



For Lease

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425 N Kings Road Nampa, Idaho

Highlights:

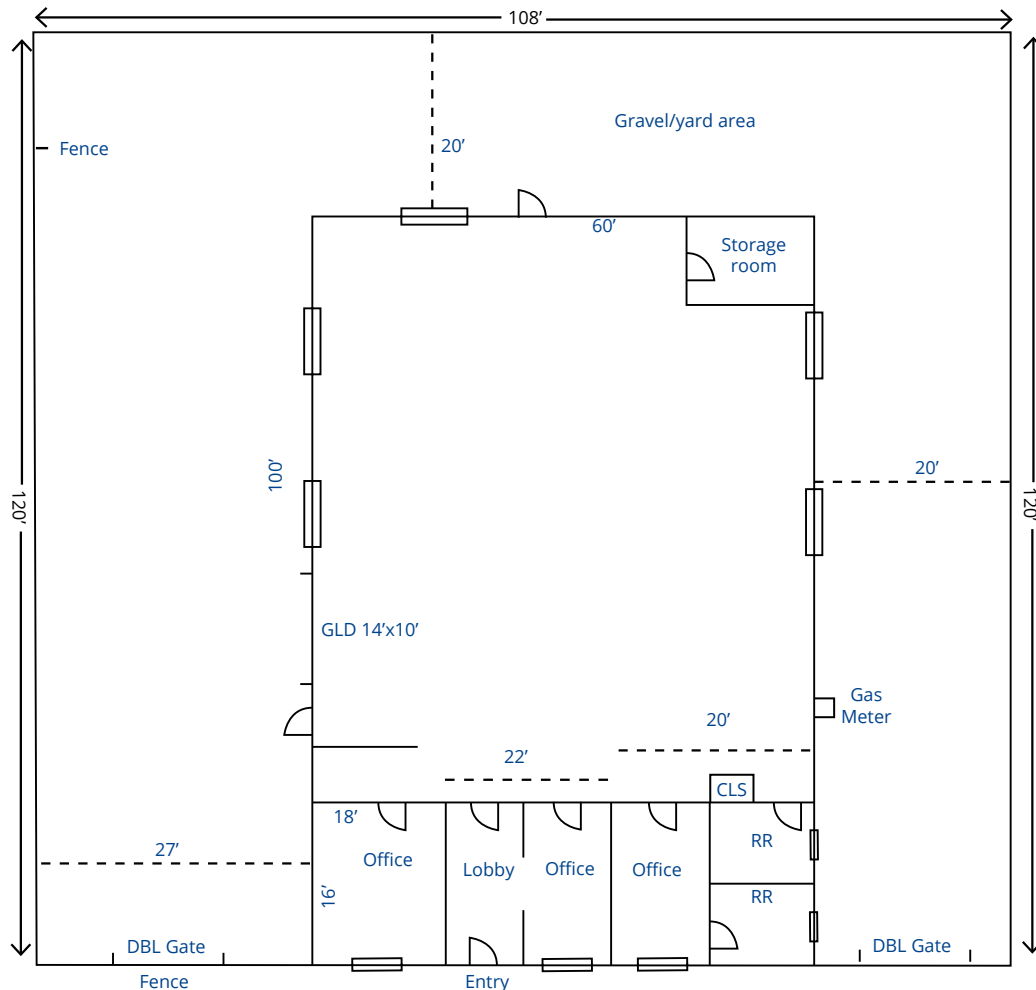
- 6,000 SF industrial / manufacturing including 960 SF office
- Located off Garrity exit - 1/4 mile from HWY 84
- Food & retail service corridor
- Industrial hub of Nampa
- Gated, secure, fenced, paved and gravel yard area (5,886 SF) - drive around
- 400 Amp 3 phase power, currently a machine shop
- **Available within 30 days**
- **Fully heated and air conditioned in warehouse and offices**

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Property Information

Property Type	Industrial / Manufacturing	Grade Level	One (14' x 10')
Total Building Size	6,000 SF	Drive-In Doors	One (14' x 10')
Manufacturing	5,040 SF	HVAC	100% (in manufacturing and office areas)
Office	960 SF	Power	480/208 3-Phase (distributed throughout building)
Land Size	0.47 Acres / 20,473 SF	Amps	400
Zoning	IP	Lease Rate	\$1.10 PSF \$6,600.00 + NNNs
Yard	±6,840 SF partially paved / gravel	NNN's	\$0.25 PSF (\$1,500.00)
Parking	±3 per 1,000 (up to 18 spaces)		
Utility Sink Area	Yes		
Ceiling Height	14 FT (hard ceiling)		

Floor Plan



Location



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