



Available for
Nov./Dec. Occupancy



For Lease

3749 E. Comstock Avenue
Nampa, ID 83687

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

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

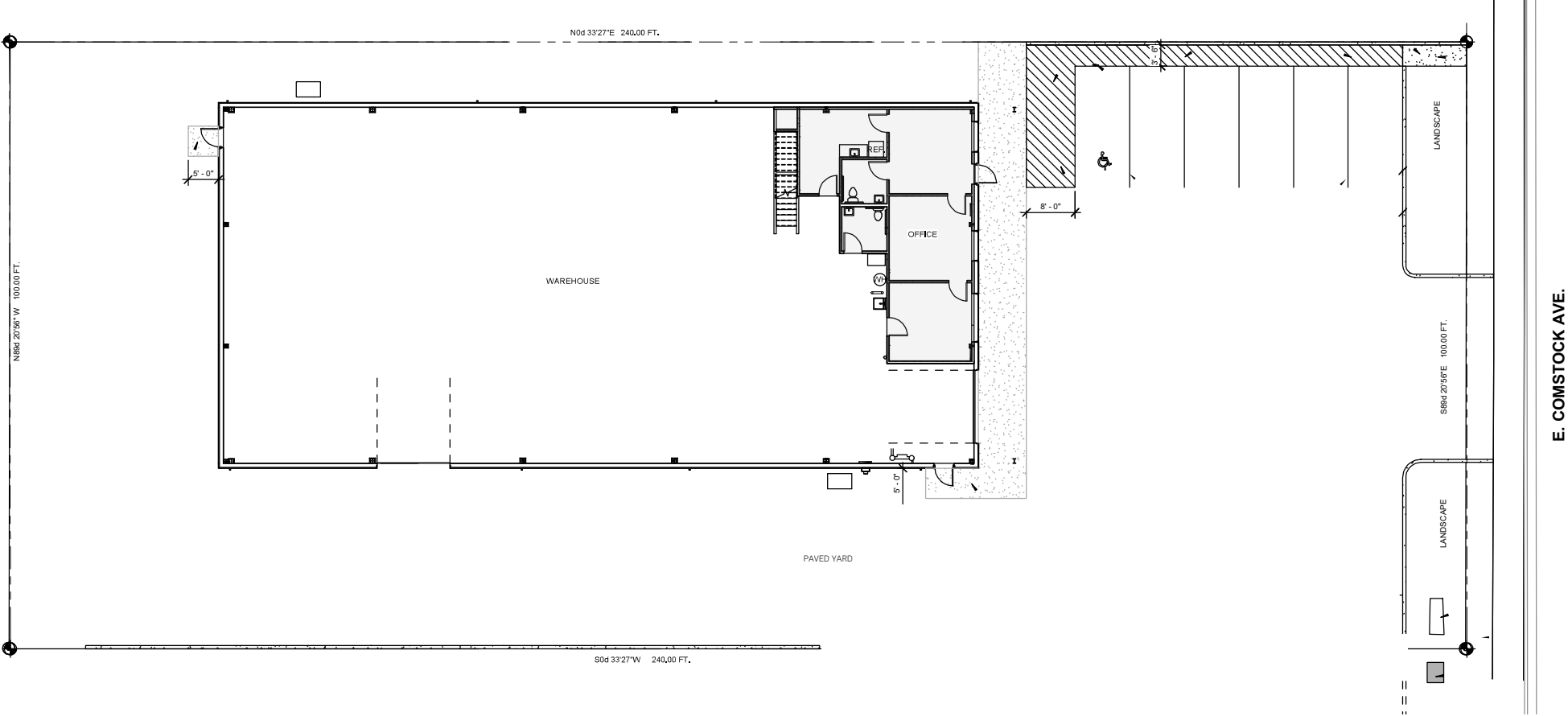
Suite	Size	Rate
Warehouse	6,605 SF	
Office	895 SF	
Mezzanine	895 SF	
Paved Yard	~6,000 SF	
Total	8,395 SF	\$8,350 NNN

NNN fees \$0.221 PSF (\$1,859)

