

FOR LEASE | 8,500 SF Industrial Building | \$1.01/SF

3653 East Comstock Avenue | Nampa, Idaho 83687



Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

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

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Property and Lease Summary

- **Lease Rate:** \$1.01/SF/Month (NNN)
- **Total Building Size:** 8,500 SF
- ⇒ **Office Area:** 1,000 SF and 1,000 SF Mezzanine
- ⇒ **Warehouse Area:** 7,500 SF
- **Zoning:** IL

Property Highlights

- Two 12' X 14' Roll Up Doors
- 20' Clear Height
- Two Private Offices
- Open Conference Room
- Reception Area and Mezzanine
- (2) Restrooms with Shower
- 600 Amps
- Fully Air-Conditioned Warehouse
- Easy Access to I-84
- **Sublease available through October 30, 2027**
- **Longer Lease Term Available**



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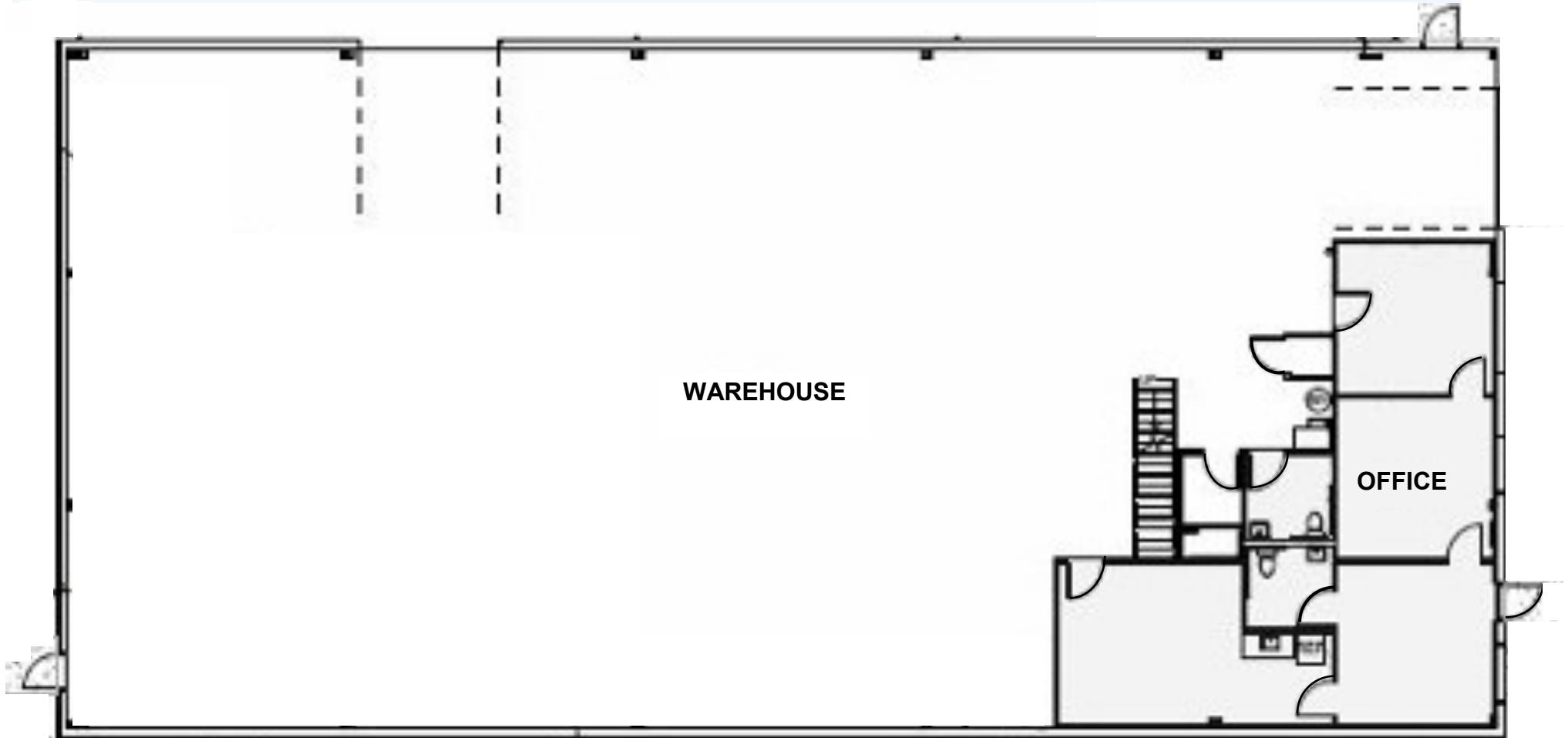


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**COLDWELL BANKER
COMMERCIAL**
TOMLINSON

