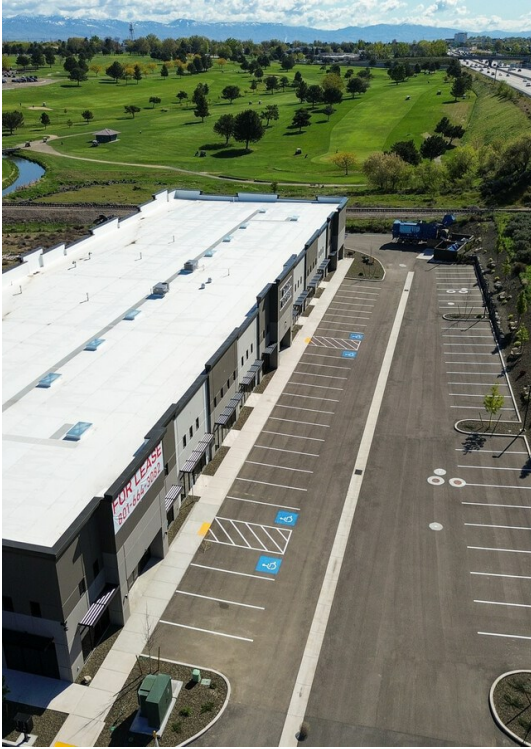




2200 E Chisholm Dr

2200 E Chisholm Dr, Nampa, ID 83687



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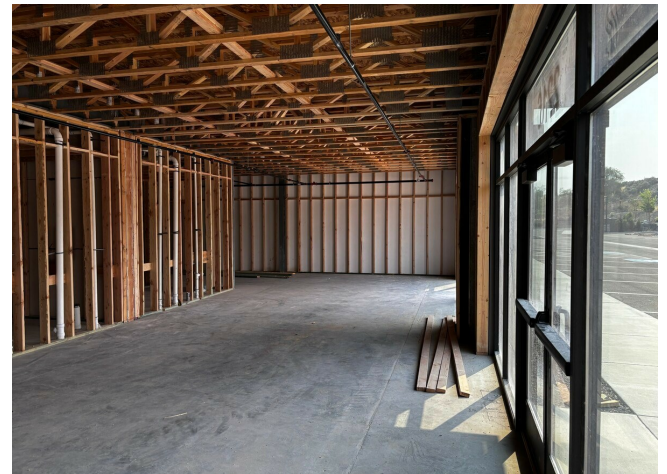
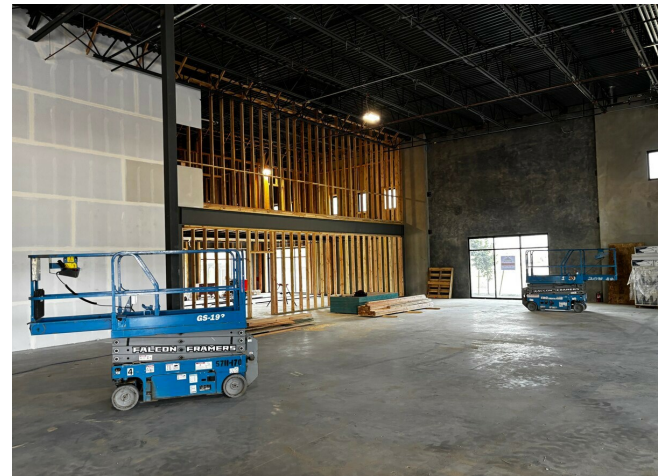


2200 E Chisholm Dr

\$16.00 /SF/YR

Newly built flex space in Nampa, Idaho, offering prime I-84 frontage and signage exposure. The property features 42,735 SF of divisible flex space with 8 spaces ranging in size from approximately 3,484 SF to 7,143 SF, plus a second-floor mezzanine with bathrooms and built-out office/storage space. It also includes abundant power, 12' grade-level roll-up doors at the rear, light industrial zoning for flexible distribution use, and ample parking at 2.65/1,000 SF....

- Flexible space for many different uses: light industrial, office, storage, retail, and showroom.
- I-84 frontage with an excellent signage opportunity on the planned pylon sign for tenant exposure.
- Second-level office/storage space with restroom.



