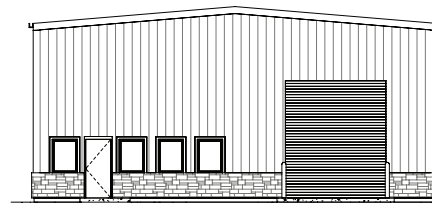
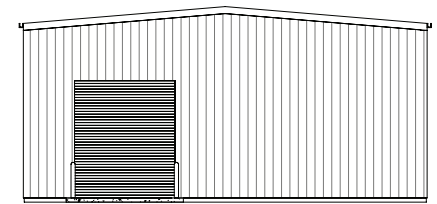


For Sale Industrial Buildings

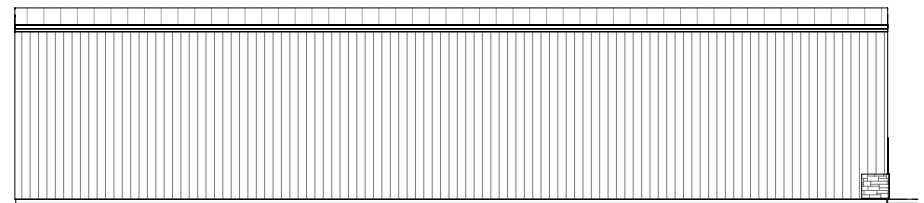
3400 N. Black Butte Court
| Nampa, ID



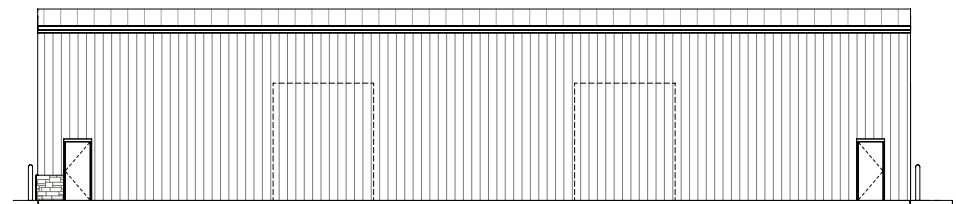
Elevation - End Wall Grid 1



Elevation - End Wall Grid 5



Elevation - Side Wall Grid A



Elevation - Side Wall Grid C

Jack Cosca
208 297 0530
jack.cosca@colliers.com

John Starr
208 871 0546
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755 West Front Street, Suite 300
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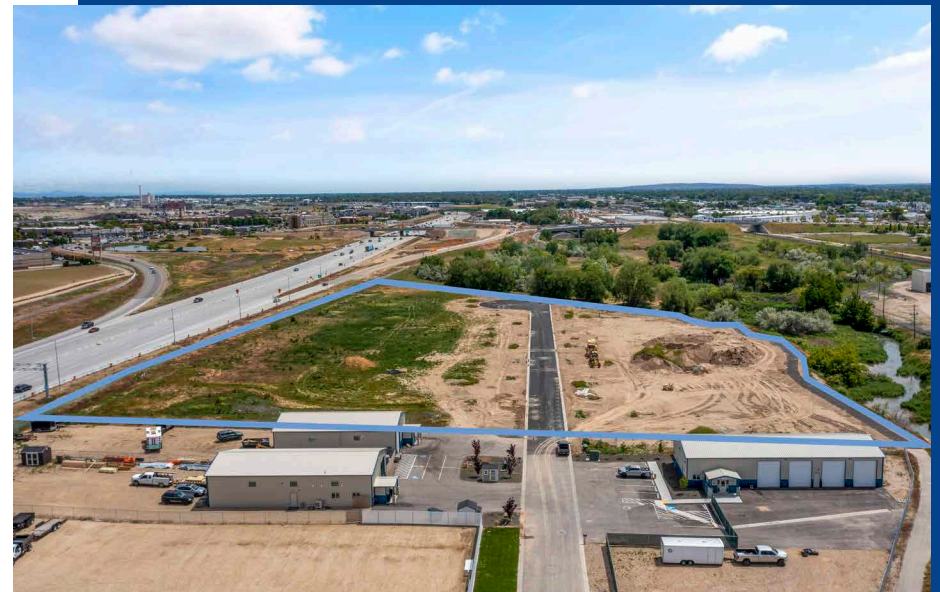


