BC
Yard	None
Ceiling Height	12' 6"
Grade Level Drive-In Doors	1- 10' x10'
Fire Suppression	No
Parking	2 parking spaces per 1,200 SF
Power	200 amps, single phase
Heating & Cooling	Gas heater in warehouse, ac & heat in office
Contiguous	Up to 3,600 SF
NNNs	\$0.25/SF (\$300/mo per 1,200 SF)

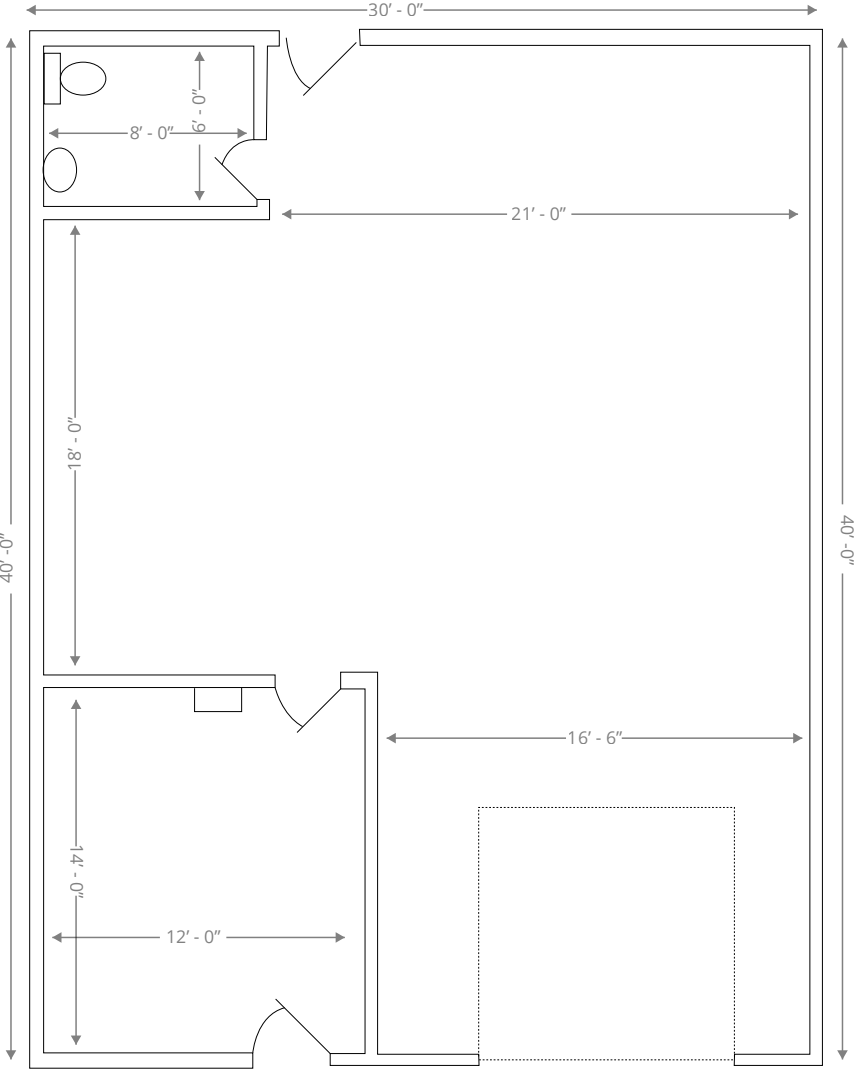
## Space Available

Suite	Size	Rate
1249	1,200 SF	\$1,300/mo NNN
1251	1,200 SF	\$1,300/mo NNN
1253	1,200 SF	\$1,400/mo NNN
1237/1239	2,400 SF	\$2,600/mo NNN

