



COMMERCIAL NORTHWEST
REAL ESTATE

CALL FOR OFFERS
DUE MONDAY, NOV. 25TH @ 5 PM

SITE



MULTI-TENANT INDUSTRIAL BUILDING
101 NORTH KINGS RD
FOR SALE



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MULTI-TENENT INDUSTRIAL BUILDING
101 NORTH KINGS RD
FOR SALE



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HIGHLIGHTS:

Fully leased industrial building located off the Garrity exit in Nampa. Current gross leases with the option to convert to NNN leases. Current rents are below market. Proforma available upon request. Leases expiring within 12 months, offering potential for rent increases. High demand area with low vacancy risk. Ideal long-term investment with significant upside potential.

PROPERTY TYPE:

Industrial

PRICE

N/A

SPACE:

101

SIZE:

0.48 Acres

RATE:

N/A



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High demand in this area means you'll never have to worry about vacancies, making this an ideal long-term investment.

Email julia@commercialnw.com for the proforma.



MULTI-TENANT INDUSTRIAL BUILDING

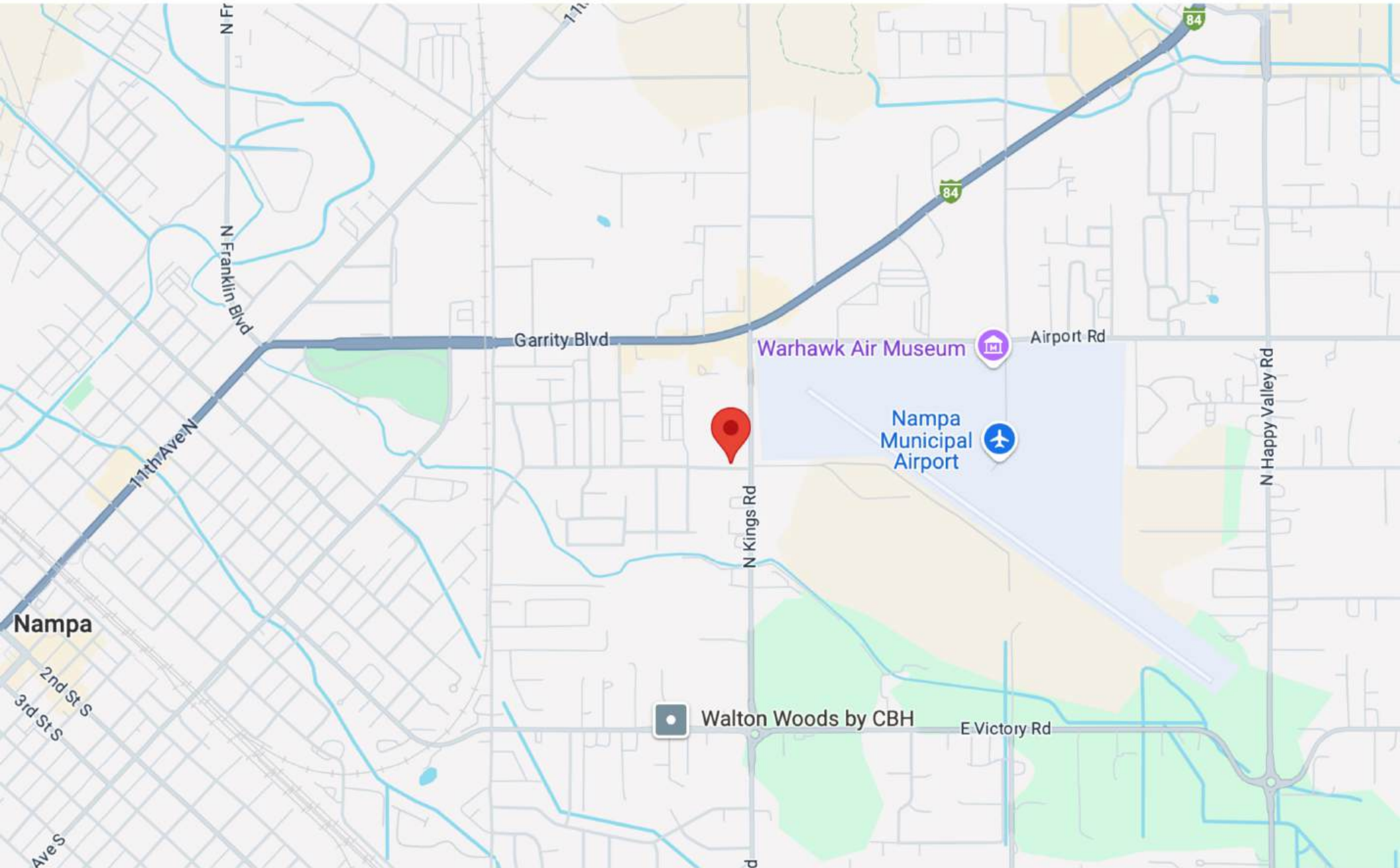
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KW COMMERCIAL



