



Available for
December Occupancy

Colliers

For Lease

3749 E. Comstock Avenue
Nampa, ID 83687

Bryant Jones
+1 208 472 1663
bryant.jones@colliers.com



*Can be leased with
3773 E Comstock next door*

Property Overview

Property Type	Industrial
Total Building Size	8,395 SF <i>(see right for breakdown)</i>
Land Size	0.55 acres
Yard	~6,000 SF paved yard
Zoning	IL
Year Built	2022
Ceiling Height	20'
Power	400 Amp 220v 3-Phase
Heating & Cooling	Warehouse and office temperature controlled
Lighting	LED and skylights



Space Available

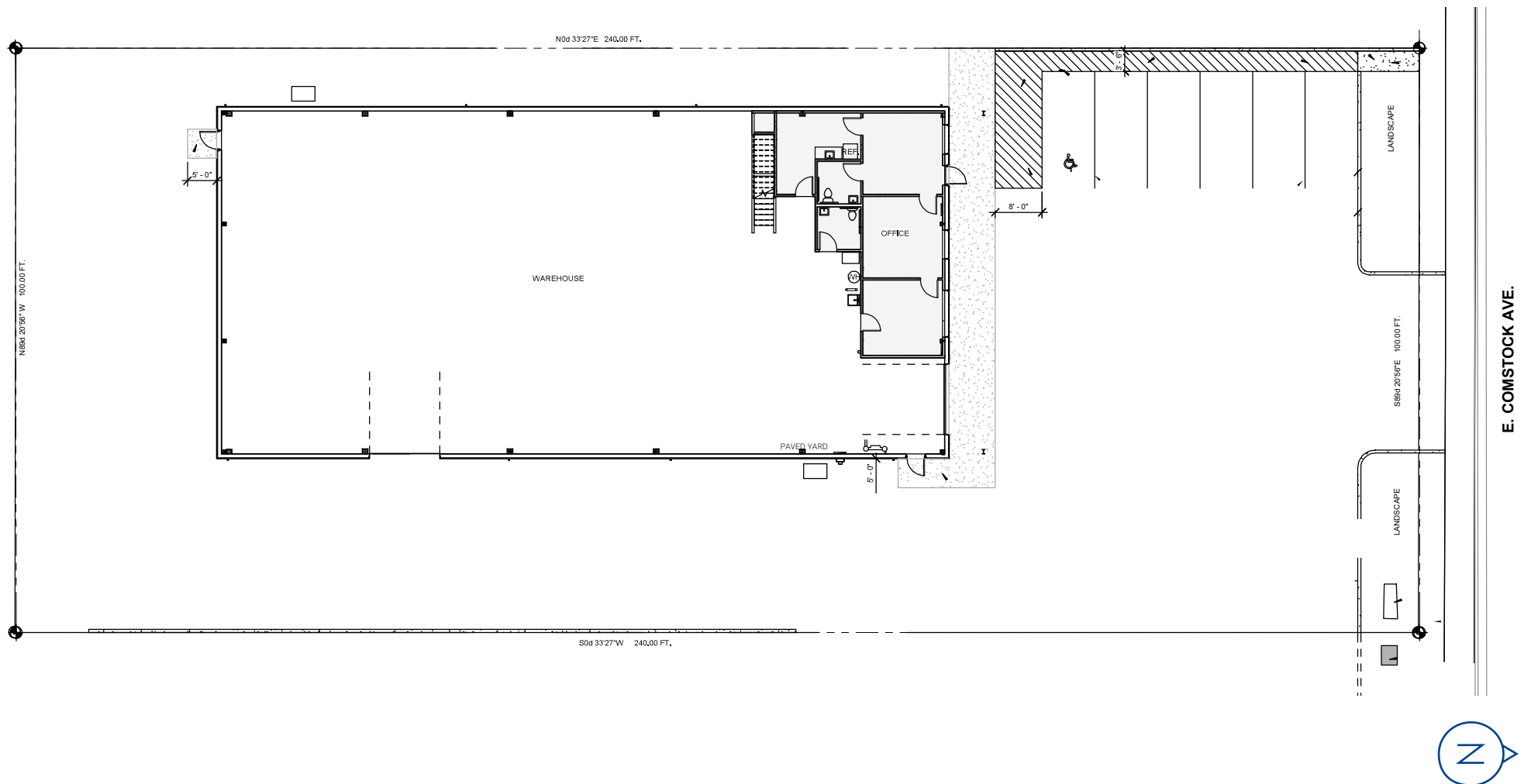
Suite	Size	Rate
Warehouse	6,605 SF	
Office	895 SF	
Mezzanine	895 SF	
Paved Yard	~6,000 SF	
Total	8,395 SF	\$8,815 NNN