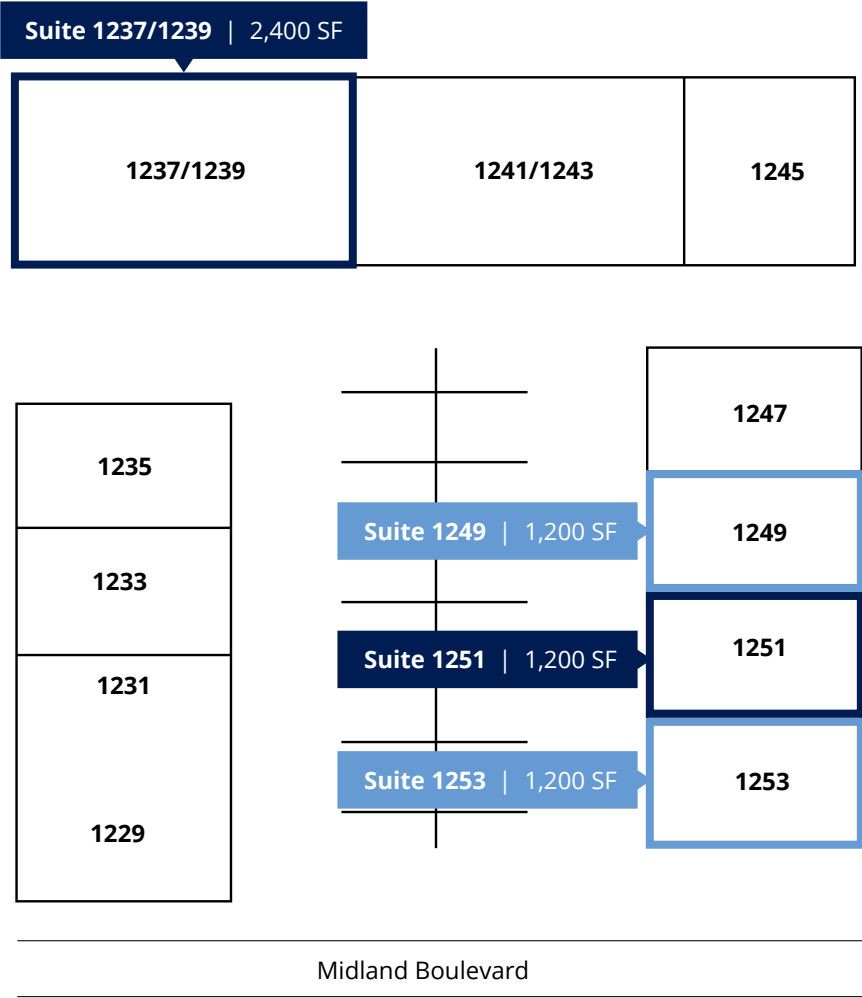
## Key Highlights

- Call agent for showing instructions
- Tenant pays for gas and electric utilities
- Less than 5 minute drive to I-84
- Small office and restroom in each suite
- Located ½ mile from Caldwell Boulevard just off Midland Boulevard

# Floor Plan/ Site Plan

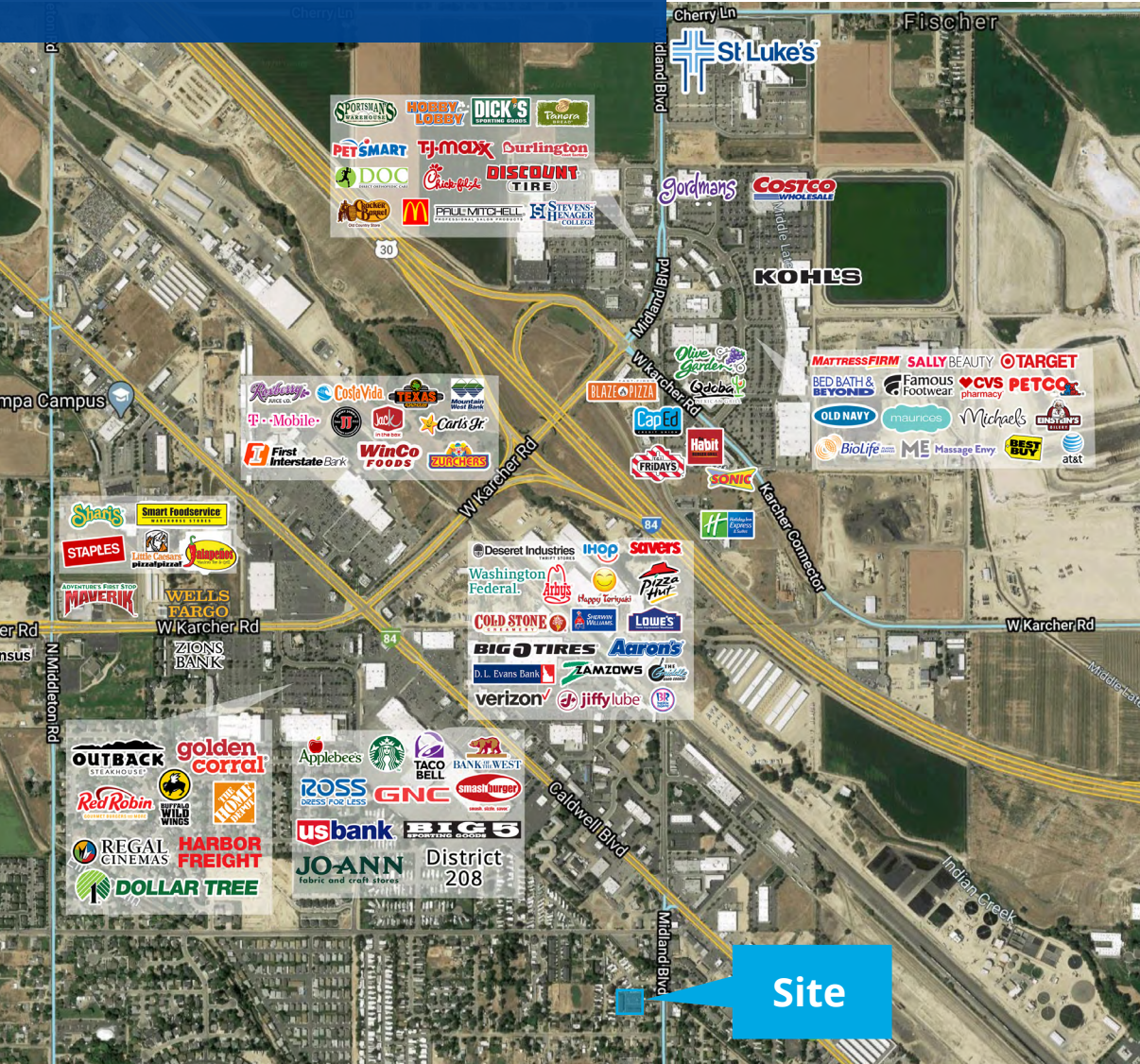


Typical Suite





# Location



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