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PROPERTY OVERVIEW



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Property Overview

This fully leased industrial building, located off the Garrity exit in Nampa, presents a prime investment opportunity in a high-demand area with low vacancy risk. The property currently operates under gross leases, with the option to convert to NNN leases, offering flexibility and potential for increased returns. With rents currently below market value and leases expiring within the next 12 months, there is significant potential for rent adjustments and increased income. This property offers an ideal long-term investment, with substantial upside through rental increases and strategic lease conversions. A proforma is available upon request.

Location Highlights

Fully leased industrial building located off the Garrity exit in Nampa. Current gross leases with the option to convert to NNN leases. Current rents are below market. Proforma available upon request. Leases expiring within 12 months, offering potential for rent increases. High demand area with low vacancy risk. Ideal long-term investment with significant upside potential.

Investment Potential

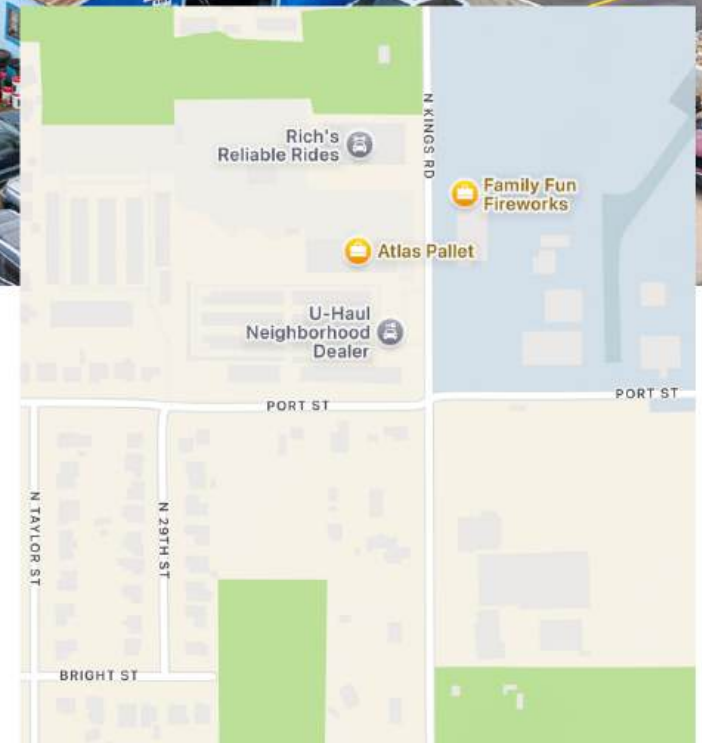
With the area experiencing rapid development, this property offers excellent long-term value. Ideal for investors or business owners looking to establish a presence in one of Nampa's fastest-growing commercial hubs.





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DEMOGRAPHICS + DRIVE TIMES



LOCATION	3 MIN DRIVE:	5 MIN DRIVE TIME	10 MIN DRIVE
POPULATION	22,200	93,600	151,000
MEDIAN HH INCOME	\$56,100	\$69,500	\$72,800
0-19 POPULATION	6,140	29,900	42,000
20-64 POPULATION	31,349	51,771	85,000
65+ POPULATION	3,135	11,100	19,800

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Why Invest in Nampa, Idaho?



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- Nampa is part of the Boise metropolitan area, one of the fastest-growing regions in the U.S. As people move to the Boise area for job opportunities, affordability, and lifestyle, Nampa benefits from this influx of residents.
- The economy is diversifying, with strong growth in industries such as manufacturing, distribution, and technology. Investing in an industrial building allows you to capitalize on demand for facilities supporting these industries.
- Nampa's location along the I-84 corridor provides excellent access to major transportation routes, making it an attractive site for distribution and logistics companies. The region's infrastructure supports the flow of goods throughout the western U.S., enhancing the appeal of industrial real estate.
- The proximity to Boise Airport also makes Nampa a great location for businesses involved in freight and distribution.
- As the population in Nampa grows, so does the workforce. Businesses moving into the area are supported by a growing pool of employees, making it easier to attract tenants for industrial spaces.
- Idaho offers a business-friendly tax environment, with low property taxes and no state inventory tax. This is an attractive feature for industrial tenants and can make leasing out industrial spaces in Nampa more appealing.

