

FOR SALE

**Two Industrial Buildings
Offered For \$4,500,000**

*3721 & 3803 E. Newby Street
Nampa, Idaho 83687*

3721 E. Newby Street

Rick McGraw

208-880-8889

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**COLDWELL BANKER
COMMERCIAL**
TOMLINSON

3803 E. Newby Street

3721 & 3803 E. Newby St.
Nampa, Idaho 83687

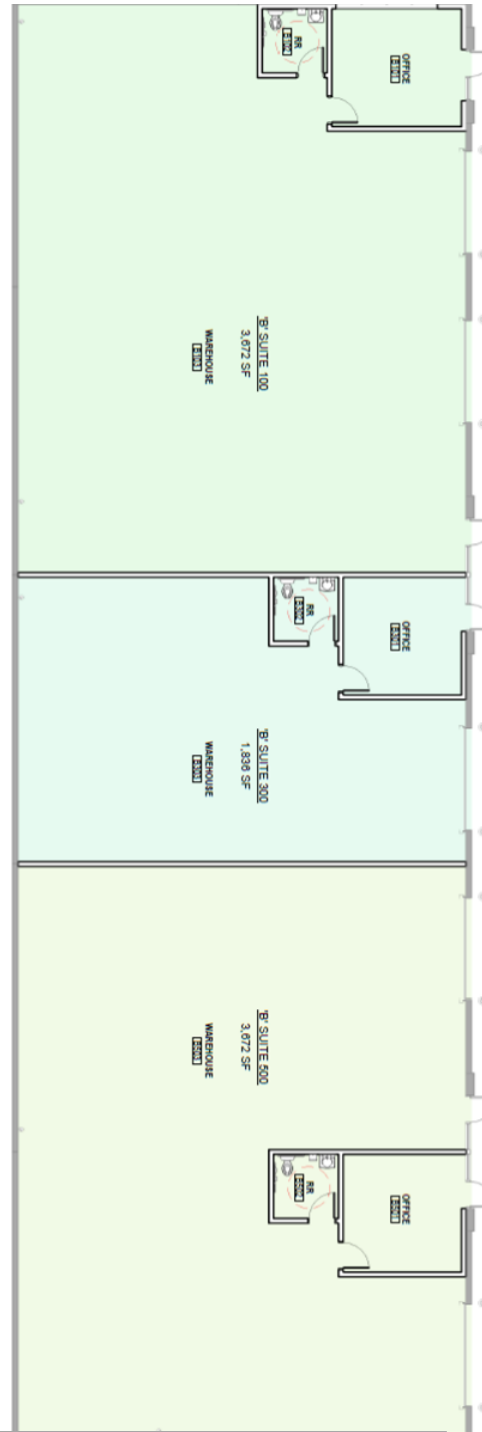
PROPERTY DETAILS

- **Price: \$4,500,000**
- **Projected NOI:** \$242,000 at 100% Occupancy
- **NNN's** estimated at \$0.20/SF for 2026
- **Current Occupancy:** 80%
- **(1) 3,672 SF Vacancy (Perfect for Owner/User)**
- **Zoning:** I-L (Light Industrial)
- **Building Sizes:**
 - ⇒ 3721 E. Newby Street - 9,180 SF
 - ⇒ 3803 E. Newby Street - 9,180 SF
- **Total Square Footage:** 18,360 SF
- **Building Features:**
 - Each Building has 3 Phase Power & 1,000 Amps
 - 16' Ceiling Height
 - (10) 12' X 14' Roll Up Doors
 - (4) Tenants in Place
 - Paved Off Street Parking

