

Industrial Land for Lease

325 Chicago Street | Nampa, ID

1.51 acre lot, light industrial zoning, in established industrial area near amenities and I-84.

 *Price Reduction!*



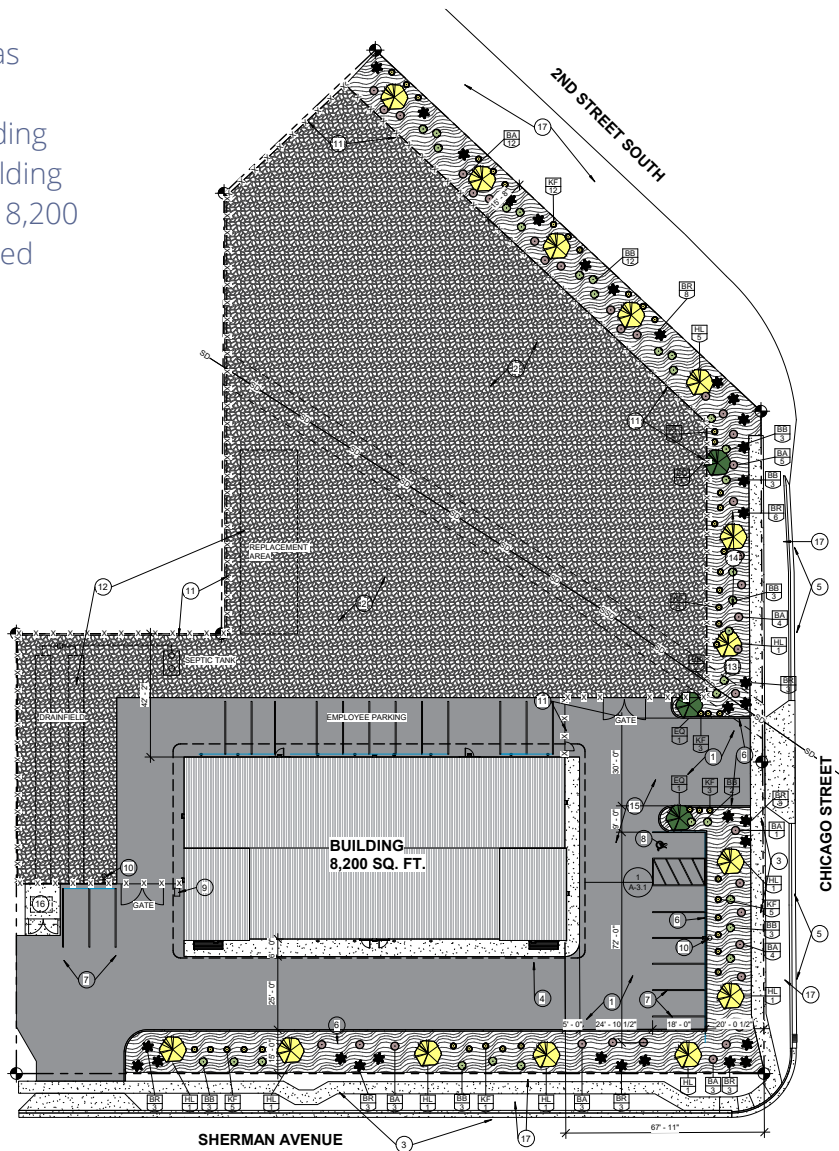
Steve Foster
+1 208 472 2834
steve.foster@colliers.com

Michael McNeight
+1 208 472 2865
michael.mcneight@colliers.com

Property Overview

Colliers is pleased to present this excellent industrial land opportunity in Nampa, Idaho. Strongly situated a short distance off Amity Road, this land opportunity is part of an established industrial area close to amenities and near Downtown Nampa.

The property owner has a fully designed and engineered set of building plans for industrial building totaling approximately 8,200 including fenced secured yard.



North

 **Price Reduction!**

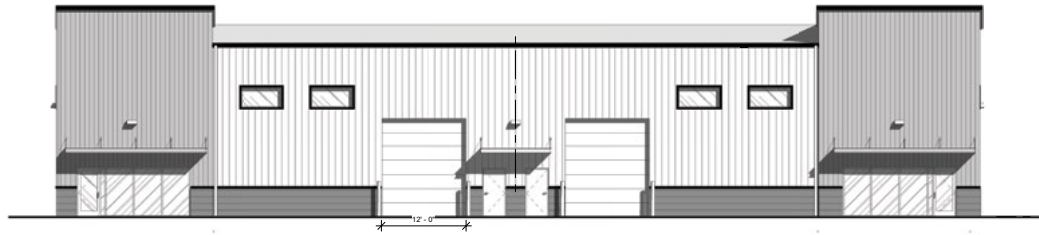
Property Type	Industrial Land
Land Size	±1.51 Acres
Location	Chicago & Sherman
Parcel No.	R31831010A0
Zoning	IL
Lease Rate	\$0.05/SF
Available	Now

Key Highlights

- Corner lot - Great street visibility
- ±1.51 Acres (65,776 sq. ft.)
- Shovel ready for development
- Fully designed and engineered plans for an 8,200 sq. ft. industrial building with yard available to buyer
- IL zoning
- Close to Nampa downtown and I-84

