

PRIME OWNER/USER OPPORTUNITY

3605 & 3617 E COMSTOCK

NAMPA, ID | 83687

OWNER LEASEBACK AVAILABLE | 6.13% CAP RATE (CONTACT AGENT FOR DETAILS)



PRICE REDUCED!

SALE PRICE **\$2,326,500**

TOK COMMERCIAL
REAL ESTATE



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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.



DETAILS

Property Address	3605 & 3617 E Comstock Ave Nampa, ID 83687
Property Type	Owner/User Industrial
Building Size	Bldg 1 - 2,400 SF Bldg 2 - 7,500 SF
Lot Size	0.55 Acres
Zoning	Light Industrial
Year Built	2022
Clear Height	15'3" - 17'6"
Grade Doors	6 - 12'x14'
Man Doors	7
Power	Bldg 1 - 3 Phase, 200 Amps, 208V Bldg 2 - 3 Phase, 600 Amps, 208V Power can be increased; contact agents for details
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Sale Price	\$2,326,500
Price/SF	\$235/SF

PROPERTY HIGHLIGHTS

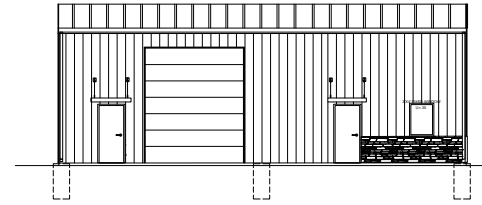


- Excellent owner-user or short term investment opportunity in a stable, long term location
- Desirable Nampa location within Gateway Industrial Park
- Great power capabilities, contact agent for details
- Ample parking
- Only 5 minutes to the freeway
- Tours by appointment only
- Owner leaseback available - contact agent for details | **6.13% Cap Rate**

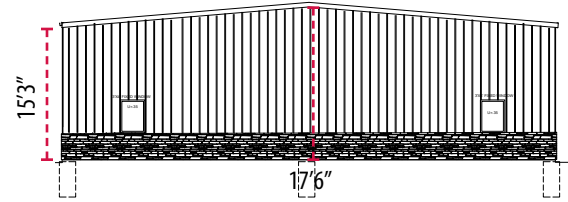




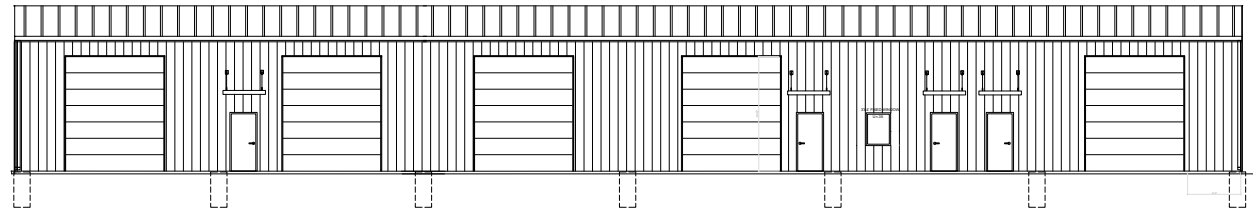
SIDE ELEVATION BUILDING 1



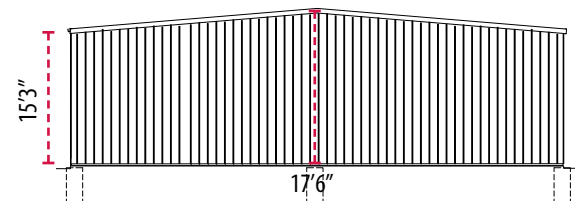
END OF BUILDING 1



SIDE ELEVATION BUILDING 2



END OF BUILDING 2

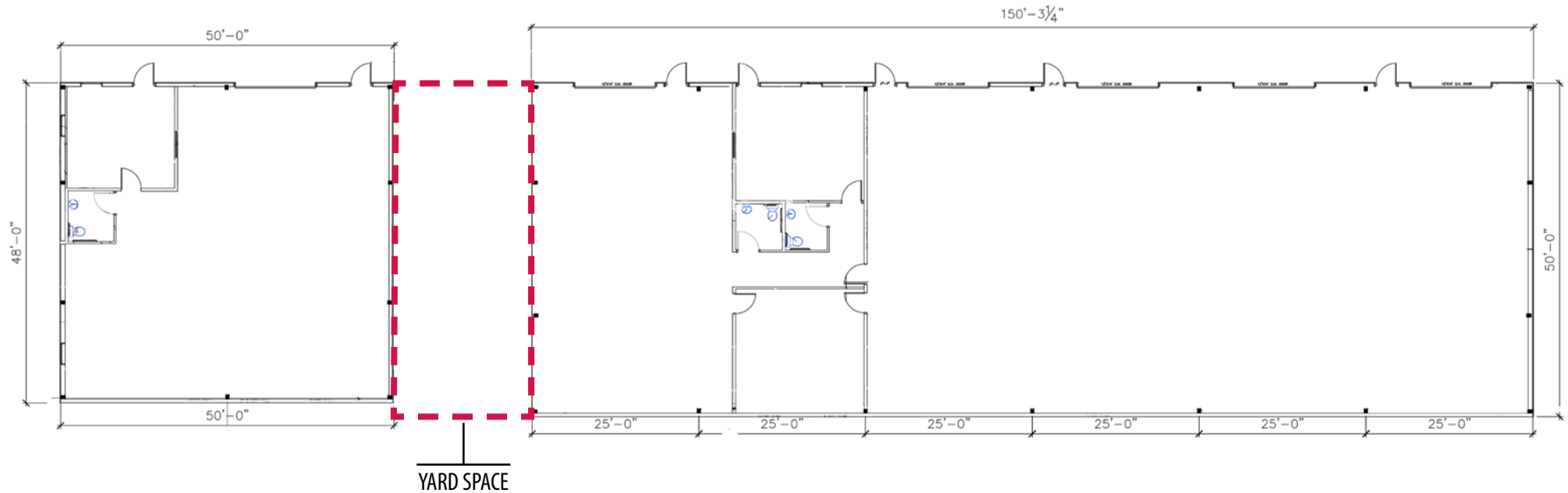




FLOOR PLANS

BUILDING 1

BUILDING 2







ONLY 10 MILES
TO CALDWELL



FUTURE COMMERCIAL/INDUSTRIAL

FUTURE INDUSTRIAL

200 ACRE PLANNED MIXED USE &
CLASS A INDUSTRIAL DEVELOPMENT

SITE



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