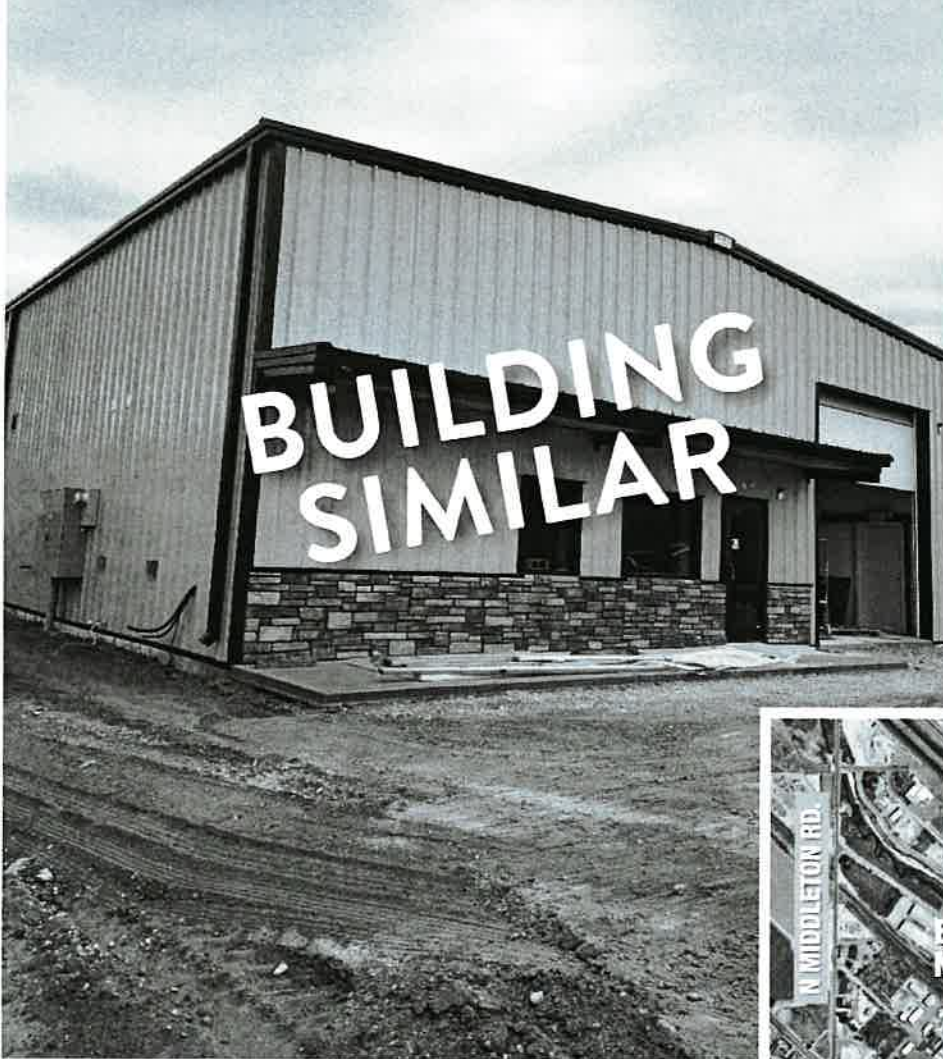


FOR SALE | FLEX / WAREHOUSE / SHOP/BLDGS

3294 & 3258 N. BLACK BUTTE CT. | NAMPA, ID 83686

SALE PRICE | \$1,460,000



PROPERTY HIGHLIGHTS

- Brand new construction
+/- 5000sf building
- +/- 420sf office space, plus
+/- 420sf 2nd level storage or
office space
- 21,780 sf lot +/- .50 acres
- 2 overhead doors 12x14 & 14x14
- 20 ft clear height inside
- Estimated completion -
April of 2025
- Owner user or investment property
- Potentially for lease with 7yr
term & NNN lease
- 6ft chain link fenced yard area
- Prime I-84 frontage/signage



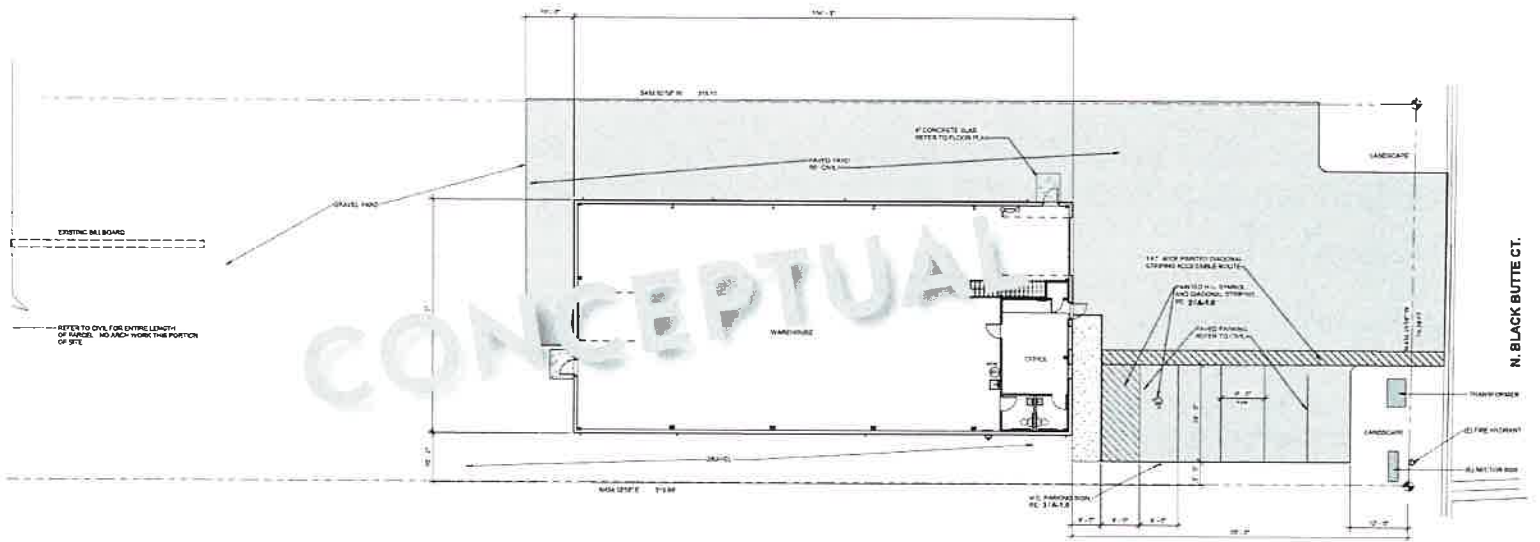
*See reverse side for conceptual
Site Plan and Floor Plan.