NNN fees \$0.23 PSF (\$1,930)

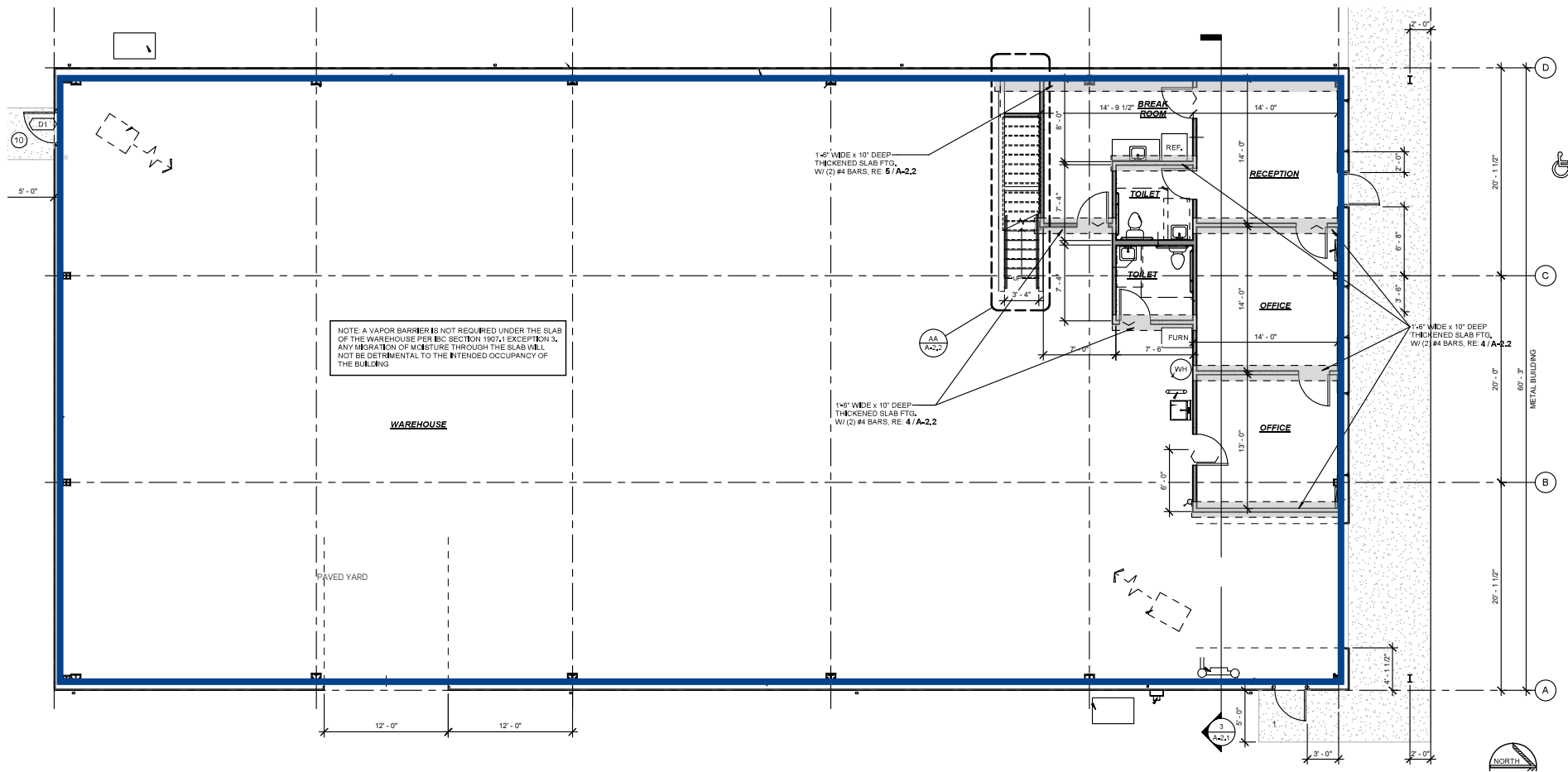
Key Highlights

- Available December 2025
- Located in industrial hub
- HVAC in warehouse
- Paved yard
- Fully sprinkled
- Can be leased with 3773 E Comstock next door