Property Overview

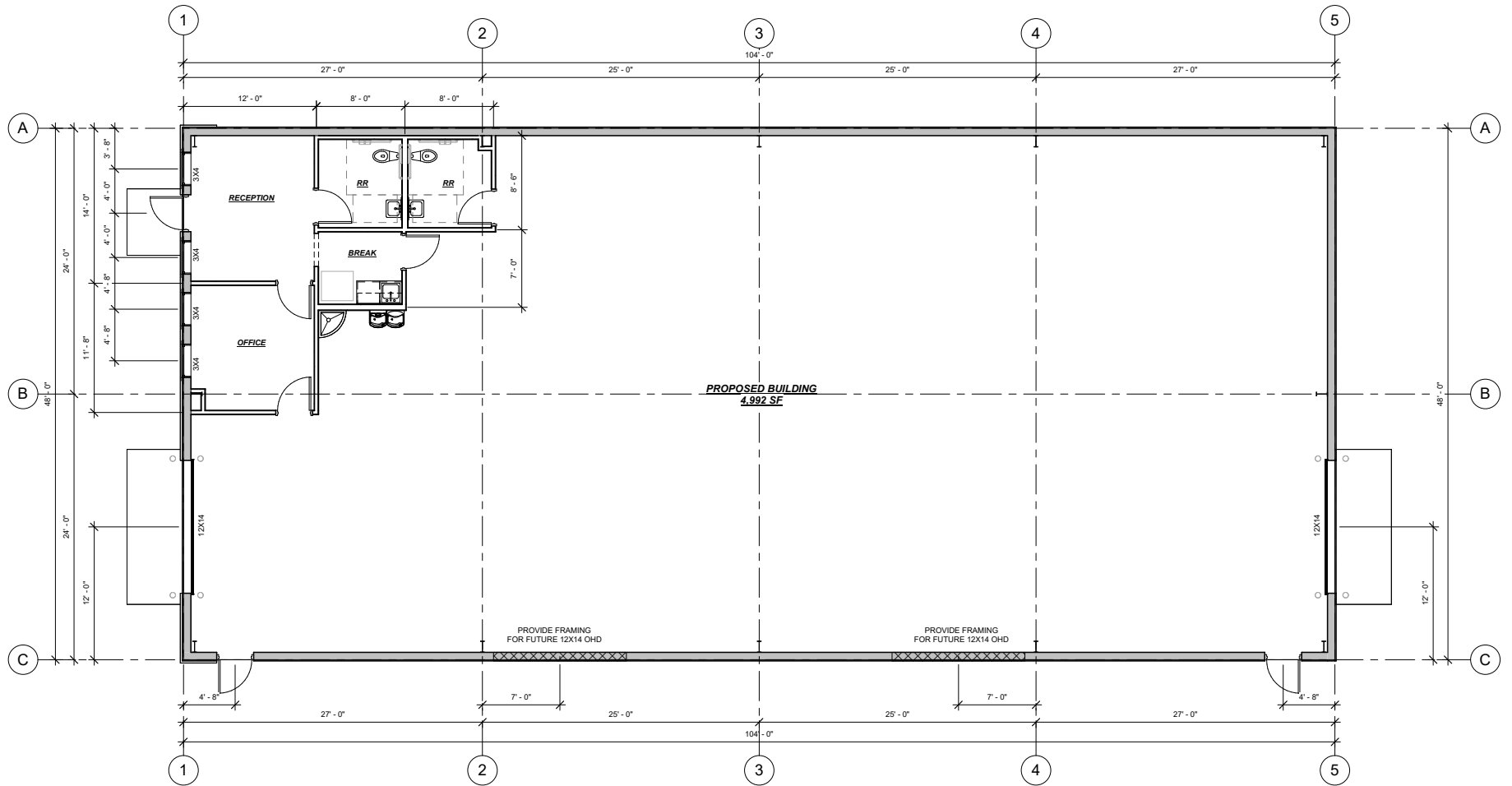
Property Type	Industrial Warehouse with Yard
Total Building Size	4,992 SF
Warehouse	4,512 SF
Office	480 SF
Construction Type	Metal
Year Built	January 2025
Acres	0.39-0.79 Acres
Zoning	IL
Yard	0.27-67
Ceiling Height	20'
Grade Level Drive-In Doors	2 - 12' x 14'
Fire Suppression	Yes
Parking	2+1 ADA & 3+1 ADA
Power	3 Phase 400 Amp
Lighting	LED High Bay Lighting
Heating & Cooling	HVAC & Heating in Warehouse