*The provided information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

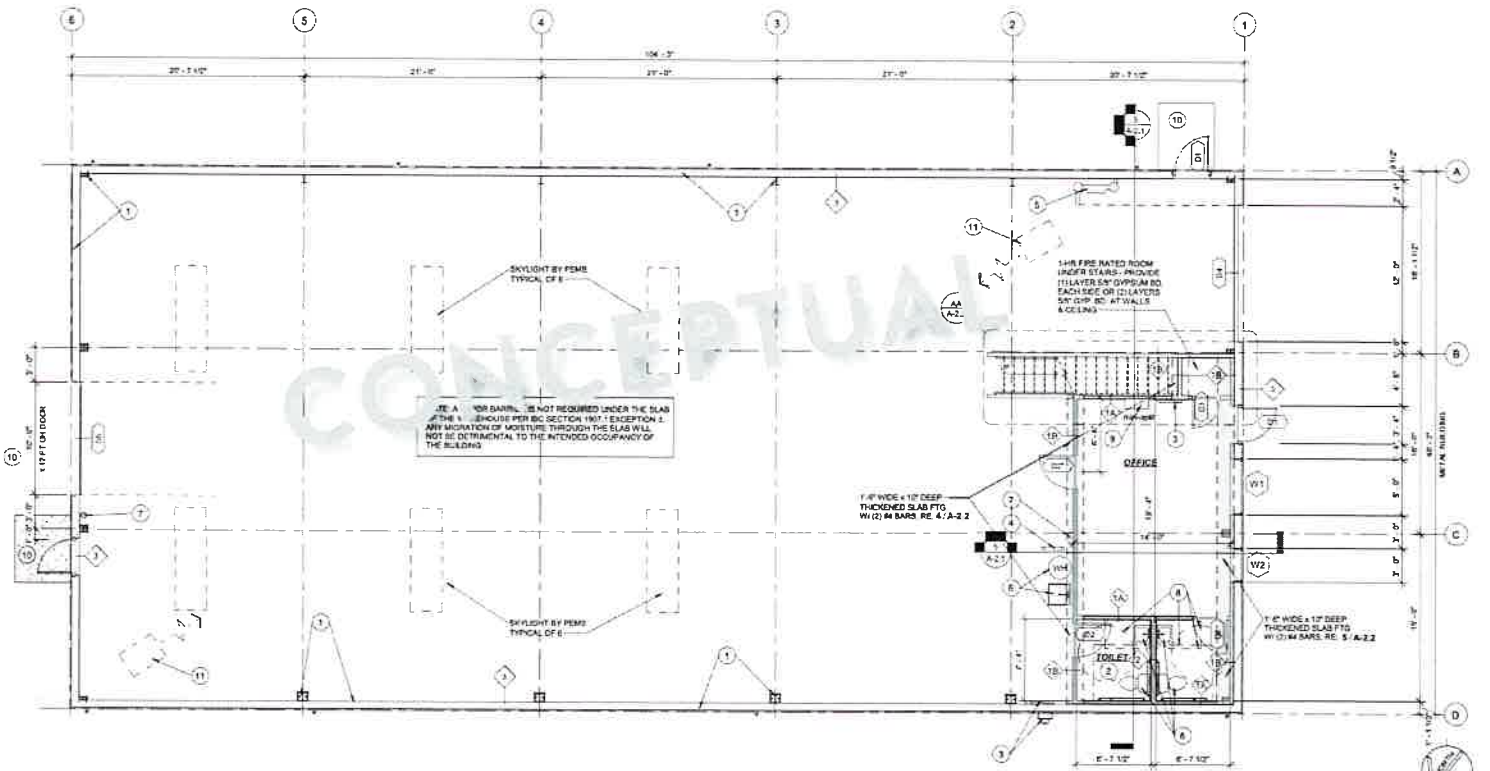
**MICHENER
INVESTMENTS, LLP**
COMMERCIAL REAL ESTATE

michenerinvestments.com
106 N. 6th Street #206
BOISE ID 83702

HOYT MICHENER, CCIM
hoyt@michenerinvestments.com
208.870.1990



SITE PLAN



OVERALL FLOOR PLAN