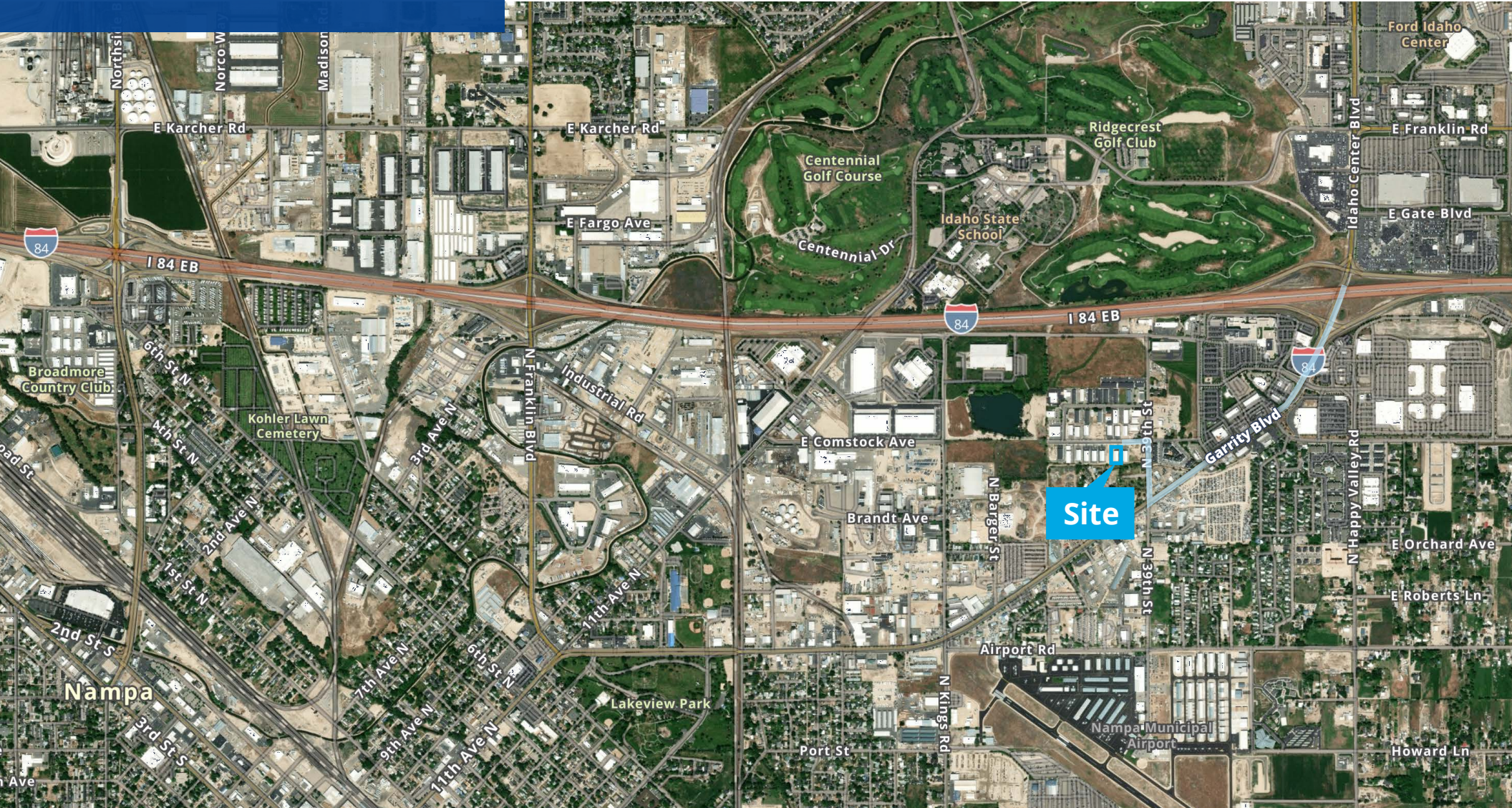
Site Plan



Floor Plan



Location



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.