



**MARK BOTTLES**  
REAL ESTATE SERVICES

INDUSTRIAL BUILDING  
**FOR SALE**



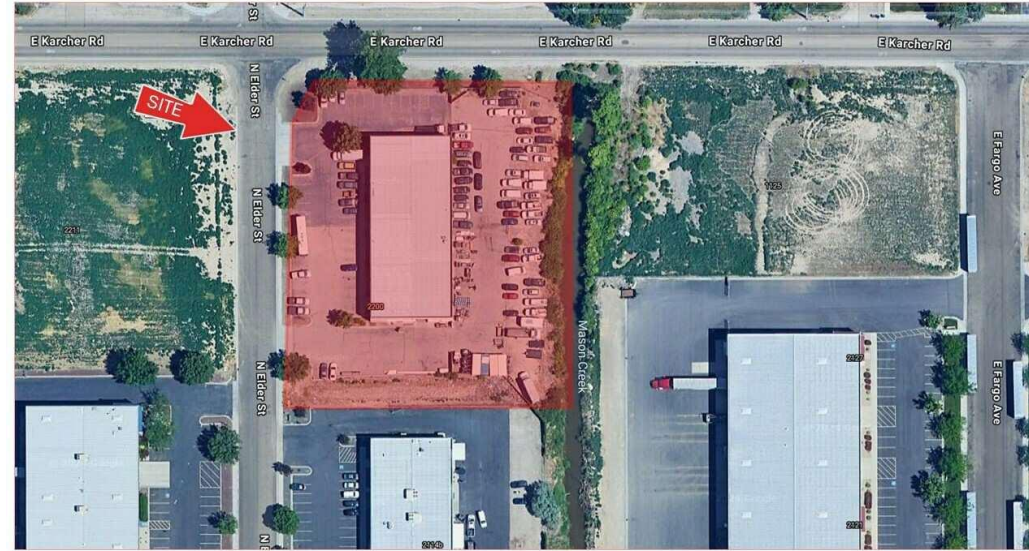
2200 - 2210 N ELDER ST | NAMPA, ID 83687

## PROPERTY DESCRIPTION

Prime investment or owner/occupant opportunity with this 15,950 SF Warehouse Building in Nampa, ID. Built in 1996, this property comprises two demised spaces, with 2,460 SF total office space. On a large 1.98-acre lot, the building has a reinforced concrete slab foundation and steel framed construction with stucco siding. Strategic corner location at SEC Karcher and Elder, the property is zoned I-L and has a large fenced yard. Currently occupied on a month-to-month basis with investor or owner occupant opportunities. Contact the listing agent for showings and further details.

## PROPERTY HIGHLIGHTS

- 15,950 SF includes 2,460 SF office space
- Demised to two spaces
- 1.98 acres with large fenced yard
- Steel framed construction with stucco siding
- Reinforced concrete slab foundation
- Built in 1996
- Corner location SEC Karcher and Elder
- 14' OH doors
- Clear 20' height
- Close access to I-84
- Two ingress points on Elder Street
- Zoned I-L
- Current tenant is month to month
- Contact listing agent for showings



## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	1.98 Acres
Building Size:	15,950 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	212	1,801
Total Population	34	567	4,852
Average HH Income	\$87,883	\$60,810	\$63,490

## DAVE BOHECKER

208.230.3309  
dave@markbottles.com

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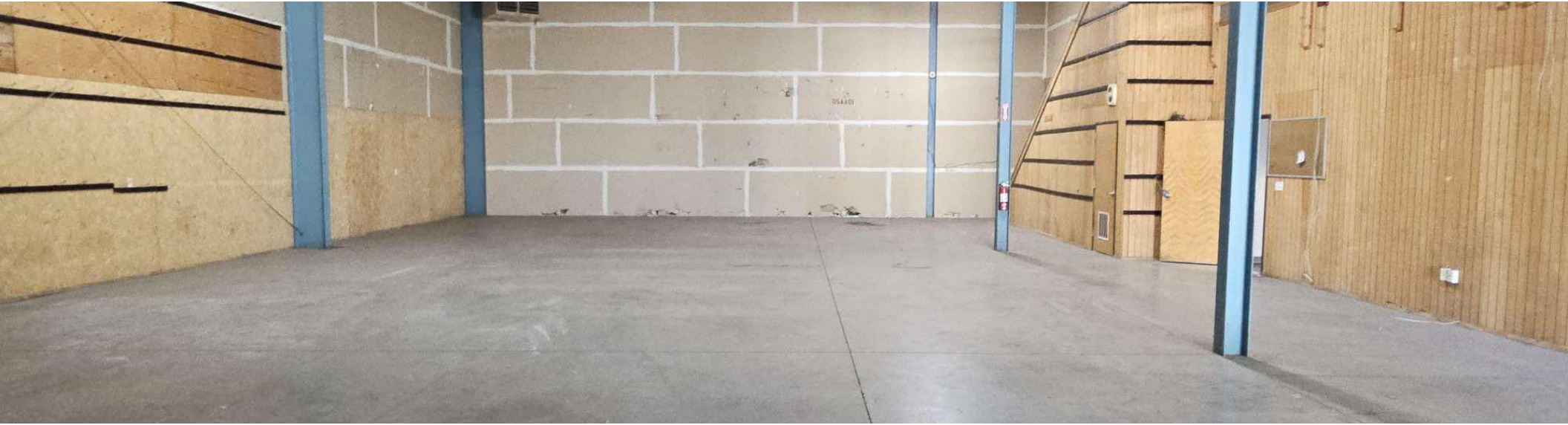
839 S. Bridgeway Place, Eagle, ID 83616-6097  
208.377.5700 | markbottles.com



