

For Sale

Property Information

| | |
|----------------------|------------------------------|
| Price | \$5,975,000 |
| Property Type | Land |
| Land Size | 19.60 acres |
| Zoning | C1 - Neighborhood Commercial |
| Parcel # | R3453500000, R3454200000 |



Self Storage

428 units & 56 RV Parking Sites

| Size | # of Units |
|------------|------------|
| 5 x 10 ft | 24 |
| 10 x 10 ft | 97 |
| 10 x 15 ft | 67 |
| 10 x 20 ft | 66 |
| 10 x 25 ft | 54 |
| 10 x 30 ft | 56 |
| 12 x 30 ft | 48 |
| 15 x 40 | 16 |
| RV Storage | 56 |

Condo Storage Lots

87 Total Lots

| Size | # of Lots |
|---------------|-----------|
| 20-25 x 50 ft | 58 |
| 35 x 50 ft | 2 |
| 30 x 45 ft | 19 |
| 20 x 34 ft | 10 |

Industrial/Flex Storage Development Lots

5 Total Lots



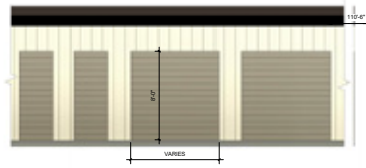
Information

Additional property information available upon request:

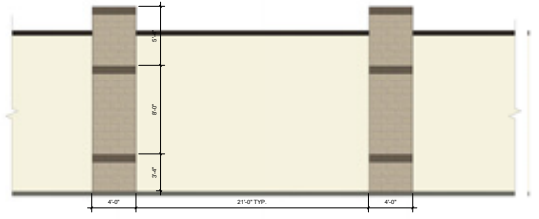
- County conditional use permit
- County preliminary plat approval
- Construction budget
- Private road maintenance agreement
- Irrigation district license agreement
- Architectural renderings and site design
- Landscape design
- Highway district development agreement
- Idaho Department of Water Resources water rights confirmation
- IDEQ well design and site approval letter
- IDEQ well engineering design report
- Engineering well and drain field exhibit
- IDEQ approved well plans and specifications
- Engineering water facility plan
- Irrigation district fencing approval letter
- County Irrigation and drainage plan approval
- County condominium plan approval
- County landscape plan approval.
- Engineering preliminary plat documentation
- Traffic Impact Study
- Preliminary construction budget – dated from January 2023
- Middleton fire preliminary plat approval review letter
- Geotech Report
- Highway district 4 preliminary plat report
- Idaho Power - power line clearance letter
- Engineering civil design
- Private road maintenance draft agreement
- 2021 storage development feasibility study
- Irrigation lateral easement survey



2 TYP TRADITIONAL STORAGE INTERIOR BUILDING
ELEVATION w/o DOORS
1/4" = 1'-0"



3 TYP TRADITIONAL STORAGE INTERIOR
ELEVATION w/ DOORS
1/4" = 1'-0"



1 TYP TRADITIONAL PERIMETER BUILDING
ELEVATION
1/4" = 1'-0"



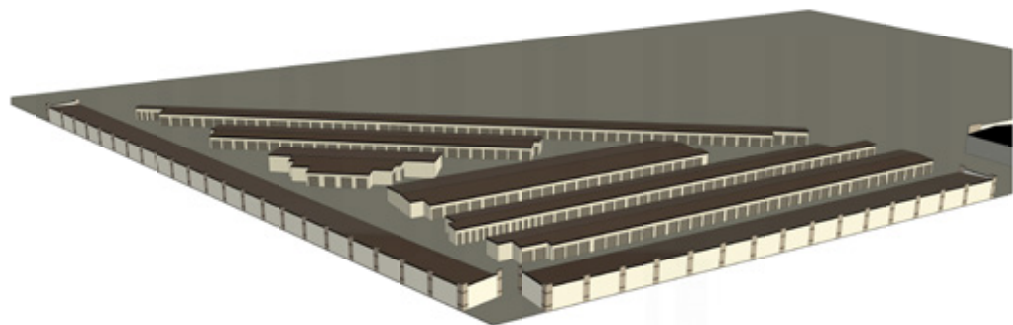
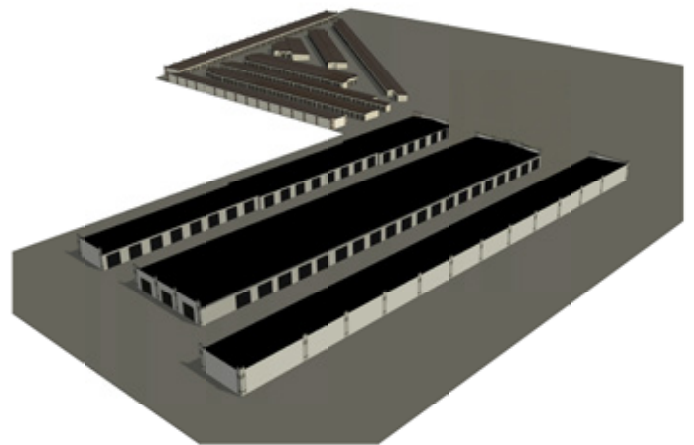
4 OFFICE ELEVATION
1/4" = 1'-0"



6 TYP MANCAVE PERIMETER BUILDING
ELEVATION
1/4" = 1'-0"



5 TYP MANCAVE INTERIOR BUILDING ELEVATION
1/4" = 1'-0"



Location



[Google Map](#)



[Street View](#)



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
208 472 1660

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