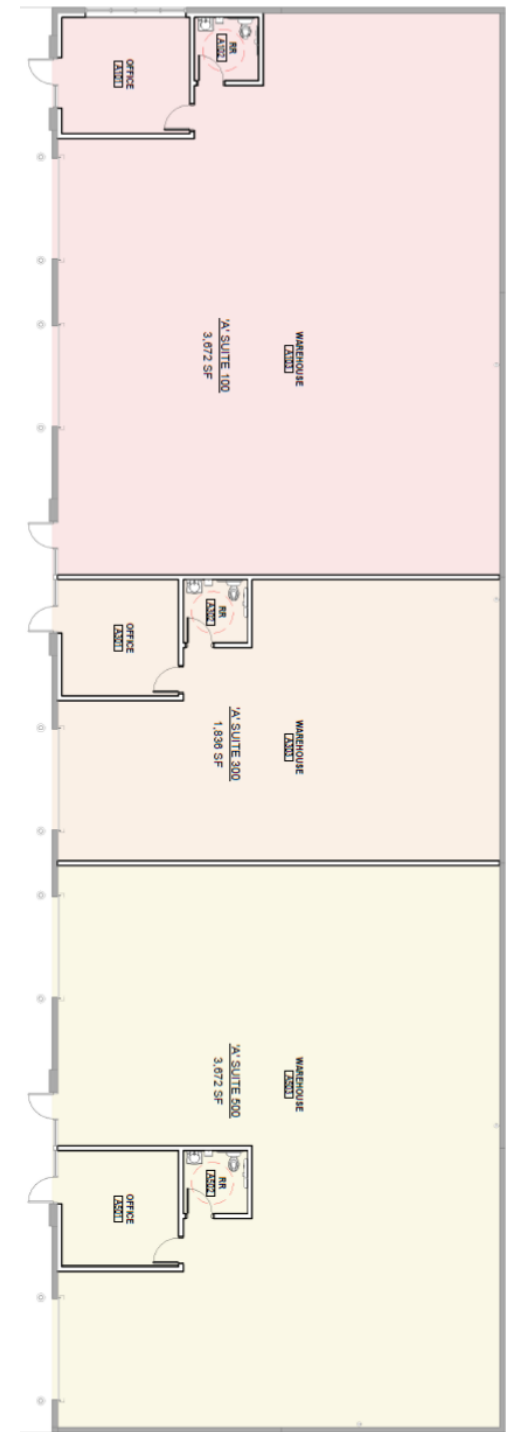
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3721 E. Newby Street - Building 1

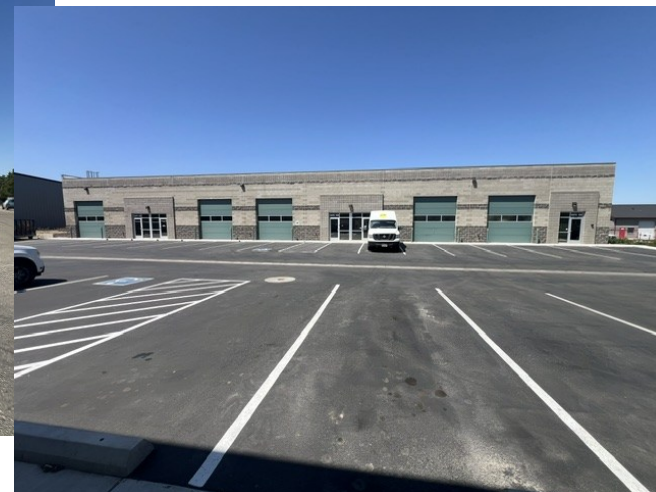


3803 E. Newby Street - Building 2



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3721 E. Newby Street



3803 E. Newby Street

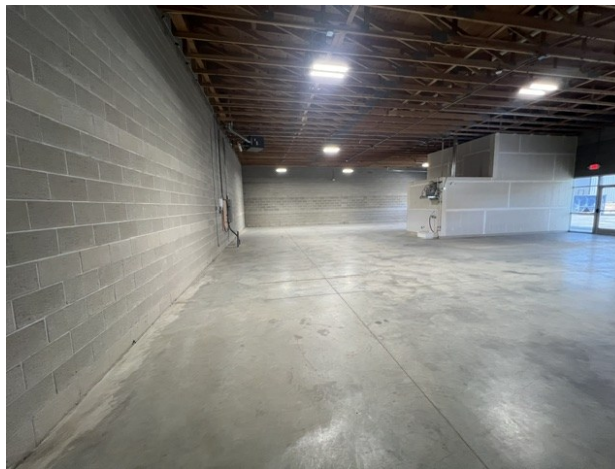


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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



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Aerial

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