Elevations

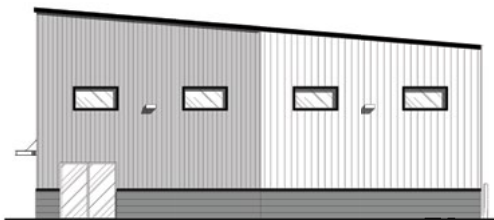
City Approved



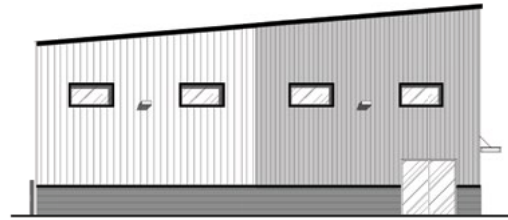
① BLDG. B. SOUTH ELEVATION
1/8" = 1'-0"



② BLDG. B NORTH ELEVATION
1/8" = 1'-0"



③ BLDG. B EAST ELEVATION
1/8" = 1'-0"



④ BLDG. B WEST ELEVATION
1/8" = 1'-0"



Property Gallery



Property Aerial



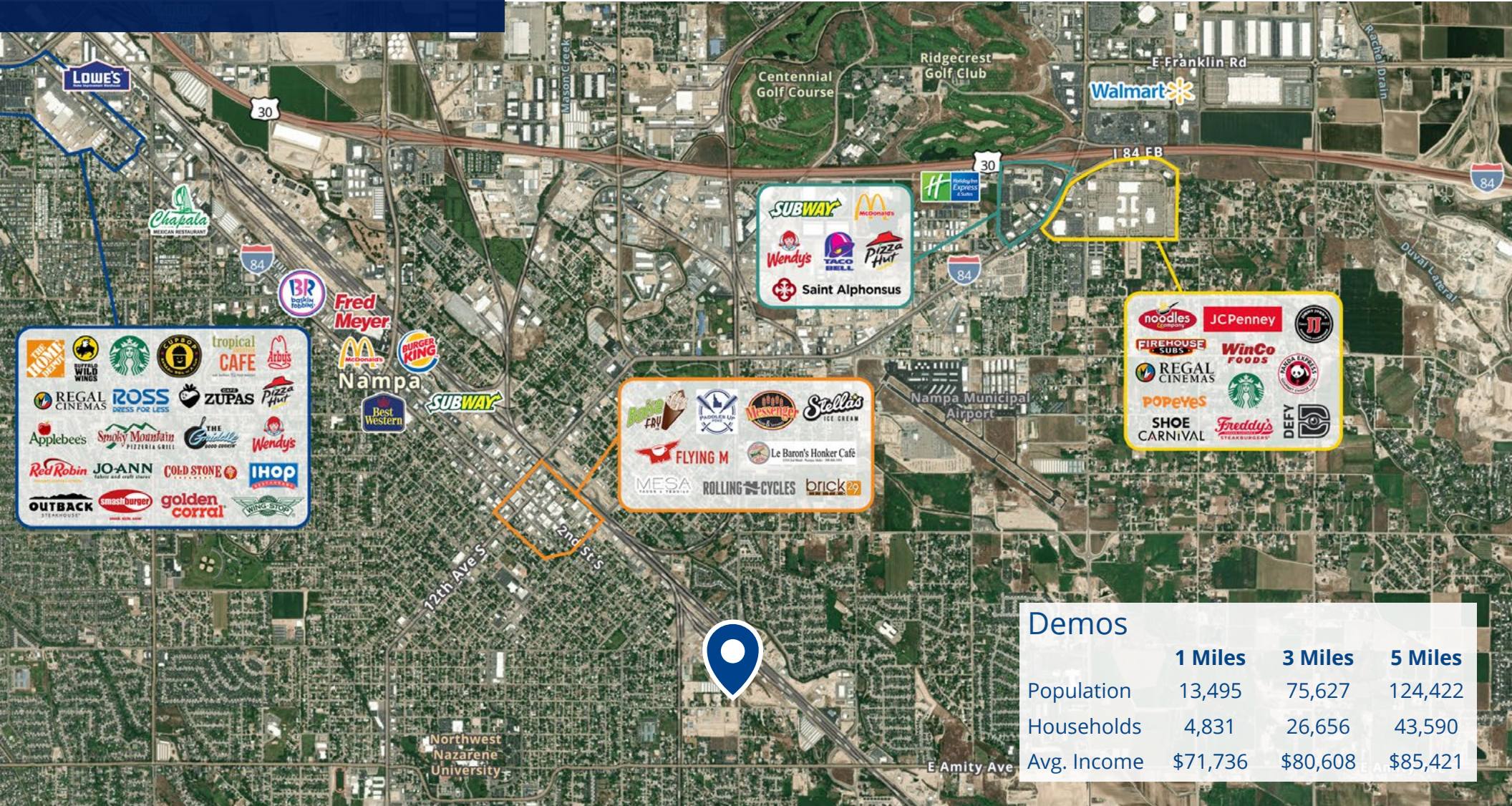
Downtown Nampa



Site



Location



Demos

	1 Miles	3 Miles	5 Miles
Population	13,495	75,627	124,422
Households	4,831	26,656	43,590
Avg. Income	\$71,736	\$80,608	\$85,421



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

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