

FOR LEASE

New Industrial Steel Building with Office & Mezzanine

245 North Happy Valley Road | Nampa, ID 83687



Rick McGraw
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Happy Industrial Park

245 N. Happy Valley Road | Nampa, ID 83687

LEASE SUMMARY

- Lease Rate: \$1.30/SF NNN
- NNN's estimated at \$0.20/SF for 2024
- Lease Terms: Minimum 5 Years
- Tenant to pay all utilities

PROPERTY SUMMARY

- Building Size: 18,550 SF
- ⇒ Warehouse: 15,450 SF
- ⇒ Office: 1,550 SF
- ⇒ Mezzanine: 1,550 SF
- Building Features:
 - ⇒ 3 Phase Power | 400 AMP's
 - ⇒ 5 Roll Up Doors

HIGHLIGHTS

- Clear Span Warehouse Area
- Large 1.96 acre Lot
- Easy access to I-84



- Contact Agent for Full Information Package

Rick McGraw

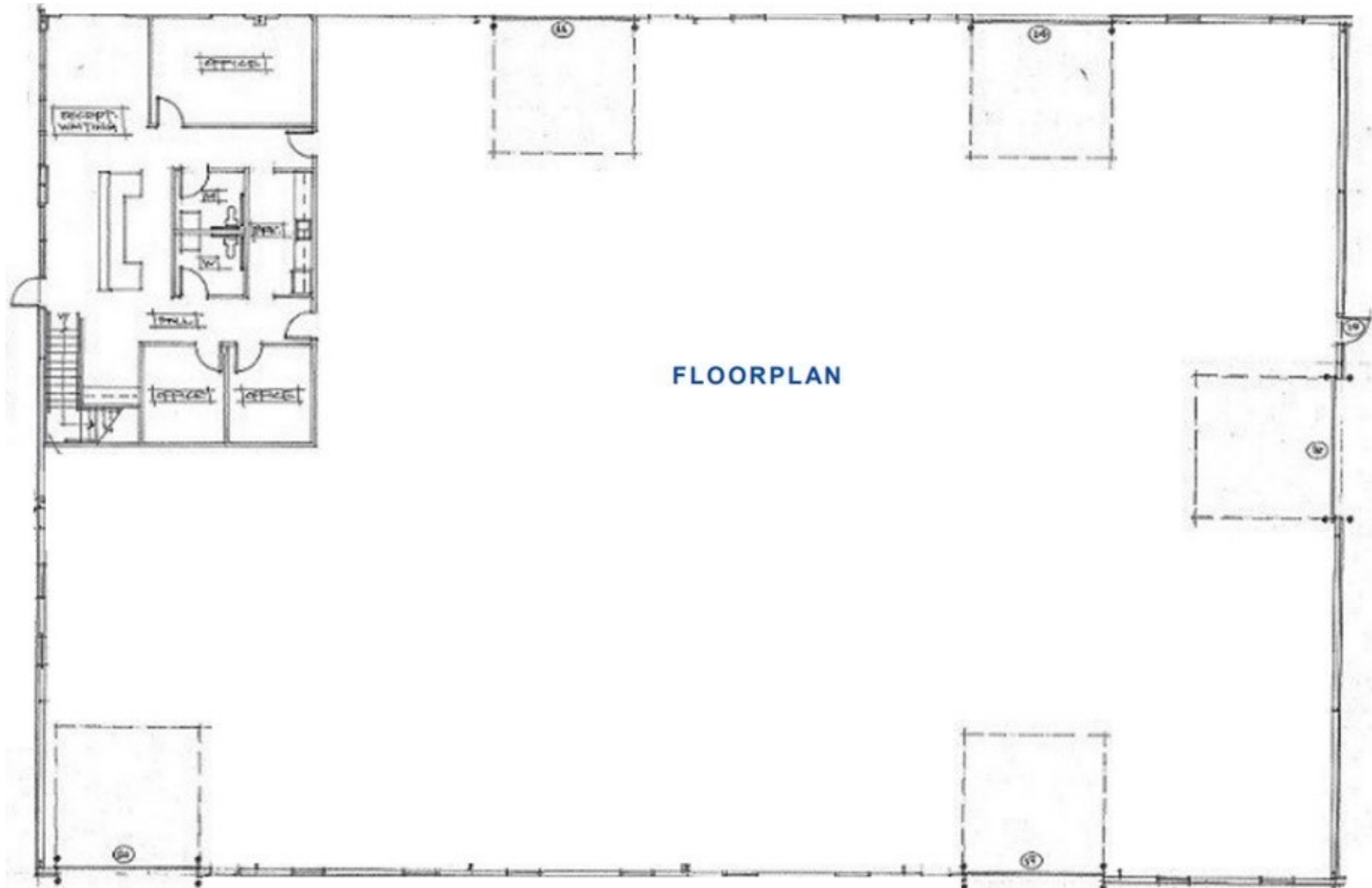
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Happy Valley Industrial Park

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

Nampa, Idaho



AREA SUMMARY

- Nampa, Idaho has a strong economy with a diverse mix of industries, including agriculture, manufacturing, technology, and retail.
- Retail and Health Care are two of Nampa's largest industries with Agriculture also having a strong base in the area.
- Many successful companies have chosen to locate in Nampa, including Amazon, Amalgamated Sugar, Plexus Corporation, Great American Snacks and ON Semiconductor.
- Nampa fosters a vibrant downtown to serve as a gathering place for its residents and support small businesses.

