

**THE ONLY
CENTRALLY-LOCATED
CONDOS IN THE
VALLEY!**

NAMPA | STAR | EAGLE | MERIDIAN



BRAND-NEW, PRIVATE STORAGE CONDOS FOR SALE

4751 USTICK ROAD | USTICK & STAR ROADS



4
7
5
1

Tok COMMERCIAL
REAL ESTATE

AVAILABLE IMMEDIATELY!

**OWN YOUR
STORAGE CONDO!**

CONDO SIZES FROM
750 SF TO 1,500 SF

SECURE UNITS
WITH AC & HEATING!

LENNY NELSON

208.947.0806 | lenny@tokcommercial.com

SEAN EDWARDS

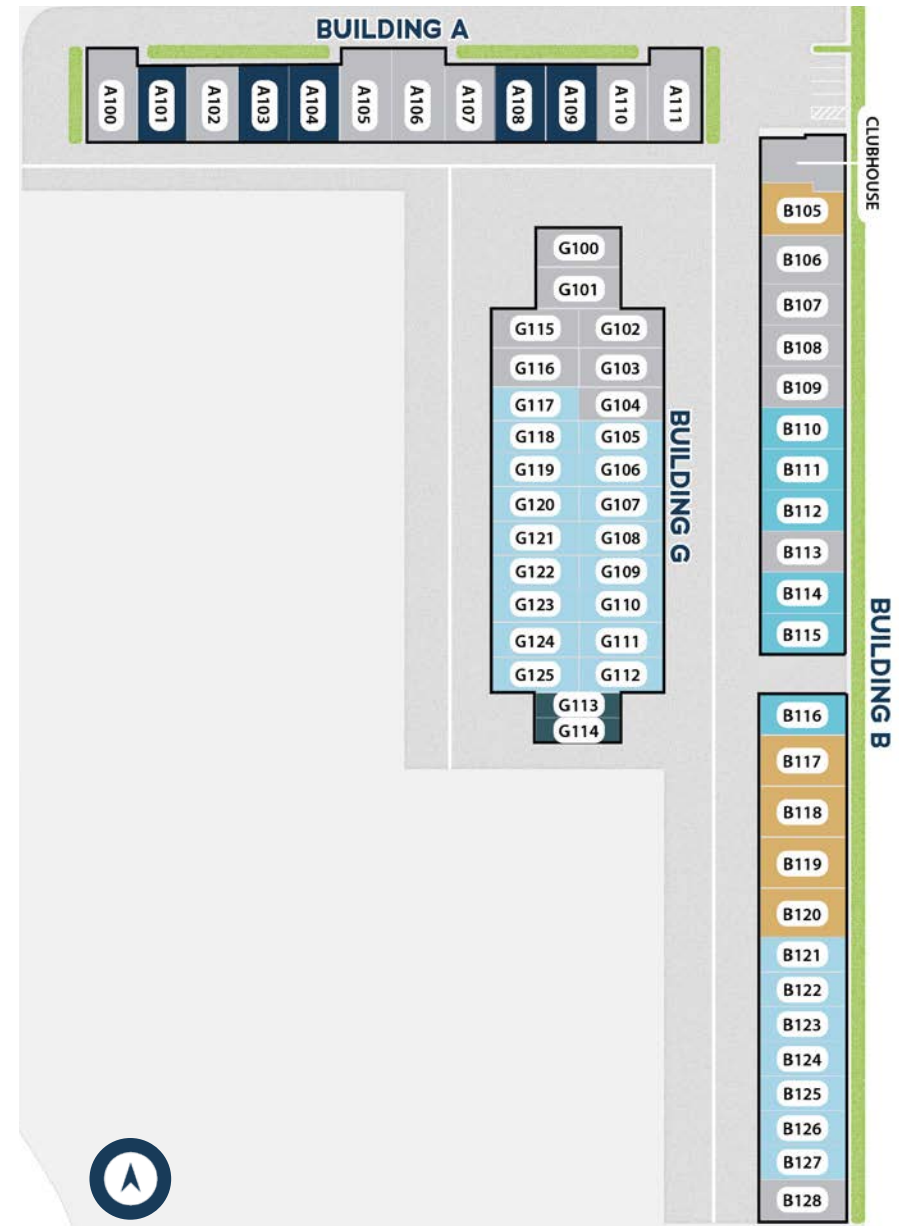
208.412.7763 | sean@tokcommercial.com

ASHLI RUMPP

208.559.8260 | ashli@tokcommercial.com

SITE MAP

[SEE FOLLOWING PAGES FOR PRICING & DETAILS]



