



4513 Airport Road | Nampa, Idaho 83687

FOR SALE | INDUSTRIAL WAREHOUSE
HAPPY VALLEY INDUSTRIAL
OFFERED FOR \$2,199,950

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

Happy Valley Industrial

4513 Airport Road | Nampa, ID 83687

PROPERTY SUMMARY

- Price: \$2,199,950
- Parcel Size: 1.96 acres
- (1) Steel Package: 17,000 SF footprint

BUILDING CONCEPTUAL & LAYOUT

- Warehouse: 15,450 SF
- Office: 1,550 SF
- Mezzanine: 1,550 SF

- Total: 18,550 SF



- **Opportunity for a Buyer to purchase the land with approved plans and steel package that is on site. Build out building as needed for their use or investment.**



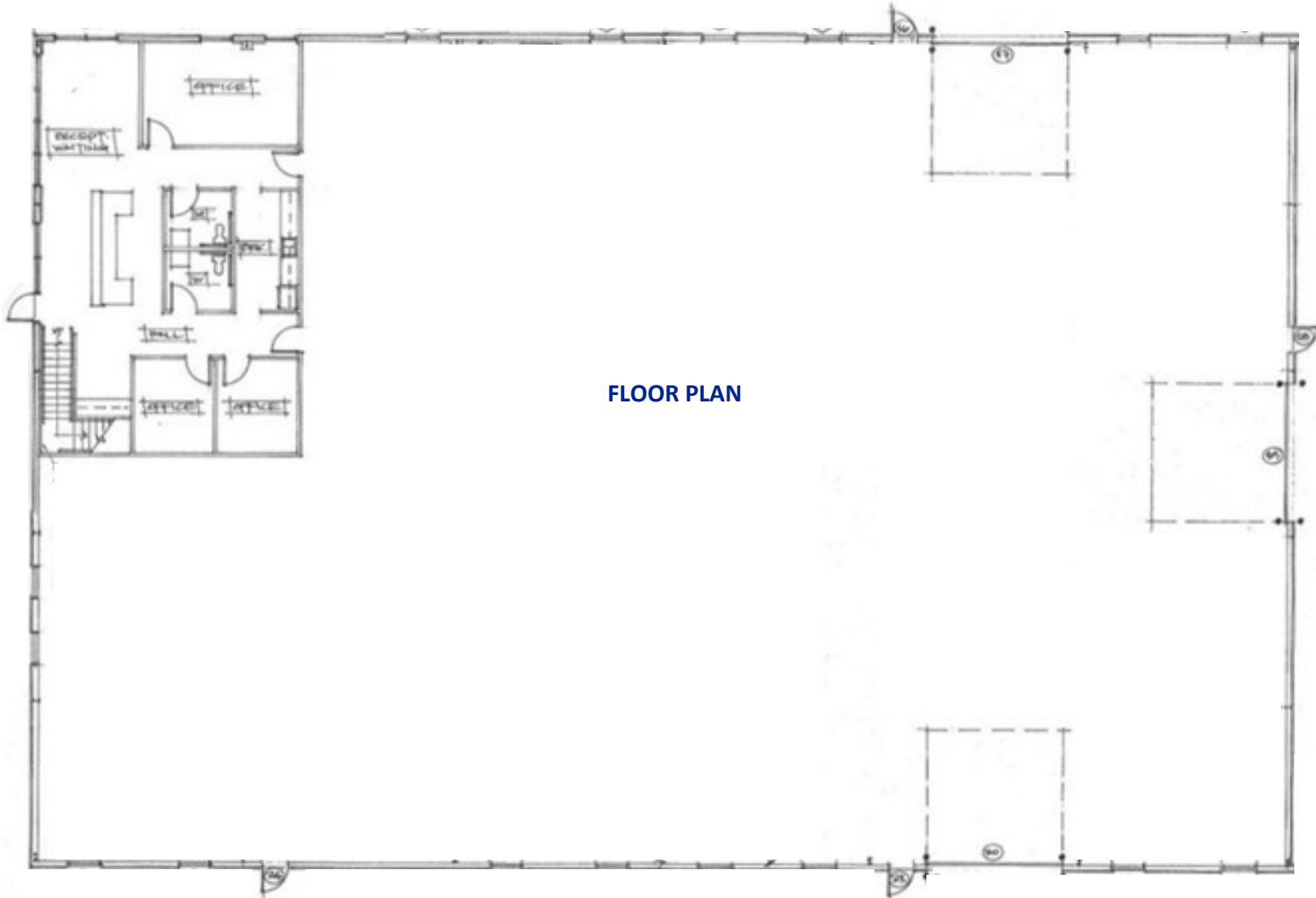
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Happy Valley Industrial Park

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Nampa, Idaho



AREA SUMMARY

- Nampa, Idaho has a strong economy with a diverse mix of industries, including agriculture, manufacturing, technology, and retail.
- Retail and Health Care are two of Nampa's largest industries with Agriculture also having a strong base in the area.
- Many successful companies have chosen to locate in Nampa, including Amazon, Amalgamated Sugar, Plexus Corporation, Great American Snacks and ON Semiconductor.
- Nampa fosters a vibrant downtown to serve as a gathering place for its residents and support small businesses.

