

2520 SUNDANCE ROAD

INDUSTRIAL SPACE FOR LEASE | NAMPA, ID 83651



MIKE ARNOLD
208.957.5609
mikea@tokcommercial.com

MARK BOUCHARD
208.357.4995
mark@tokcommercial.com

DARREN PUETZ
208.656.2273
darren@tokcommercial.com

BRADLEY NICOLL
208.243.8036
bradley@tokcommercial.com

Strategic Location within minutes of I-84

Versatile 6,667SF warehouse layout ideal for a variety of industrial uses

Quality 1,333 SF office build-out

Close to Nampa's commercial core, offering convenient access to workforce and amenities

Spacious layout suitable for manufacturing, warehousing, or distribution operations

SPACE:	RATE/SF:	MONTHLY:	NNN:
Suite A	RSF:		
Office	1,333 SF		
Whse	6,667 SF		
Total	8,000 SF	\$0.95/SF	\$7,600 SF TBD

BLDG SIZE:	20,400 SF	LEASE TERM:	3-5 Years
CLEAR HEIGHT:	20'	AVAILABLE:	Immediately
GRADE LEVEL:	(4) 12' x 12'	ZONING:	IL- Industrial

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 6.2.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



AVAILABLE SPACE

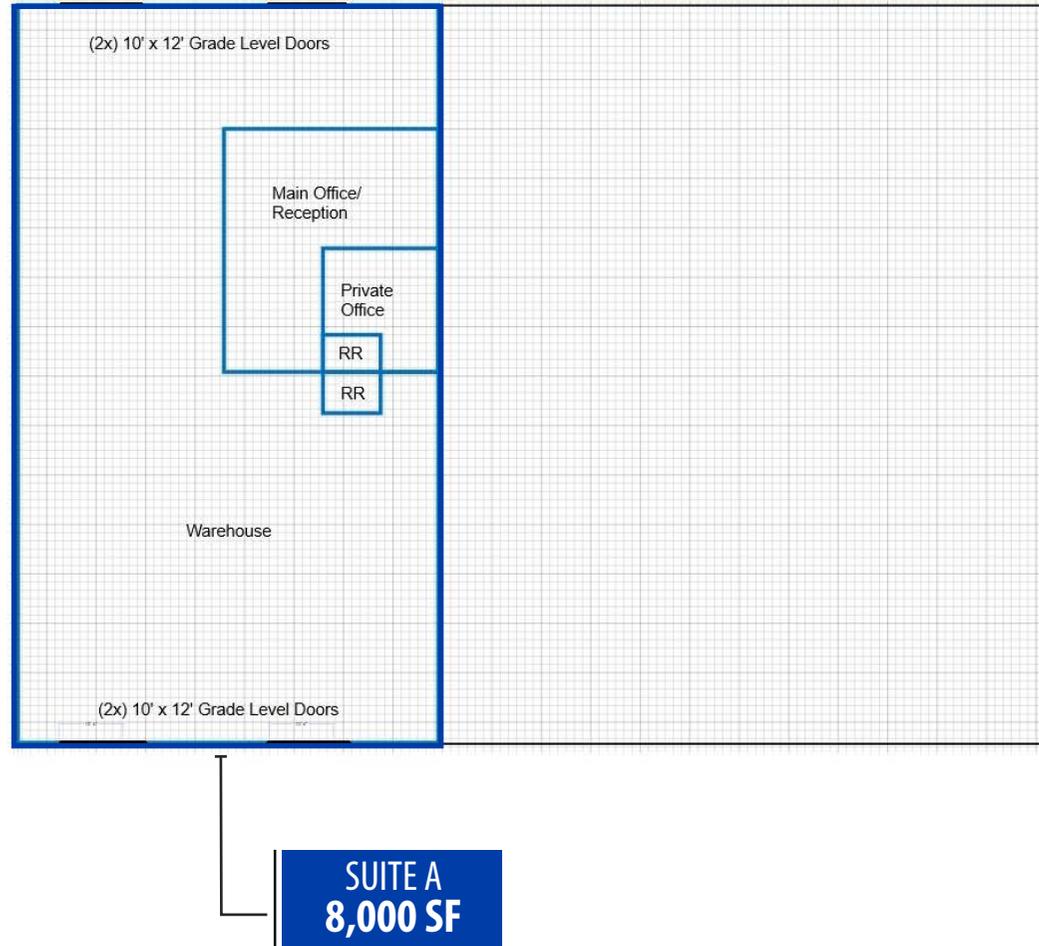
SPACE: **RATE/SF:** **MONTHLY:** **NNN:**

Suite A RSF:

Office 1,333 SF

Whse 6,667 SF

Total 8,000 SF \$0.95/SF \$7,600 SF TBD



FLOOR PLAN

UPDATED: 6.2.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

INTERIOR PHOTOS



UPDATED: 6.2.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

EXTERIOR PHOTOS



UPDATED: 6.2.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK

COMMERCIAL



JO-ANN
BIG 5
ROSS
HARBOR FREIGHT

KARCHER RD

WinCo
FOODS
O'Reilly

EXIT 33

LESS THAN 1 MILE FROM SITE



HOBBY LOBBY
Durlington
Panera
BREAD
PET SMART
Chick-fil-A
DISCOUNT TIRE
SPORTSMAN'S WAREHOUSE
the school
McDonald's
DICK'S SPORTING GOODS

LESS THAN 1.5 MILES FROM SITE

MIDLAND BLVD

MARKETPLACE BLVD

TARGET
COSTCO WHOLESALE
ULTA
KOHL'S
St Luke's

UPDATED: 6.2.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.