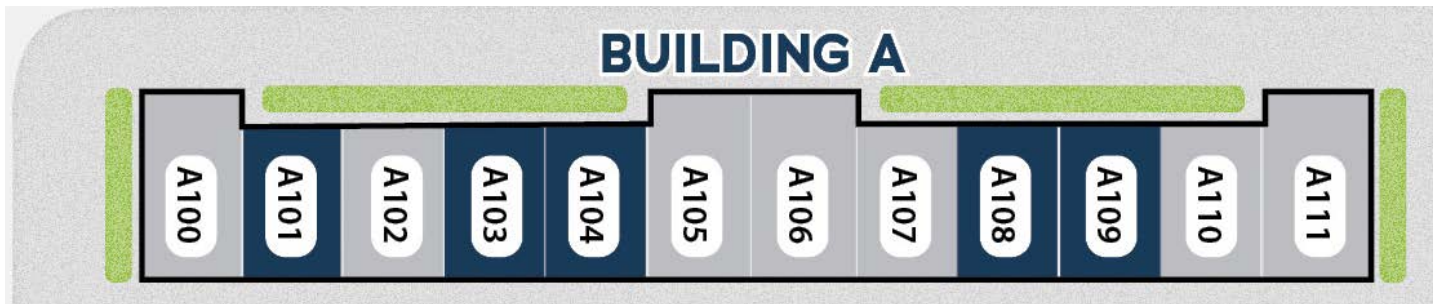
[2] CLUB STORAGE CONDOS

UPDATED: 7.8.2026

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AVAILABLE SPACES



30 x 45
SOLD!

BUILDING A

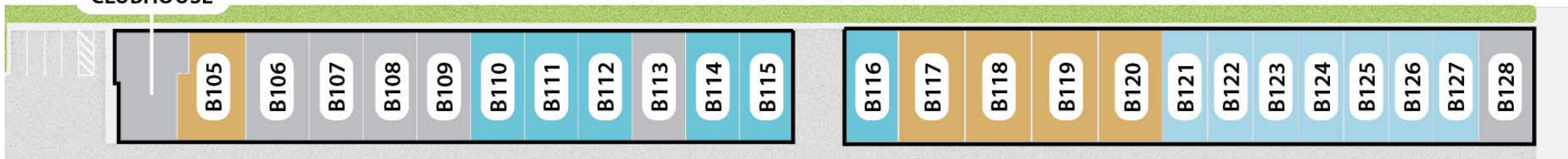
UNIT #	UNIT SIZE	PRICE	SQ. FT.	ADDITIONAL
A100	SOLD			
A101	30X45	\$290,000.00	1,350	MAN DOOR
A102	SOLD			
A103	30X45	\$280,000.00	1,350	MAN DOOR
A104	30X45	\$280,000.00	1,350	MAN DOOR
A105	SOLD			
A106	SOLD			
A107	SOLD			
A108	30X45	\$280,000.00	1,350	MAN DOOR
A109	30X45	\$280,000.00	1,350	MAN DOOR
A110	SOLD			
A111	SOLD			



AVAILABLE SPACES

CLUBHOUSE

BUILDING B



BUILDING B

UNIT #	UNIT SIZE	PRICE	SQ. FT.	NOTES	UNIT #	UNIT SIZE	PRICE	SQ. FT.	NOTES
B105	30X50	\$310,000.00	1,500	MAN DOOR	B122	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B106	SOLD				B123	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B107	SOLD				B124	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B108	SOLD				B125	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B109	SOLD				B126	SOLD			
B110	24X50	\$240,000.00	1,200	MAN DOOR	B127	25X50	\$240,000.00	1,250	ROLL-UP DOOR ONLY
B111	24X50	\$240,000.00	1,200	MAN DOOR					
B112	SOLD								
B113	24X50	\$240,000.00	1,200	MAN DOOR					
B114	24X50	\$240,000.00	1,200	MAN DOOR					
B115	24X50	\$240,000.00	1,200	MAN DOOR					
B116	SOLD								
B117	30X50	\$310,000.00	1,500	MAN DOOR					
B118	30X50	\$310,000.00	1,500	MAN DOOR					
B119	30X50	\$310,000.00	1,500	MAN DOOR					
B120	20X50	\$310,000.00	1,000	MAN DOOR					
B121	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY					