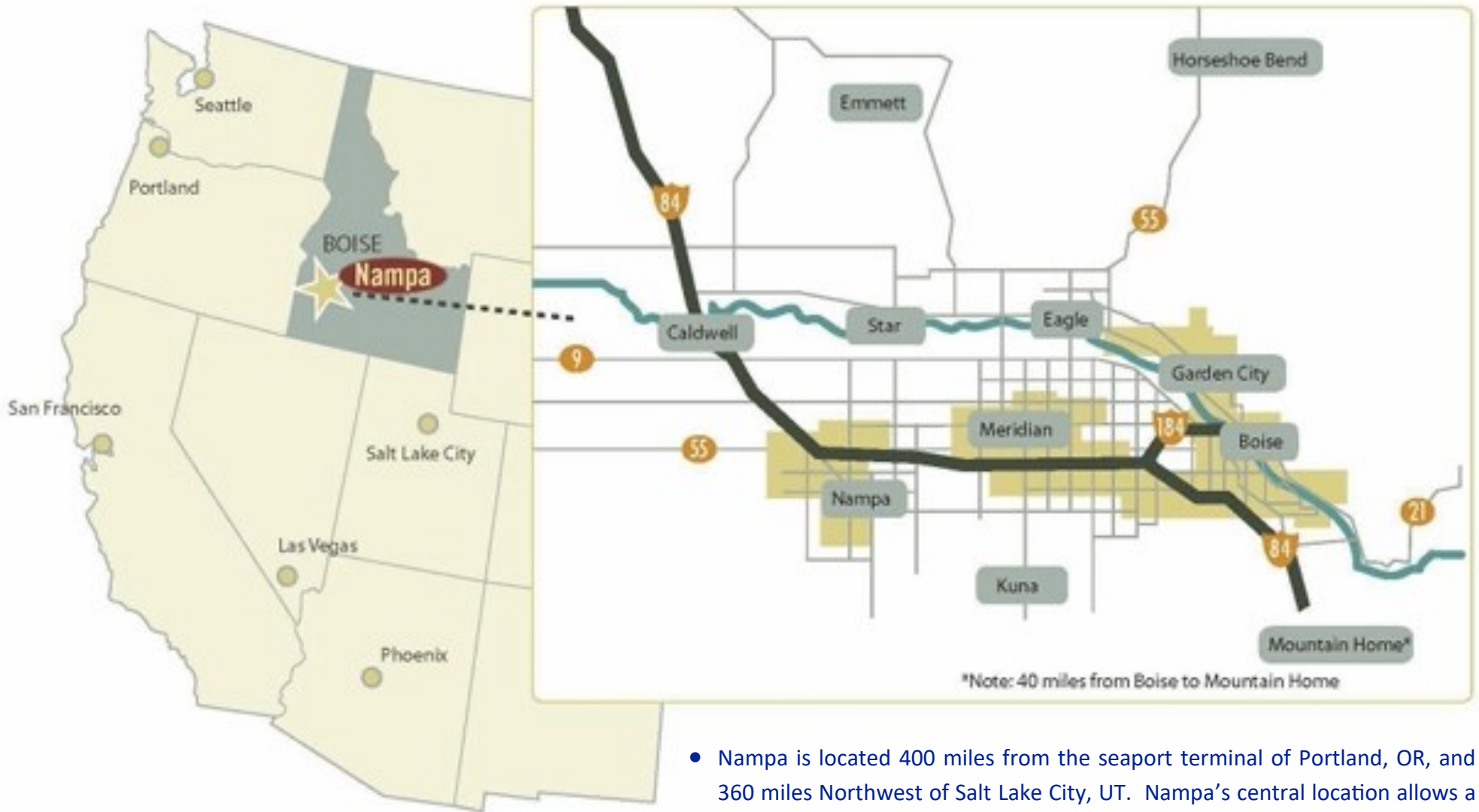
NAMPA, IDAHO | HIGHLIGHTS

- Located 20 Miles West of Boise along interstate 84
- Population is 110,951 and is 3rd largest community in Idaho
- Median Household Income is \$69,860 and employment rate is 62.5%
- One of the top 10 fastest growing cities in the United States.
- Home to Boise State University TE Center, the College of Western Idaho and Northwest Nazarene University

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- Nampa is located 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa’s central location allows a market reach to over 66 million consumers within a 750-mile radius.
- The Boise Airport is located less than 20 minutes from Nampa and handles more than 3 million travelers a year.

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Happy Valley Industrial Park

245 N. Happy Valley Road & 4513 Airport Road | Nampa, ID 83687



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