Rental Rate:	\$16.00 /SF/YR
Total Space Available:	35,338 SF
Max. Contiguous:	17,684.00 SF
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	A
Rentable Building Area:	42,735 SF
Year Built:	2025
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.21 USD/SF/MO
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor Ste 2204

Space Available	7,143 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,654 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

Don't miss the Opportunity to lease at this Newly Built Flex Space Property!
This desirable location has rare frontage exposure to I-84, located at 2200 E Chisholm Drive, Nampa, ID. Offering approximately +/-35,331 sf (divisible) with a second-level restroom, office/storage. With customizable features for office suites, light industrial zoning, flexible for distribution, and much more. Includes abundant power supply, 12' grade level doors, parking 2.65/1000 sf, along with 28' clear height. Take a tour of the space today so your company will have the advantage of tenant interstate signage.

1st Floor Ste 2210

Space Available	3,491 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,654 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage.

1st Floor Ste 2216

Space Available	3,536 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,654 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage.

1st Floor Ste 2222

Space Available	3,484 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,654 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage

1st Floor Ste 2234

Space Available	3,488 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,684 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	5 Years

includes a second-level restroom, office/storage

5

1st Floor Ste 2240

Space Available	3,536 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,684 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage

6

1st Floor Ste 2246

Space Available	3,623 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,684 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage.

7

1st Floor Ste 2252

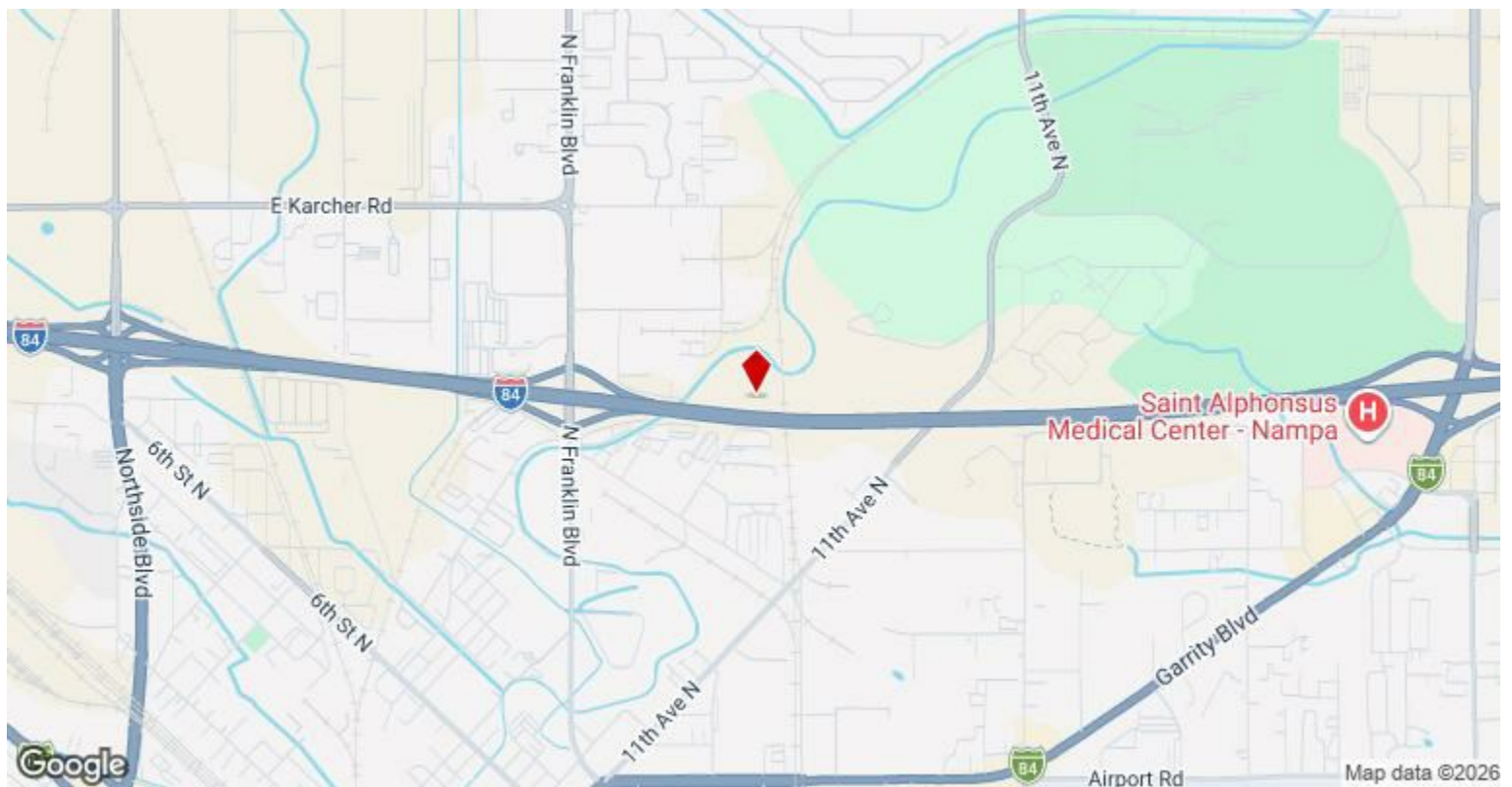
Space Available	7,037 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	17,684 SF
Date Available	October 01, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Flex
Lease Term	Negotiable

