

INDUSTRIAL WAREHOUSE WITH YARD FOR SALE

3232 Black Butte Ct. | Nampa, ID 83687

PRICE REDUCTION!



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MICHAEL L. BERGMANN, SIOR
Principal | Director of Recruitment
C. 208.999.1743
michaelb@leeidaho.com

BRIAN FORDE
Associate
C. 208.573.4978
brianf@leeidaho.com

PROPERTY DETAILS



SALE PRICE **\$1,450,000**

3232 Black Butte Court

BUILDING SIZE **4,992 SF**

OFFICE SIZE **486 SF**

SITE AREA **0.46 AC**

ZONING **IL**

PARCEL **R2441313900**

GRADE LEVEL DOORS **2 - 12'X14'**

EAVE HEIGHT **22'**

POWER/ELECTRICITY **400 Amp, 3 Phase**
208/120 Volts

BUILD-TO-SUIT OPTIONS AVAILABLE
CONTACT AGENT



PROPERTY OVERVIEW

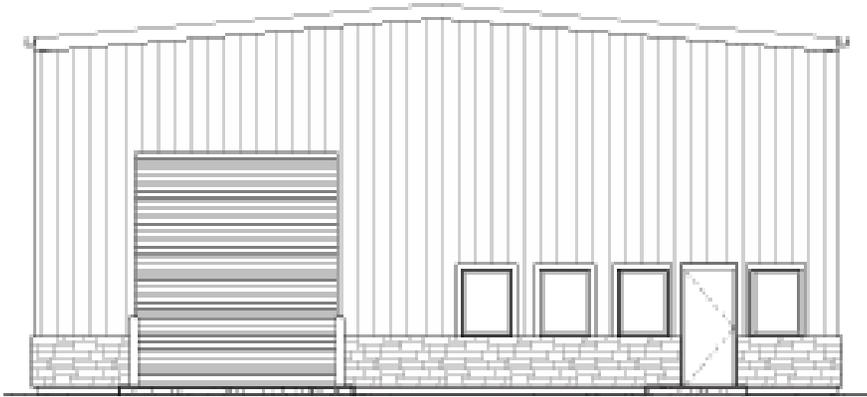
Lee & Associates is pleased to present this brand-new industrial warehouse, featuring a fully insulated warehouse with dual gas heaters, along with a professionally finished, climate-controlled office and reception area, break room, and two restrooms. Located in the Black Butte Industrial corridor, this property is equipped with fire suppression throughout and offers excellent I-84 frontage and visibility, plus approximately ±0.25 acres of yard space, making it an ideal fit for distribution, light manufacturing, service contractors, or businesses seeking a modern, high-exposure facility in the Treasure Valley's fast-growing industrial area.

- » I-84 Visibility with more than 67,000 VPD
- » Drive-through bay
- » 486 SF of mezzanine storage in addition to the listed 4,992 SF
- » Storage yard
- » 4 Dedicated parking spaces

