

The Colliers logo, featuring the word "Colliers" in a white serif font on a dark blue background with a yellow and red horizontal stripe below it.

Colliers



**Available for**  
December Occupancy

For Lease

3773 E. Comstock Avenue  
Nampa, ID 83687

**Bryant Jones**  
+1 208 472 1663  
bryant.jones@colliers.com



*Can be leased with  
3749 E Comstock next door*

# Property Overview

Property Type	Industrial
Total Building Size	8,395 SF <i>(see right for breakdown)</i>
Land Size	0.55 acres
Yard	~6,000 SF paved yard
Zoning	IL
Year Built	2022
Ceiling Height	20'
Power	400 Amp   220v   3-Phase
Heating & Cooling	Warehouse and office temperature controlled
Lighting	LED and skylights



# Space Available

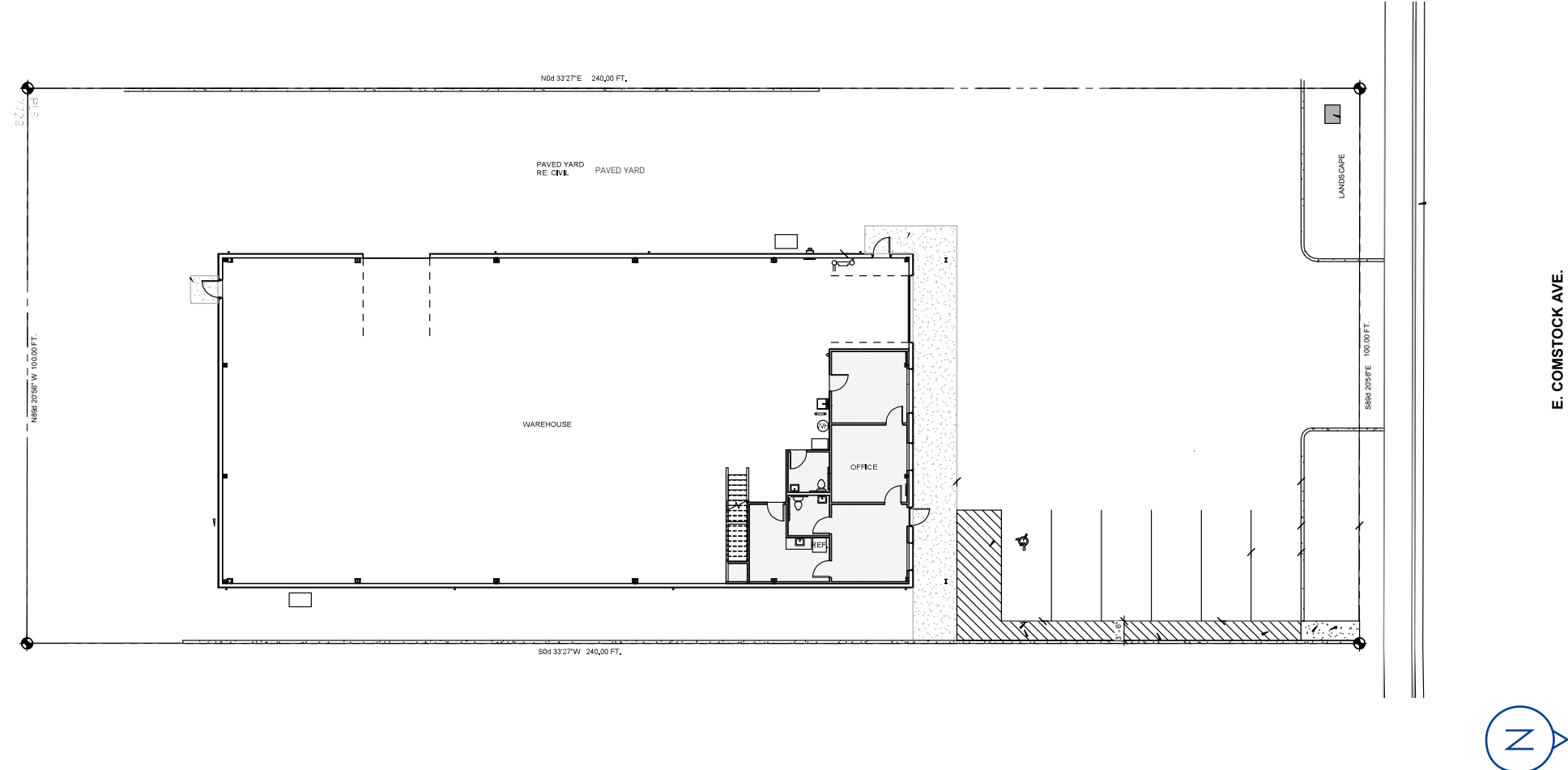
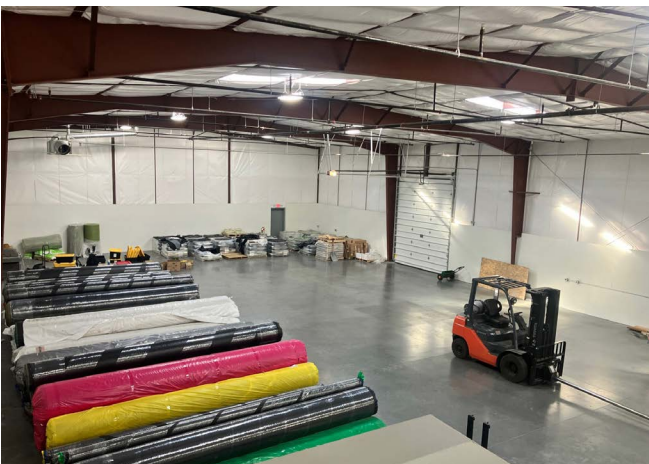
Suite	Size	Rate
Warehouse	6,605 SF	
Office	895 SF	
Mezzanine	895 SF	
Paved Yard	~6,000 SF	
<b>Total</b>	<b>8,395 SF</b>	<b>\$8,815 + NNN</b>