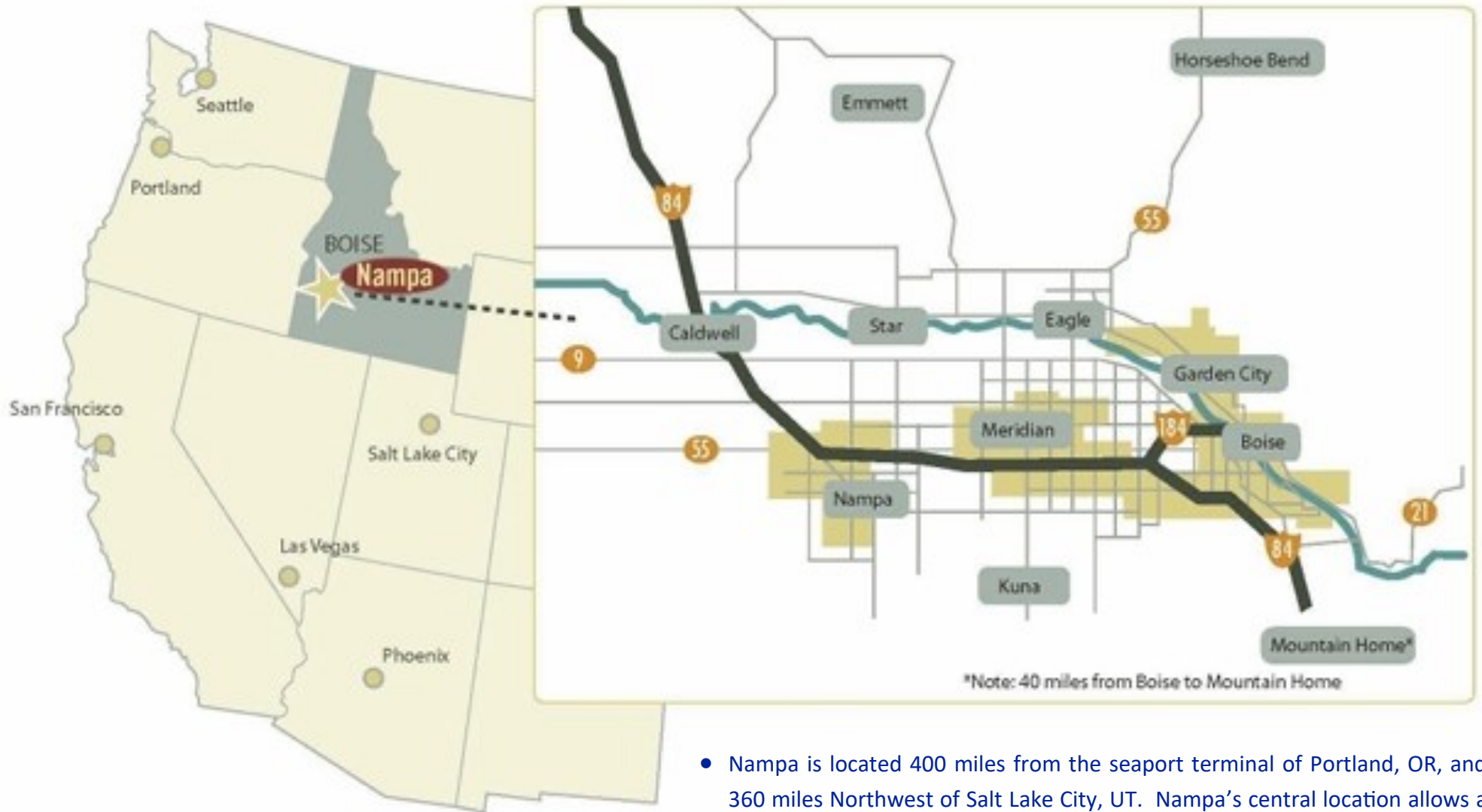
NAMPA, IDAHO | HIGHLIGHTS

- Located 20 Miles West of Boise along interstate 84
- Population is 110,951 and is 3rd largest community in Idaho
- Median Household Income is \$69,860 and employment rate is 62.5%
- One of the top 10 fastest growing cities in the United States.
- Home to Boise State University TE Center, the College of Western Idaho and Northwest Nazarene University

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- Nampa is located 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa’s central location allows a market reach to over 66 million consumers within a 750-mile radius.
- The Boise Airport is located less than 20 minutes from Nampa and handles more than 3 million travelers a year.

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