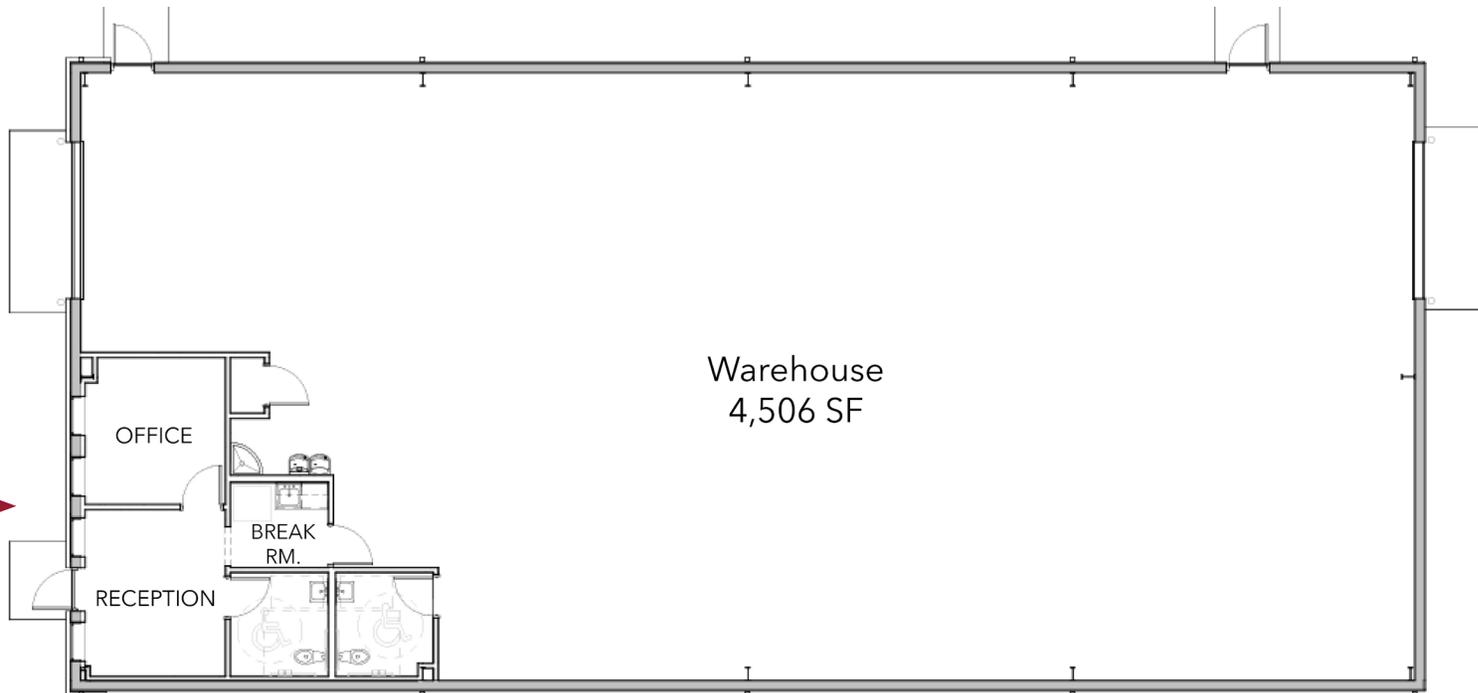
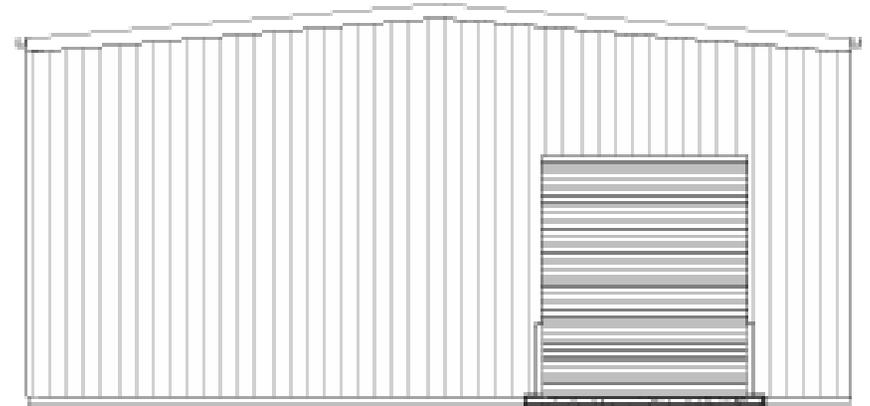