NNN fees \$0.23 PSF  
Total NNN fees \$1,930

# Key Highlights

- Available December 2025
- Located in industrial hub
- HVAC in warehouse
- Paved yard
- Fully sprinkled
- Can be leased with 3749 E Comstock next door

# Site Plan



The floor plan shows a large Warehouse area on the left, a Paved Yard at the bottom left, and a service area on the right. The service area includes two Offices, a Reception area, a Break Room, and two Toilets. The plan is oriented with North at the top. Dimensions are provided for all major areas and rooms. A title block is located in the bottom right corner.

**Warehouse:** 12' - 0" x 12' - 0" (approximate dimensions). Note: A VAPOR BARRIER IS NOT REQUIRED UNDER THE SLAB OF THE WAREHOUSE PER IBC SECTION 1907.1 EXCEPTION 3. ANY MIGRATION OF MOISTURE THROUGH THE SLAB WILL NOT BE DETRIMENTAL TO THE INTENDED OCCUPANCY OF THE BUILDING.

**Paved Yard:** 12' - 0" x 12' - 0" (approximate dimensions).

**Service Area:**

- Office 1:** 12' - 0" x 14' - 0"
- Office 2:** 12' - 0" x 14' - 0"
- Reception:** 14' - 0" x 14' - 0"
- Break Room:** 14' - 9 1/2" x 14' - 0"
- Toilets:** 7' - 0" x 7' - 0" (approximate dimensions)

**Dimensions:**

- Overall width: 20' - 1 1/2"
- Overall depth: 60' - 3"
- Warehouse depth: 12' - 0"
- Paved Yard depth: 12' - 0"
- Office depth: 14' - 0"
- Reception depth: 14' - 0"
- Break Room depth: 14' - 0"
- Toilets depth: 7' - 0"

**North Arrow:** Located in the bottom right corner, pointing towards the top of the page.

**Title Block:** Located in the bottom right corner, containing the following information:

- Project Name: [Redacted]
- Client: [Redacted]
- Architect: [Redacted]
- Scale: 1/8" = 1'-0"
- Date: [Redacted]
- Sheet: [Redacted]





