



Investment Opportunity | Sales Summary

Willow Grove Industrial Park

1235, 1247 & 1255 N. Midland Boulevard | Nampa, Idaho

 [View Offering Memorandum](#)

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Property Overview

- Excellent investment or possible owner/user opportunity
- Less than 5 minutes to I-84 access
- Situated right off Caldwell Blvd on Midland
- Each unit has an office space and restroom

Property Address:
1235, 1247 & 1255 N. Midland Boulevard | Nampa, ID 83687

Parcel size:
0.89 Acres

Building Size:
9,600 SF | Split over two 4,800 SF buildings

Year Built:
2000

Zoning:
BC

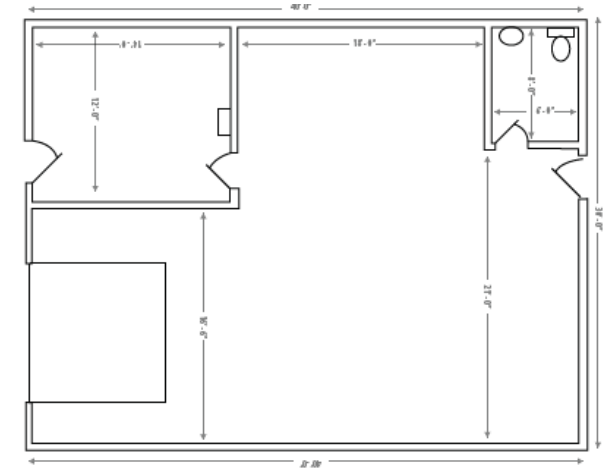
Loading Doors:
10' x 10' roll-up doors (1 per unit)

Ceiling Height:
12' 6"

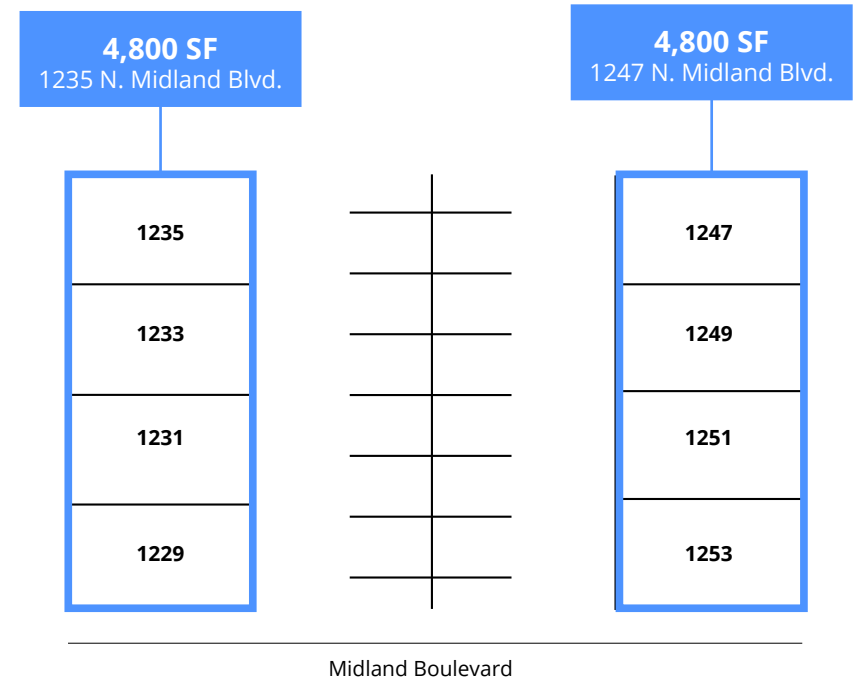
Heating & Cooling:
Gas heater in warehouse, AC & Heat in office

Access:
Contact listing agent

Typical Floor Plan



Site Plan





Investment Highlights

Property Address	1235, 1247 & 1255 N. Midland Boulevard Nampa, ID
Offering Price	\$1,775,000
Current NOI	\$114,961.17
Building Size	9,600 SF split over two 4,800 SF buildings
Lot Size	0.89 Acres
Current Lease Type	Modified Gross

Willow Grove Industrial Park offers the following advantages:

- Investment property with below market rents and upside potential
- Leases are modified gross
- Several leases are month to month
- Market standard for competing buildings are NNN lease

Local Overview | Nampa, ID

Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. Nampa is among one of the fastest-growing areas in the nation – big enough to enjoy all the comforts you need, but small enough to get around the town easily and quickly and to other parts of the Treasure Valley.

Resources:

www.cityofnampa.us

www.visitnampa.org



2025
population

117,111



Unemployment
Rate

2.9%



2025 Average Household
Income

\$95,117



Average
Commute Time

23.5

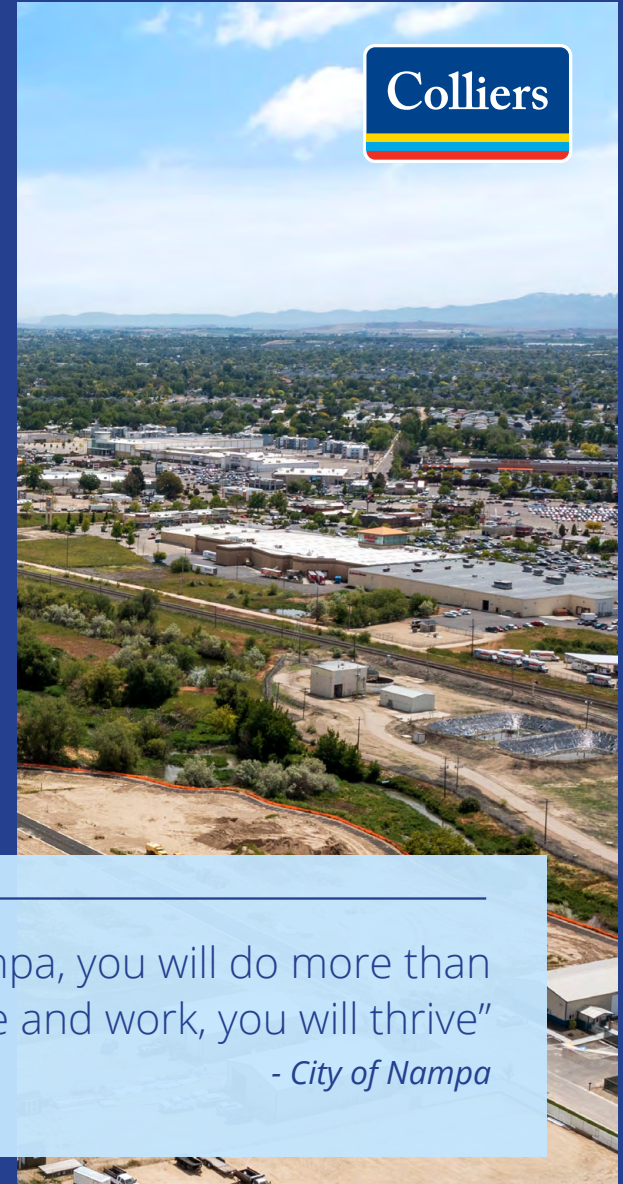
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Best Run City in
America - Nampa

JUNE 2023  WalletHub

"In Nampa, you will do more than
live and work, you will thrive"
- City of Nampa

Colliers



Major Employers



Academic Institutions Near Nampa





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