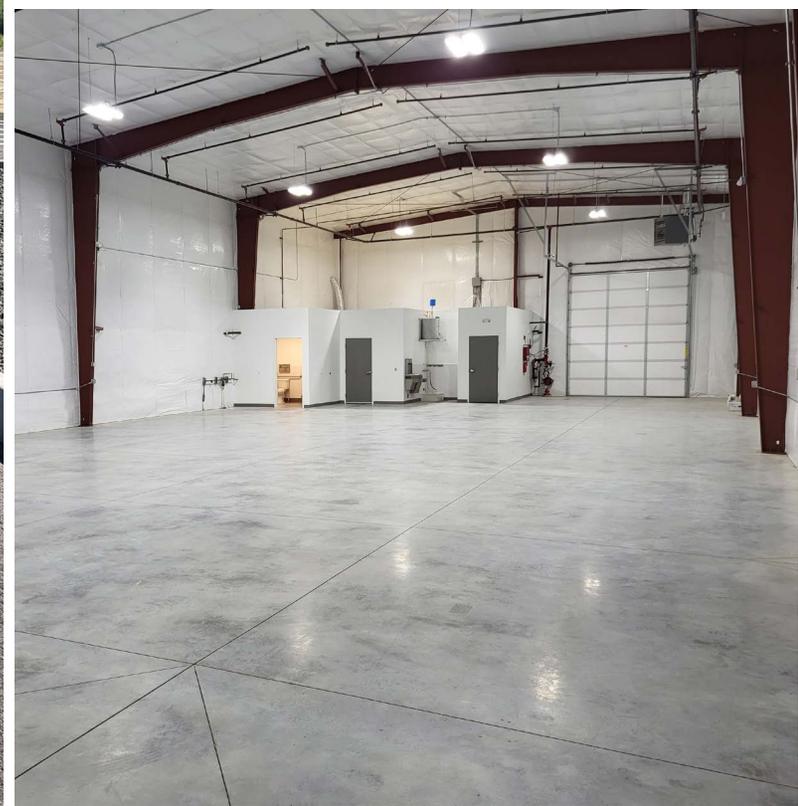
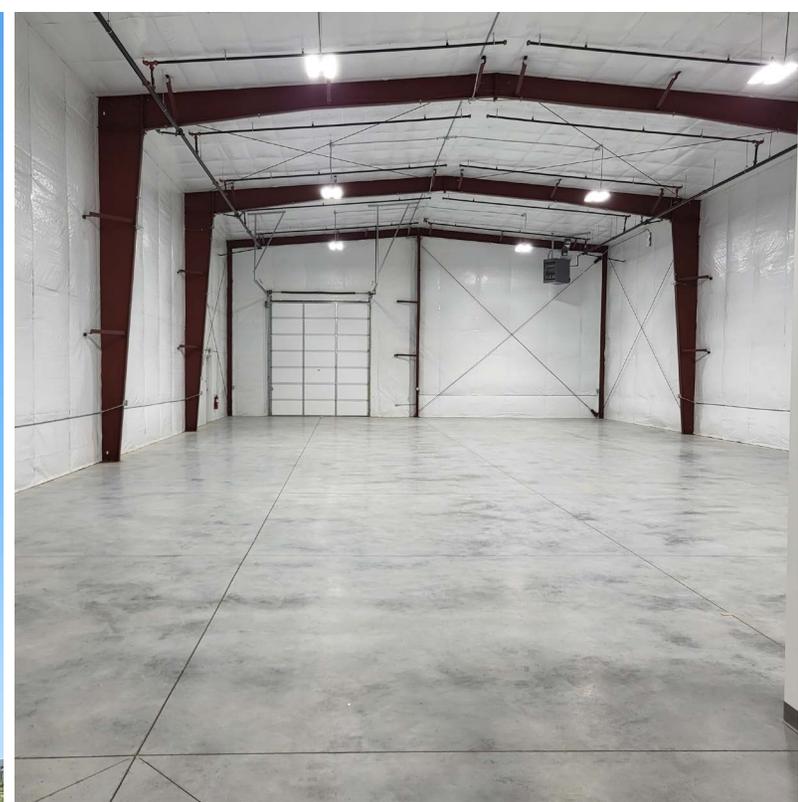
FLOOR PLAN / ELEVATIONS

FRONT ELEVATION



REAR ELEVATION





AERIAL



W. Karcher Rd.



Black Butte Ct.

AREA OVERVIEW

NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly neighborhoods, affordable housing, and a strong sense of community.



N
A
M
P
A

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	45,314	122,993	154,384

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$74,702	\$88,068	\$91,094

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	17,080	44,489	54,911

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,069	38,777	59,228

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

GROWTH PROJECTION

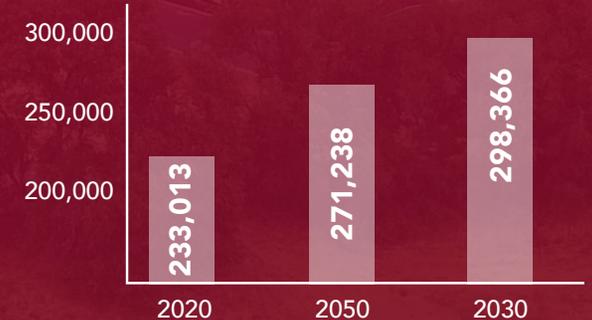
NAMPA



BOISE



CANYON COUNTY





**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

MICHAEL L. BERGMANN, SIOR

Principal | Director of Recruitment

C. 208.999.1743

michaelb@leeidaho.com

BRIAN FORDE

Associate

C. 208.573.4978

brianf@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com