Key Highlights

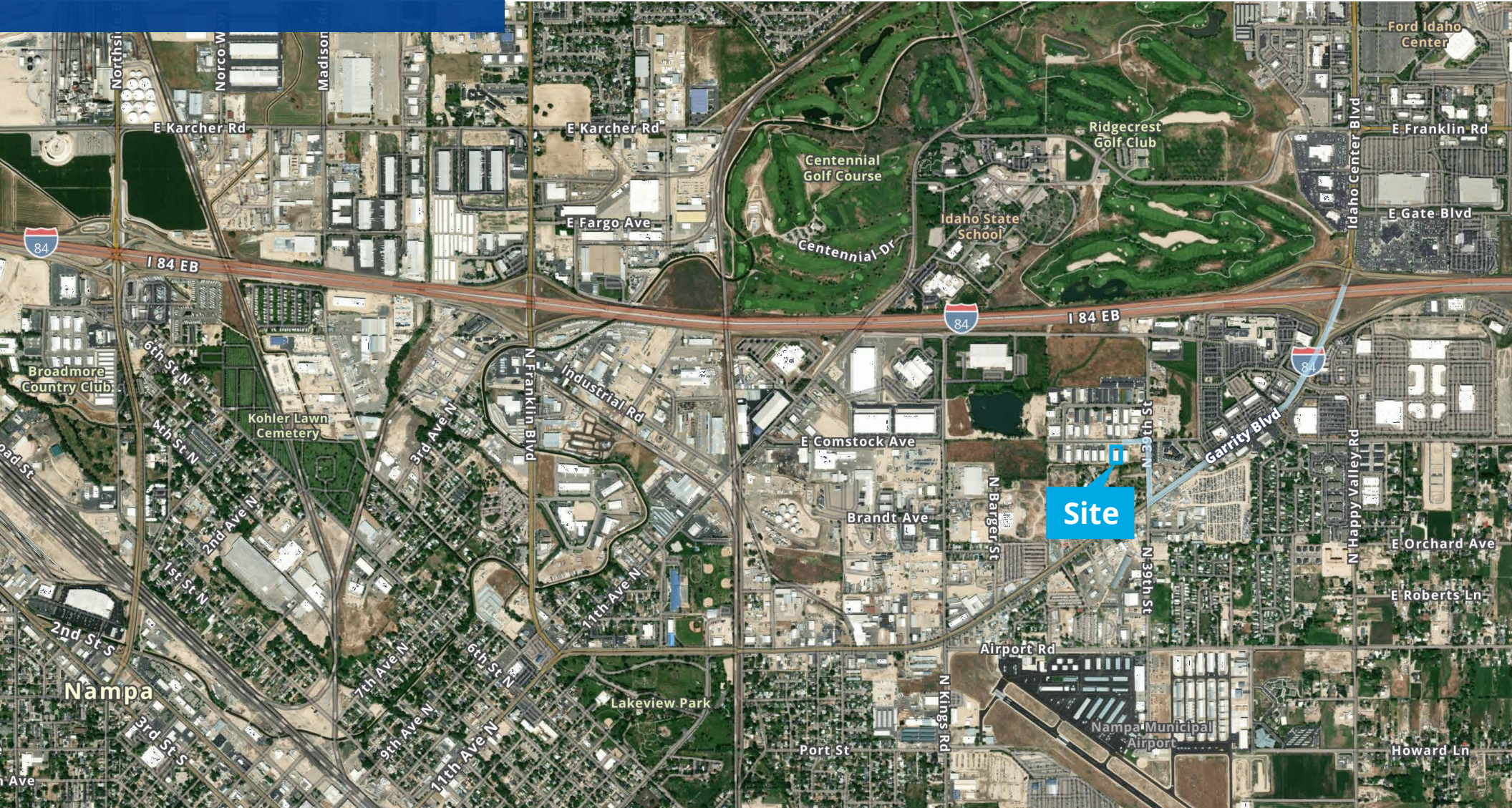
- Available November/December 2024
- Located in industrial hub
- HVAC in warehouse
- Paved yard
- Fully sprinkled

Site Plan



E. COMSTOCK AVE.

Location



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

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