Highlights

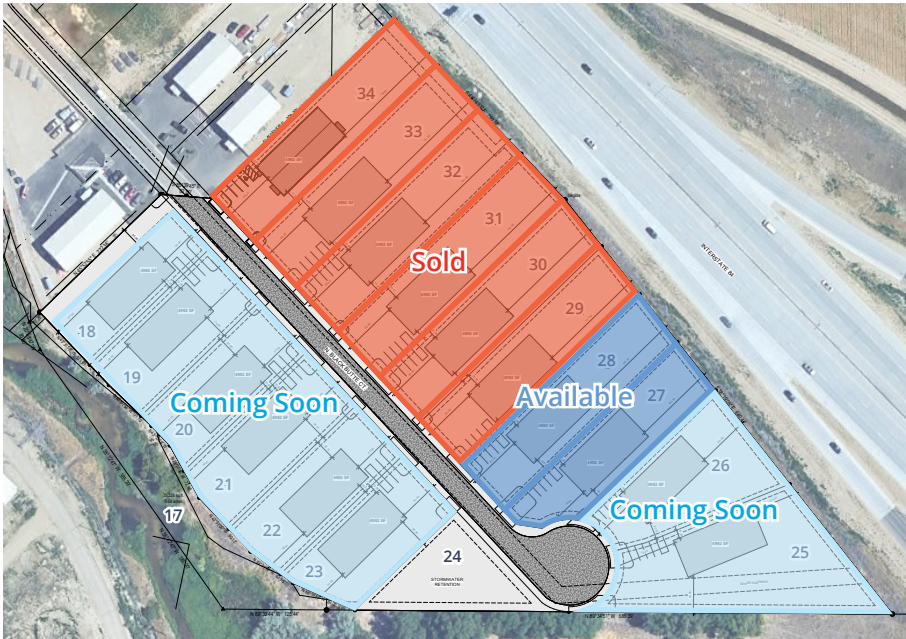
- Excellent I-84 visibility with 67,500 VPD
- Rare owner user industrial buildings
- Functional warehouse/office floorplan
- Drive through bay
- Mezzanine storage over office



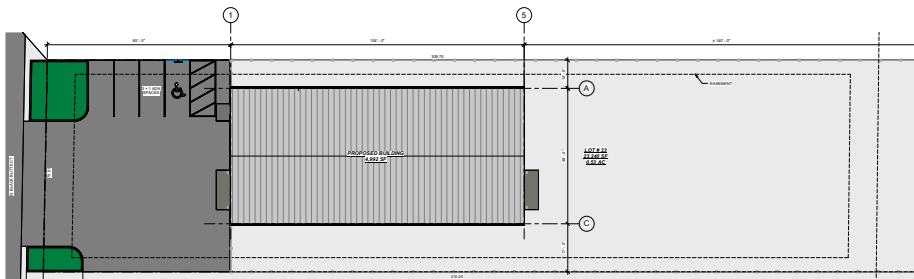
Floor Plan



Site Plan



Enlarged Site Plan



Parcel No.	Lot Size (AC)	Building SF	Price
27*	0.46	4,992 SF	Unpriced
28*	0.50	4,992 SF	Unpriced
29*	0.51	4,992 SF	Sold
30*	0.51	4,992 SF	Sold
18	0.41	4,992 SF	Coming Soon
19	0.41	4,992 SF	Coming Soon
20	0.39	4,992 SF	Coming Soon
21	0.44	4,992 SF	Coming Soon
22	0.41	4,992 SF	Coming Soon
23	0.42	4,992 SF	Coming Soon
25*	0.79	4,992 SF	Coming Soon
26*	0.51	4,992 SF	Coming Soon