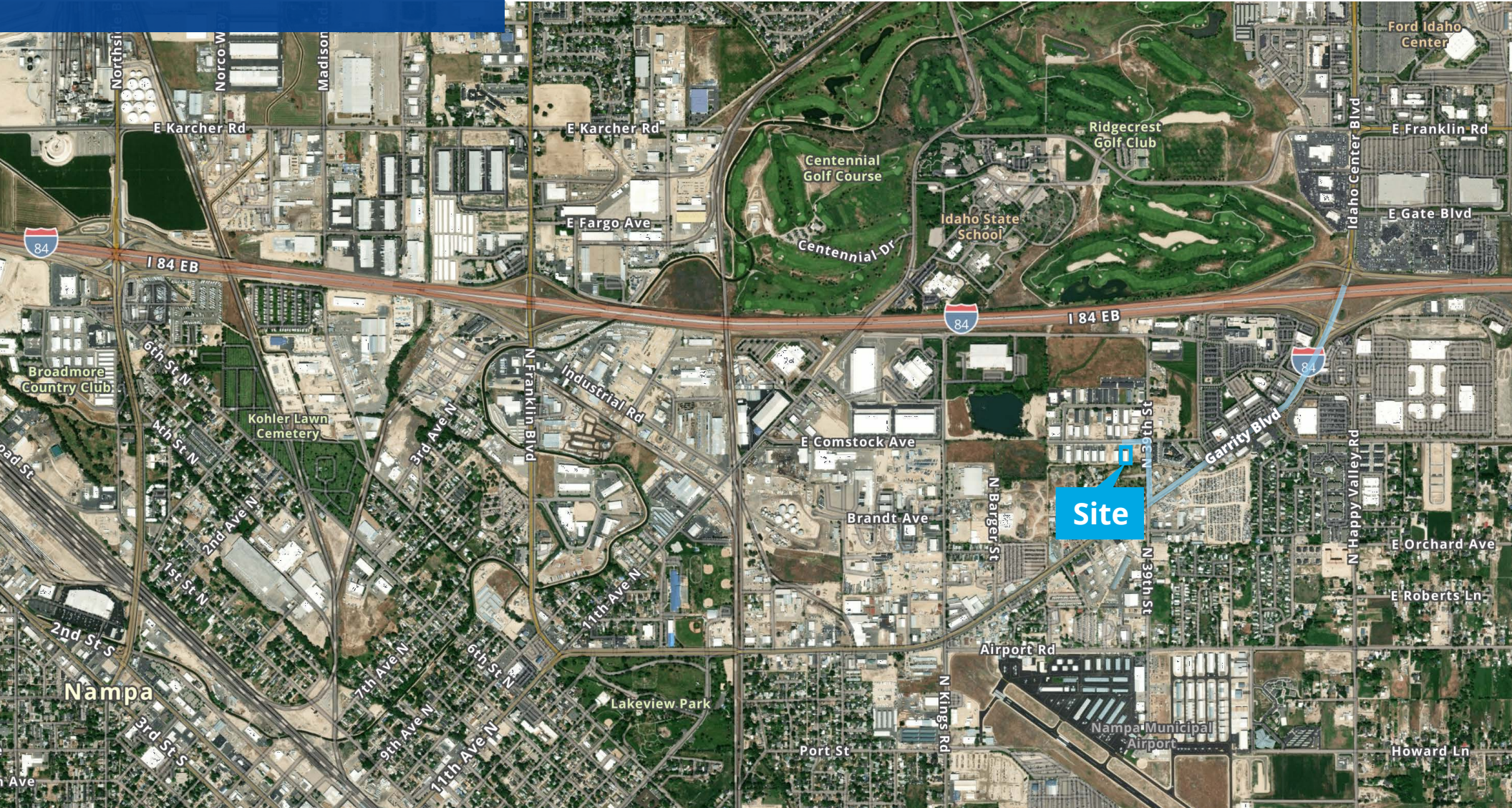
# Location



[Google Map](#)



[Street View](#)



5700 E Franklin Road, Suite 205  
Nampa, Idaho 83686  
+1 208 472 1660  
[colliers.com/idaho](https://colliers.com/idaho)

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