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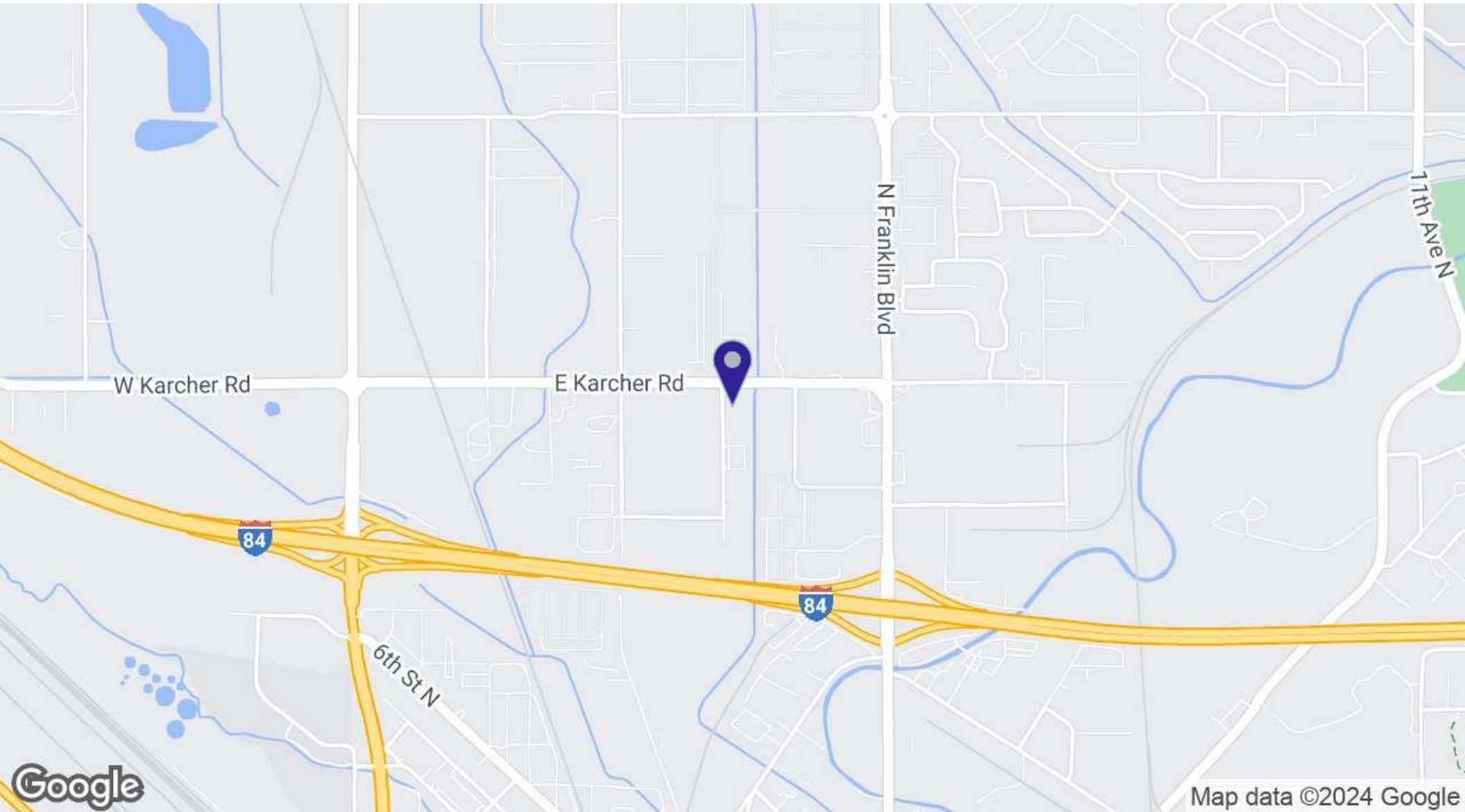
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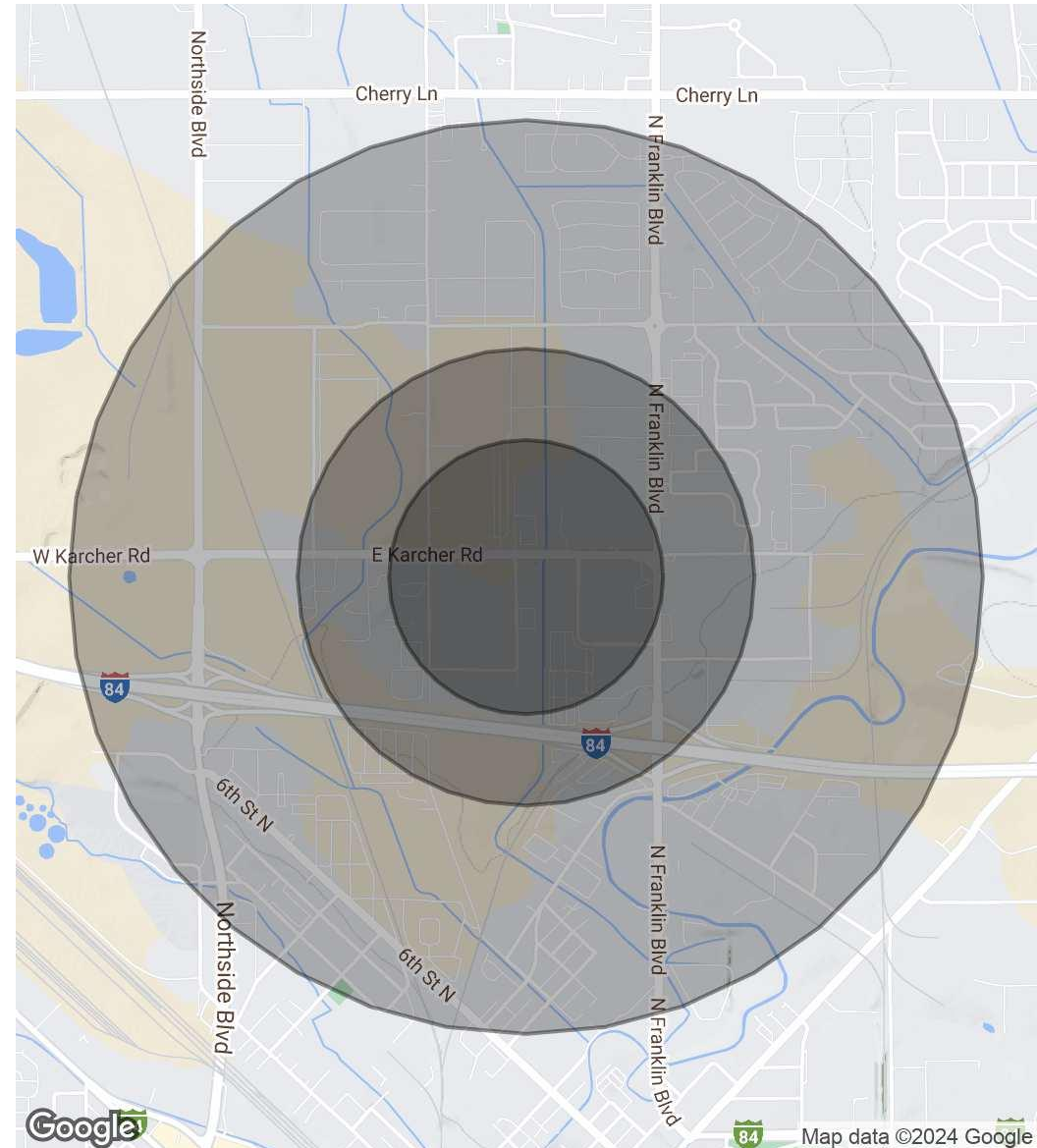
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	34	567	4,852
Average Age	38	37	36
Average Age (Male)	38	36	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	212	1,801
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$87,883	\$60,810	\$63,490
Average House Value	\$498,026	\$424,773	\$395,799

*Demographics data derived from AlphaMap*



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