*Denotes Freeway Frontage

Property Aerial



34

33

32

31

30

29

Sold

28

27

26

25

Available

Coming Soon

18

19

20

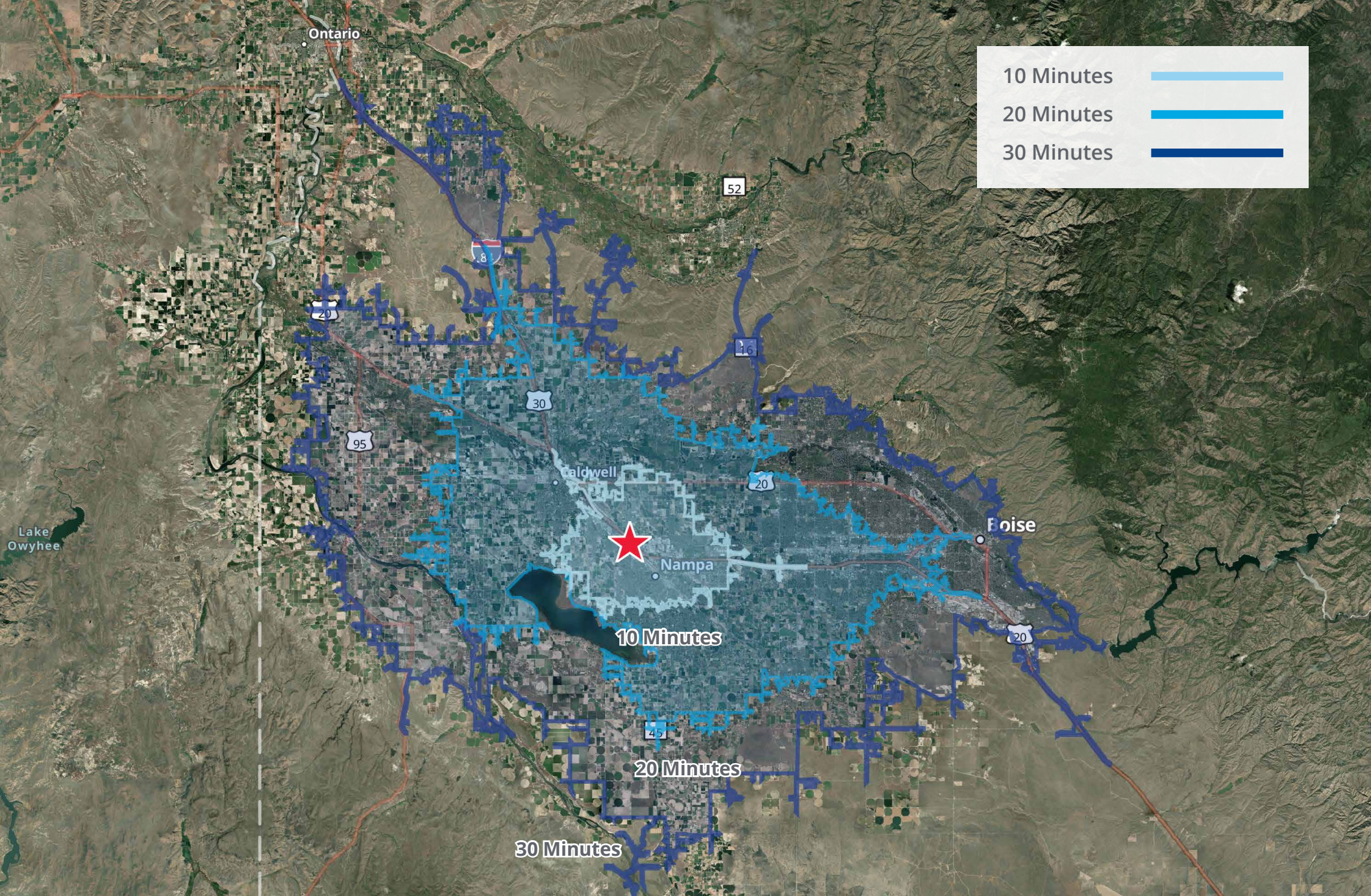
21

