

OFFERED FOR SUBLEASE
TEMCO INDUSTRIAL BUILDING
8840 BIRCH LANE | NAMPA, IDAHO 83687

CONTACT AGENT FOR SHOWING INSTRUCTIONS



— **PROPERTY INFORMATION:**

Available:	Immediately	NNN Est.:	\$0.16/SF
Bldg Type:	Industrial	Sprinklers:	ESFR
Bldg Size:	140,000 SF	Zoning:	M-1D
Clear Height:	32'	Lease Expiration:	11/30/2027
Grade Level:	1 (14x14)	Power:	480V - 200 amp
Dock Door:	3 w/ full dock pkgs		

— **AVAILABLE SPACE:**

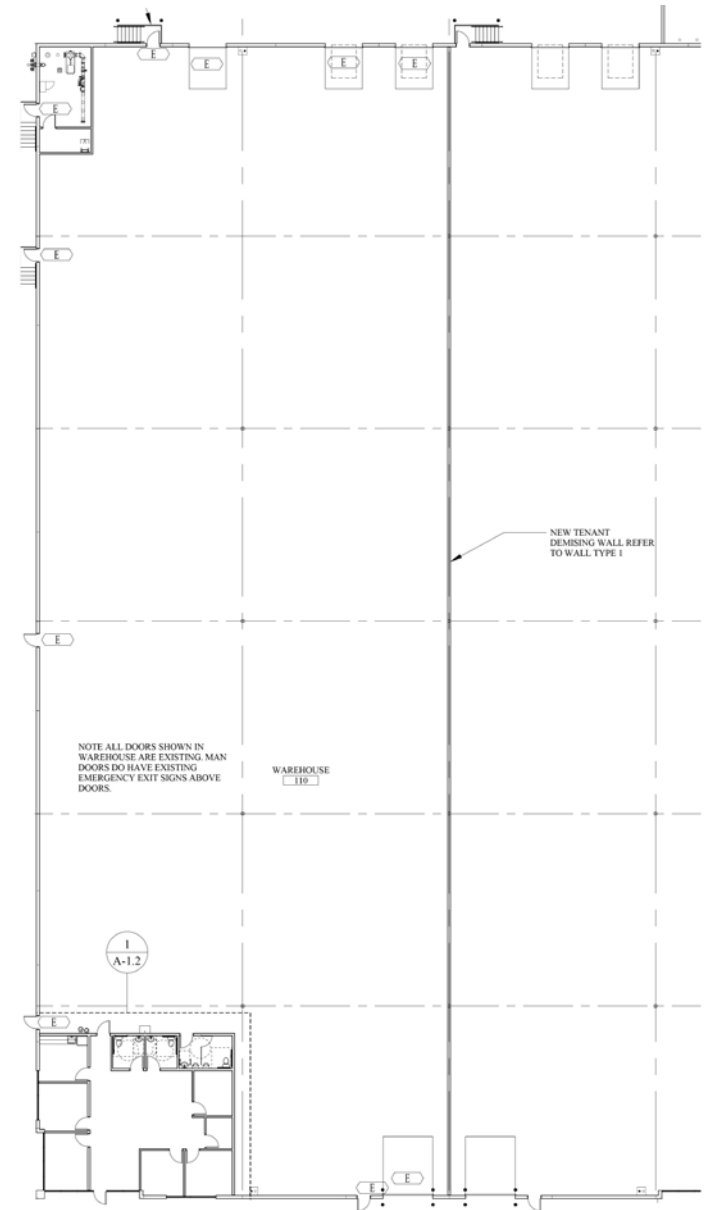
SPACE:	RATE:
Suite 100	
Office 1,920 SF	
Whse 26,080 SF	
Total 28,000 SF	\$0.78 /SF