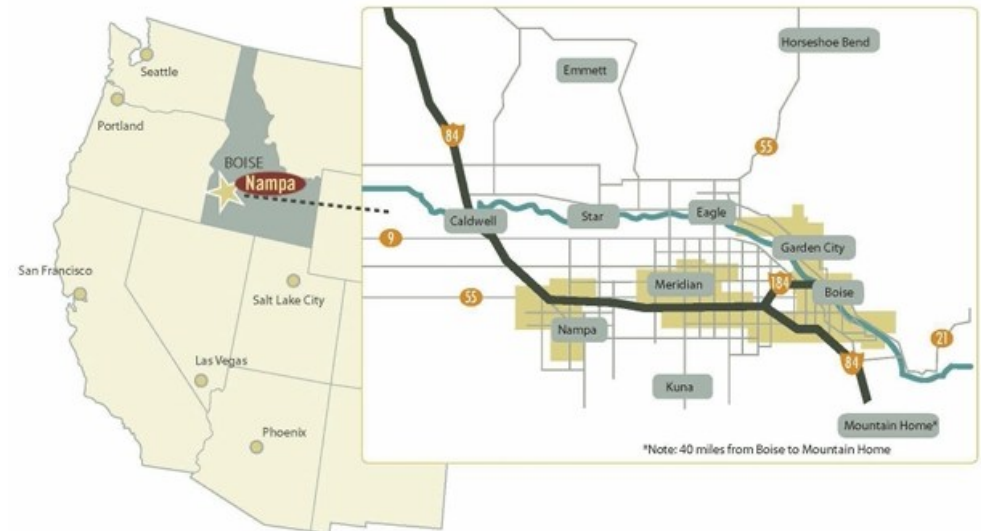


WHY Nampa?

AFFORDABILITY - Low Business Cost and low cost of living.

BUSINESS CLIMATE - Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. Businesses continue to flourish in the City of Nampa.

UNBEATABLE QUALITY OF LIFE - Everything you want and need in a big city minus the big city feel. From Excellent health care facilities to cultural institutions, vibrant public spaces to nature and recreational opportunities - Nampa has the key factors for a great quality of life.



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- Nampa is located about 20 miles west of Boise along Interstate 84 and is a principal city of the Boise - Nampa Metro area (Idaho's largest metropolitan area.) The city is centrally and ideally located to reach all western U.S. markets.
- Nampa is located just 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 each year.



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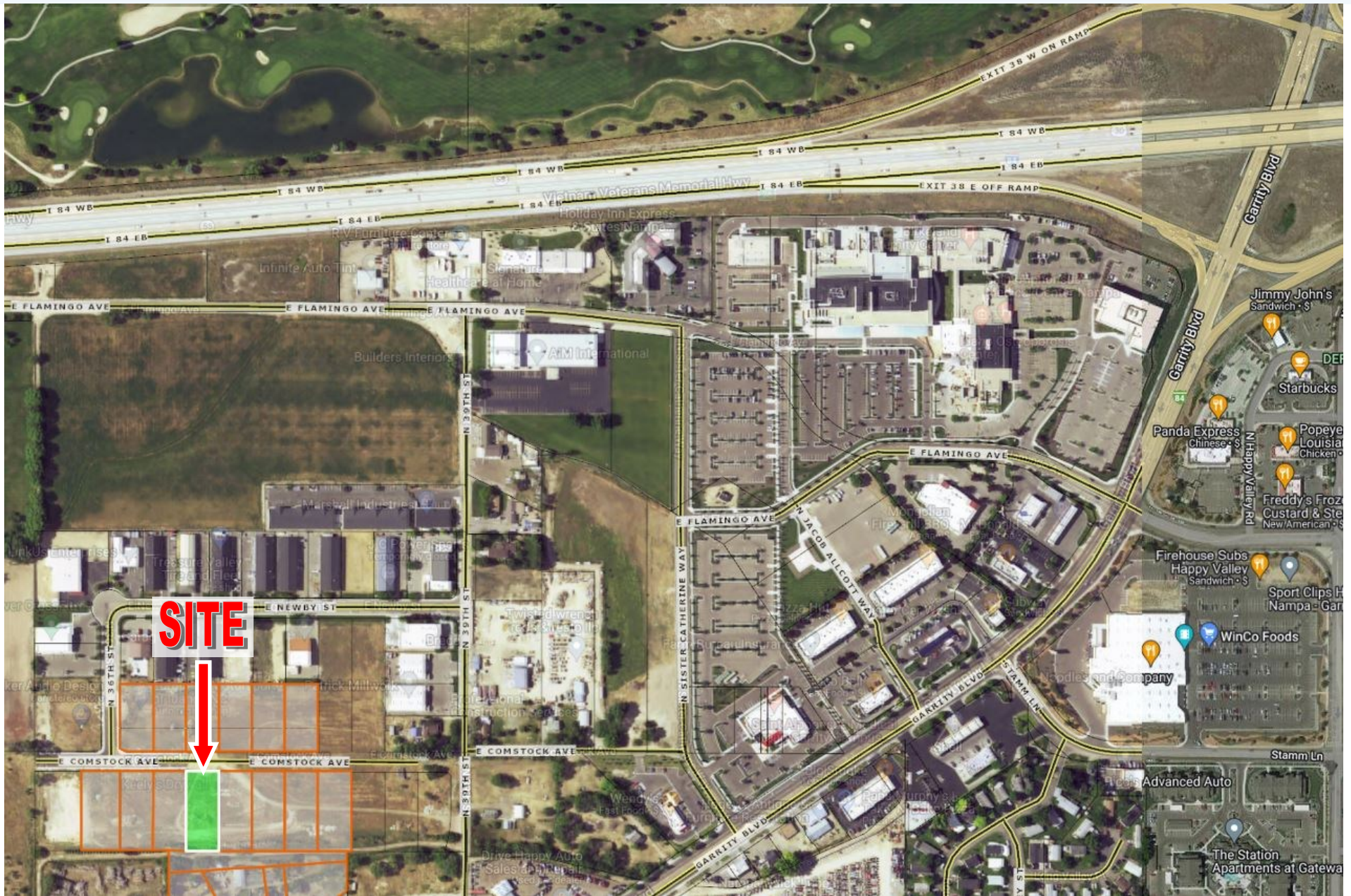


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