22

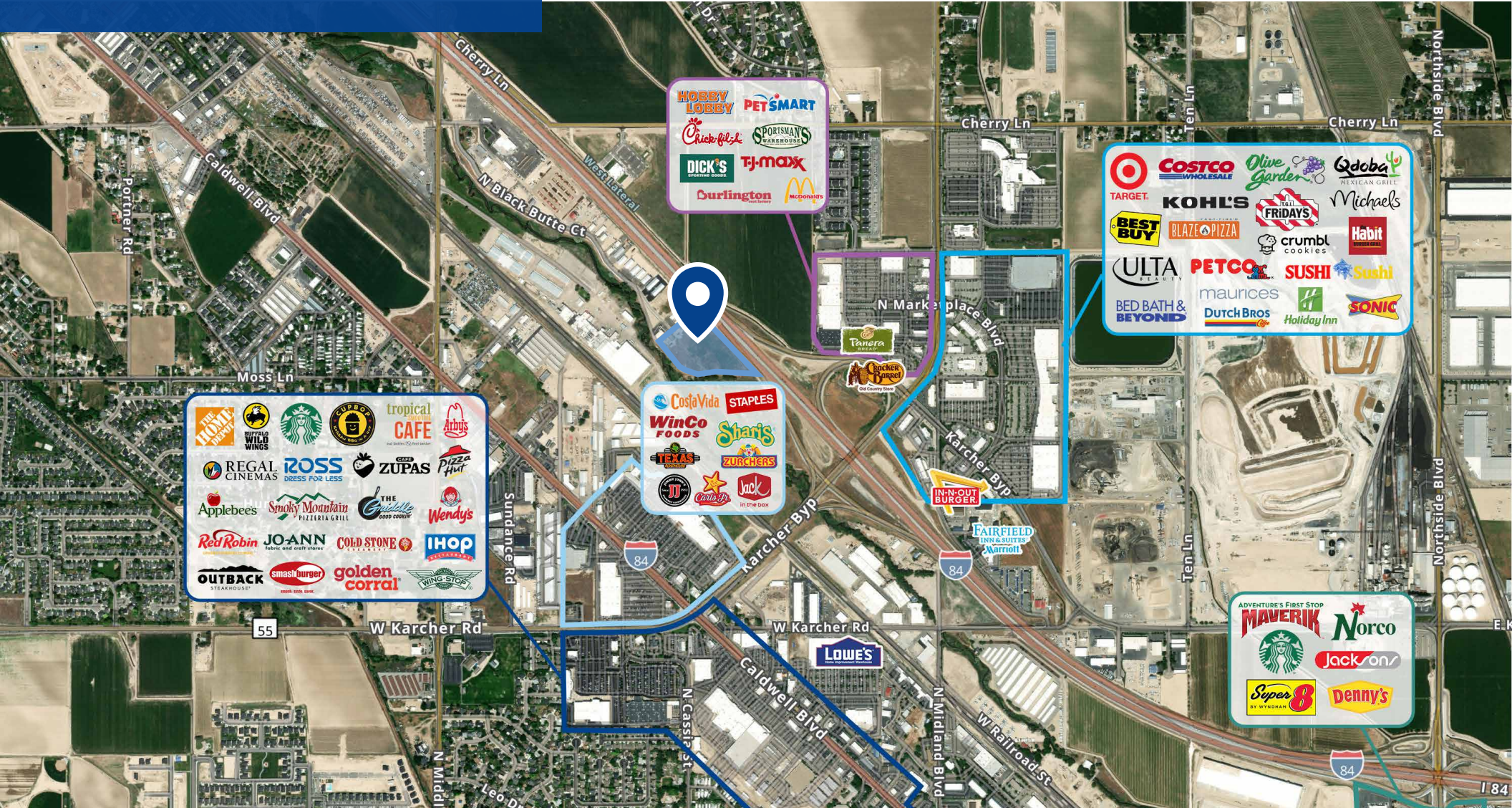
23

Coming Soon

Drive Time Map: 3400 N Black Butte, Nampa, ID



Location



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