 **24 x 50**
 **20 x 50**
 **30 x 50**
 **SOLD!**



COMMERCIAL

G110

G109

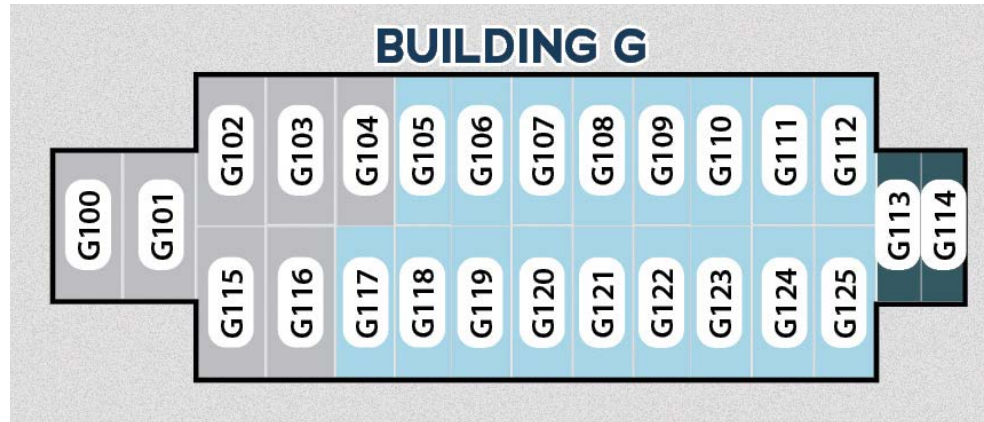
G108

G107

G106

G105

AVAILABLE SPACES



20 x 50
15 x 50
SOLD!

BUILDING G

UNIT #	UNIT SIZE	PRICE	SQ. FT.	ADDITIONAL
G100	SOLD			
G101	SOLD			
G102	SOLD			
G103	PENDING			
G104	SOLD			
G105	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G106	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G107	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G108	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G109	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G110	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G111	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G112	20X50	\$214,000.00	1,000	MAN DOOR

UNIT #	UNIT SIZE	PRICE	SQ. FT.	ADDITIONAL
G113	15X50	\$199,000.00	750	DRIVE THRU
G114	15X50	\$199,000.00	750	DRIVE THRU
G115	SOLD			
G116	SOLD			
G117	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G118	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G119	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G120	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G121	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G122	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G123	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G124	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G125	20X50	\$214,000.00	1,000	MAN DOOR

TOP OF THE LINE FACILITY FEATURES



STANDARD UNIT FEATURES



Excellent Location
For Business Functions
& Inventory Storage



Well-Suited For
RVs, Boats, Collector
Cars & More



Insulated & Climated
Controlled via HVAC
Heating & Cooling



Fully Fenced with
Security Cameras &
Firewalls Between
Condos



Spacious, 18'
Ceiling Height
In All Units



High Clearance
14'x16' Roll Up Doors
with Automatic Openers



Standard Fiber
Reinforced Concrete
Floors - Upgrades
Available



Relaxing Clubhouse with
Wifi, Full Kitchen, TV,
Restrooms and Shower



Durable Insulated Metal
Walls Designed to
Enhance Climate Control



100 Amps of
Power Available

OPTIONAL UNIT UPGRADES



Epoxy Coated
Flooring Available
For a Polished Floor
Finish



Drywall and Paint
Available For A
Customized Unit
Interior



Contact Agents
For Details
On Additional
Upgrades!