— **LISTING COMMENTS:**

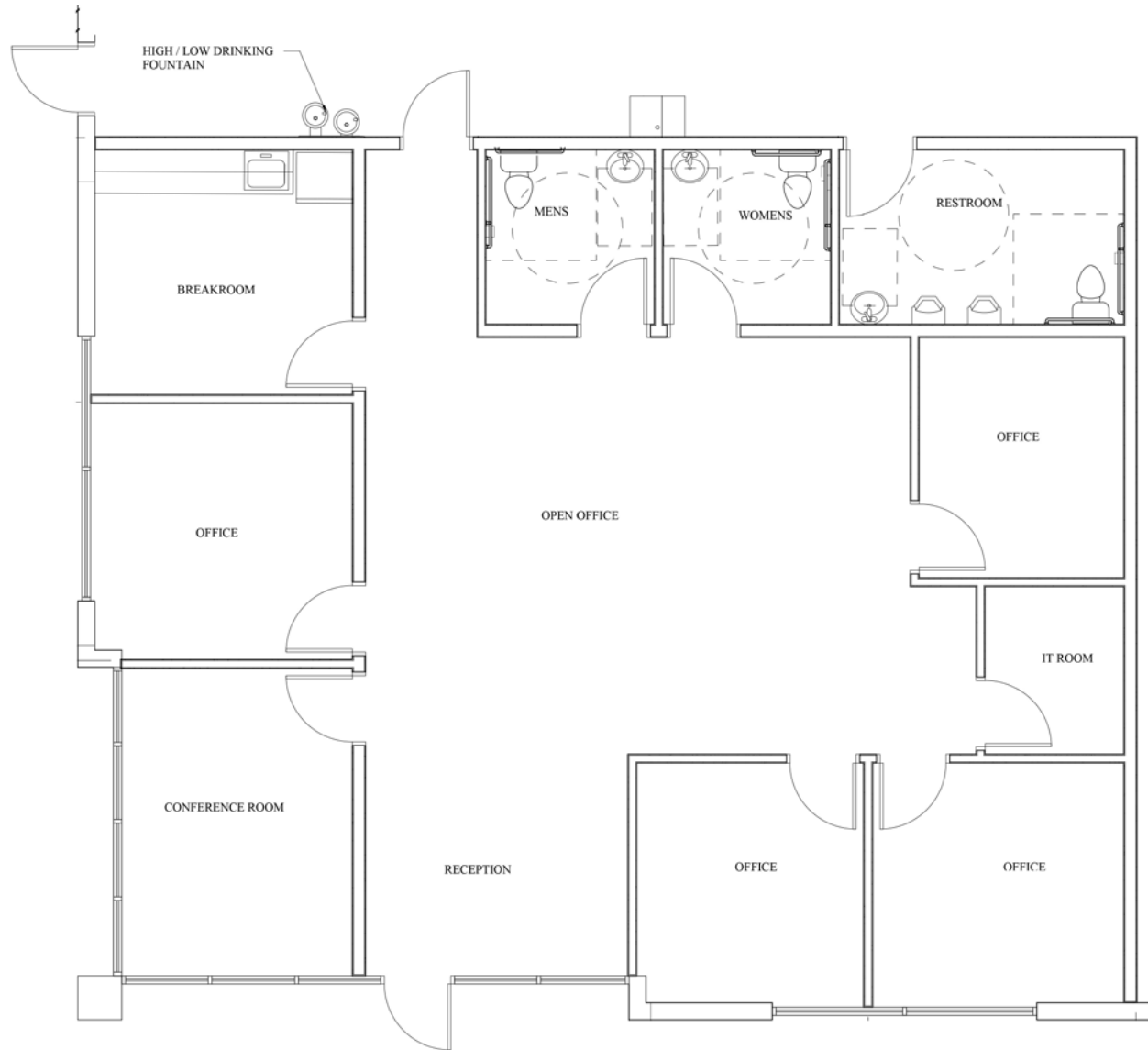
- Located in a highly desirable industrial area.
- Class A concrete tilt construction.
- Excellent freeway accessibility.
- Close to commercial services.
- Dock & grade level loading.

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PROPERTY FLOOR PLAN & PHOTOS



OFFICE FLOOR PLAN



NEW CONSTRUCTION OFFICE SPACE IN RAPIDLY GROWING AREA



SITE