includes a second-level restroom, office/storage

8

Major Tenant Information

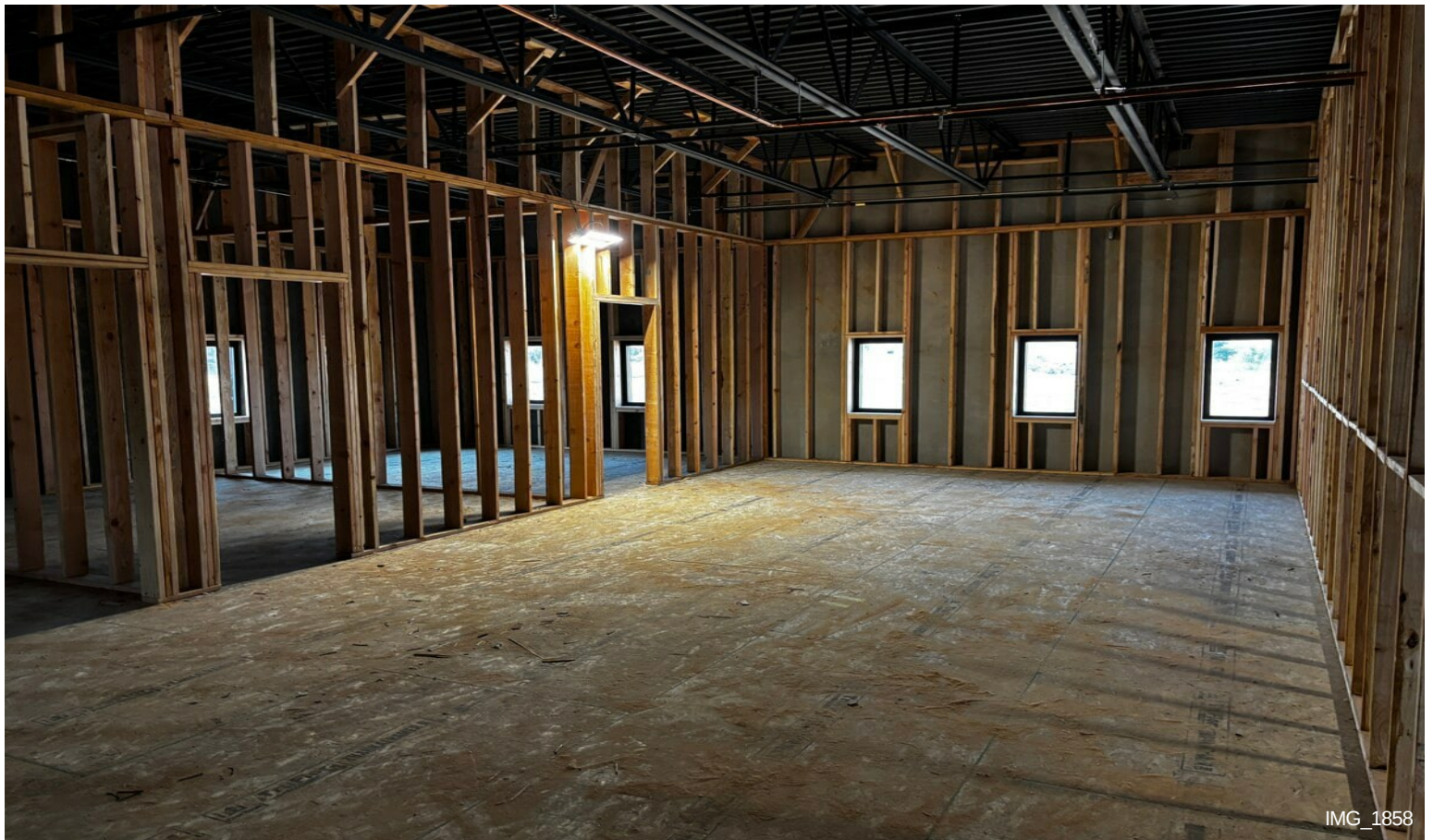
Tenant	SF Occupied	Lease Expired
Bath Fitter	-	