NEWLY BUILT IN

2025



*The team here is incredible! They
are professional and willing to go
the extra mile to ensure a smooth
experience! The storage condos
themselves are high-tech access,
and well-maintained!*

GOOGLE REVIEW

***PLANNED RV DUMP IN PHASE II**



CLUB HOUSE



CLUB HOUSE - INTERIOR



UPGRADED UNIT
DRYWALL | PAINT | EPOXY FLOOR



STANDARD UNIT
METAL WALLS | CONCRETE FLOORS

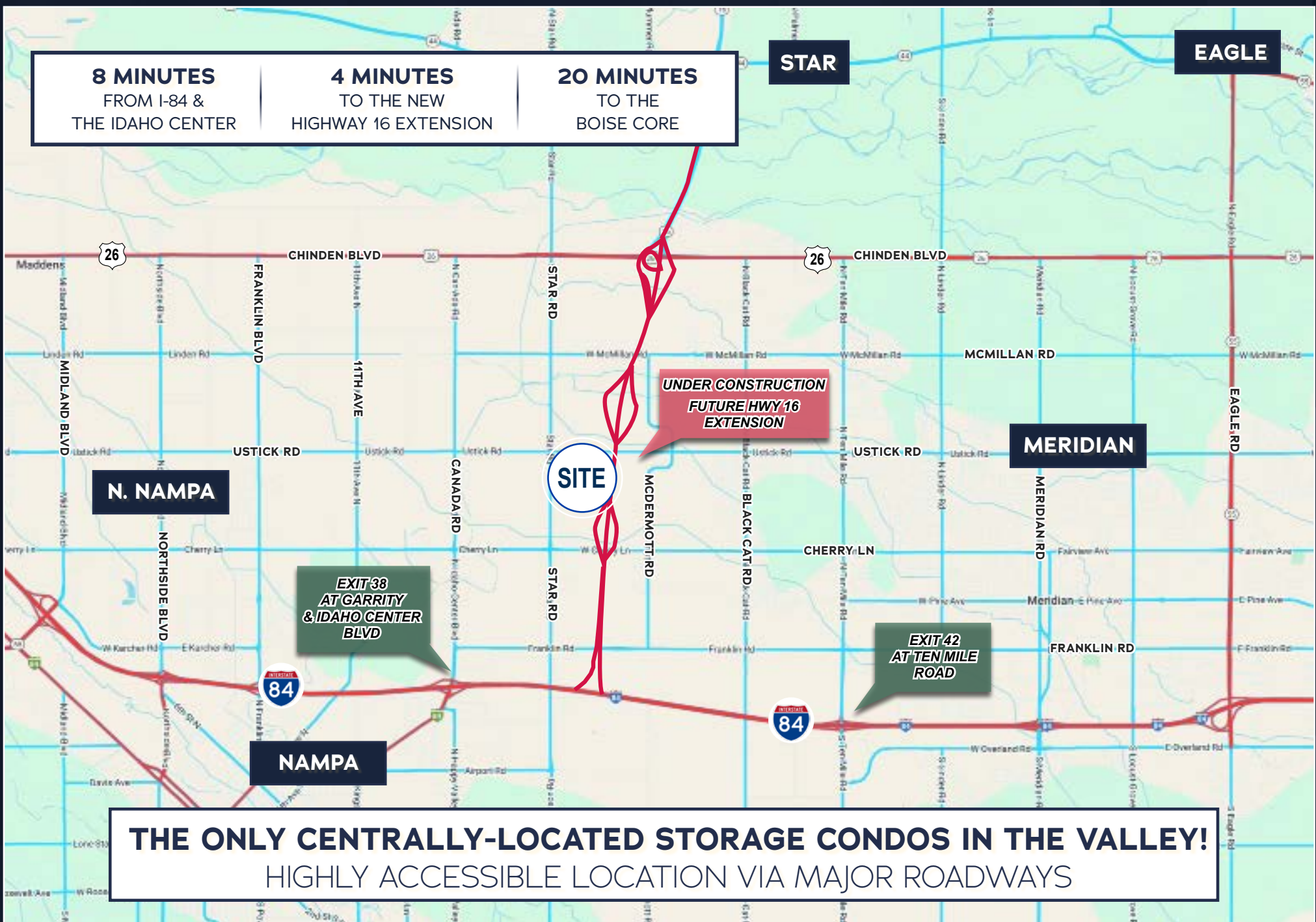


[8] CLUB STORAGE CONDOS

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CONTACT AGENTS FOR SHOWING