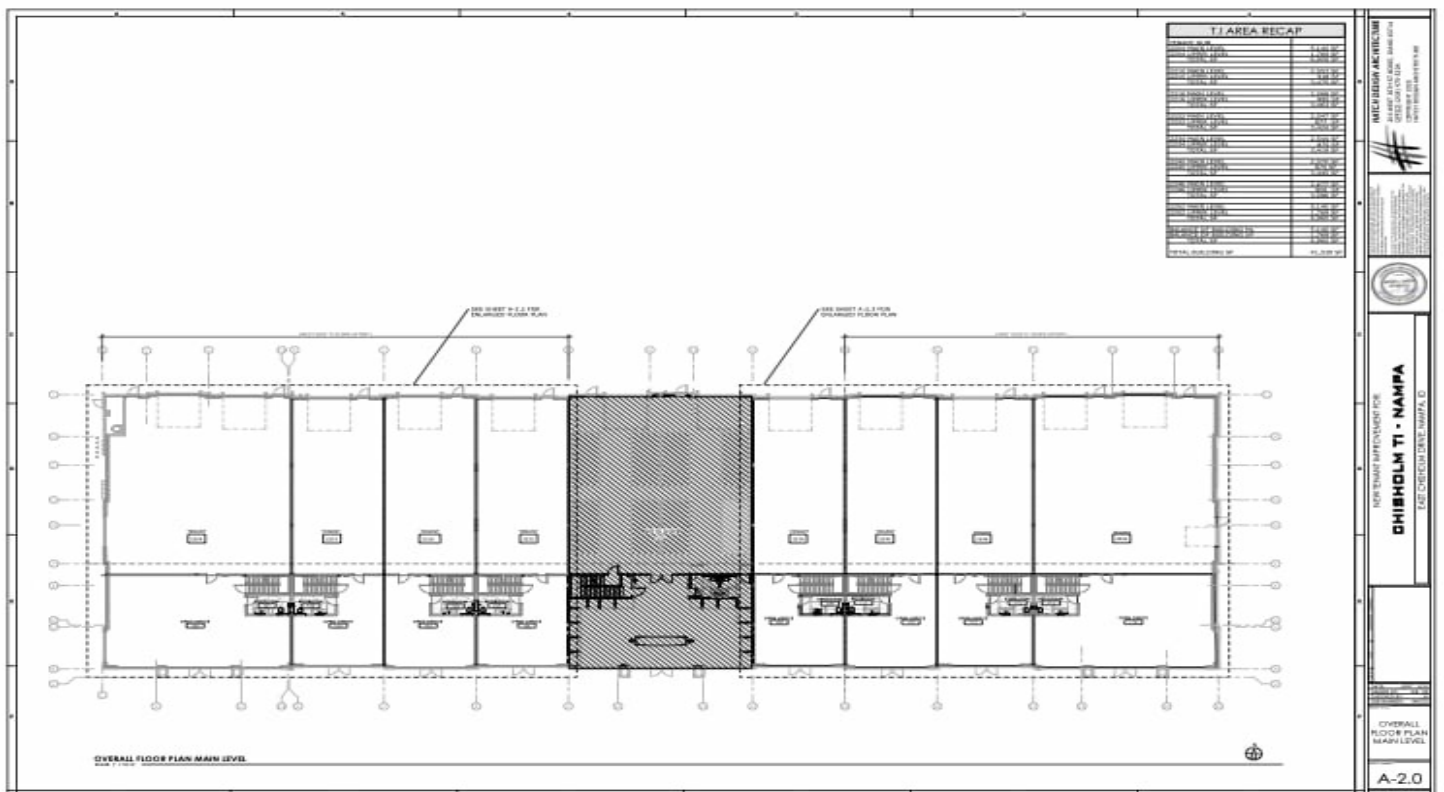
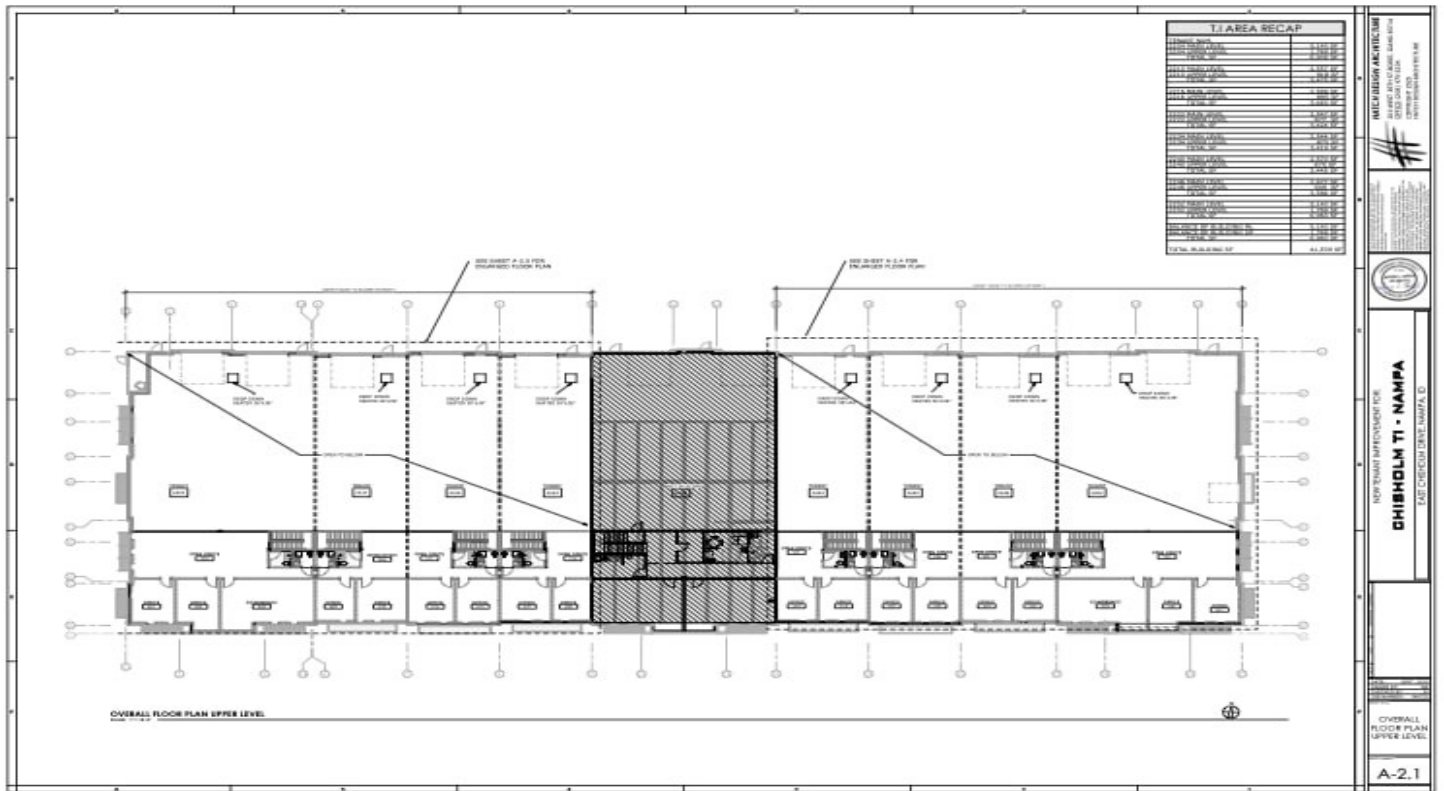
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Property Photos



Property Photos



Property Photos



Property Photos

