



FOR SALE OR LEASE

1310 N 39TH STREET

Nampa, Idaho

5,280 SF AVAILABLE



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1310 N 39TH ST NAMPA



LISTING HIGHLIGHTS

| | |
|----------------|-------------------------------|
| Sale Price: | \$1,250,000 |
| Lease Rate: | \$1.30/mo per SF NNN (\$0.20) |
| Building Size: | 5,280 SF |
| Lot Size: | .45 Acres |
| Parcel ID #: | R3110201100 |
| Zoning: | Light Industrial |
| Mezzanine: | 300 SF |

MARKETING DESCRIPTION

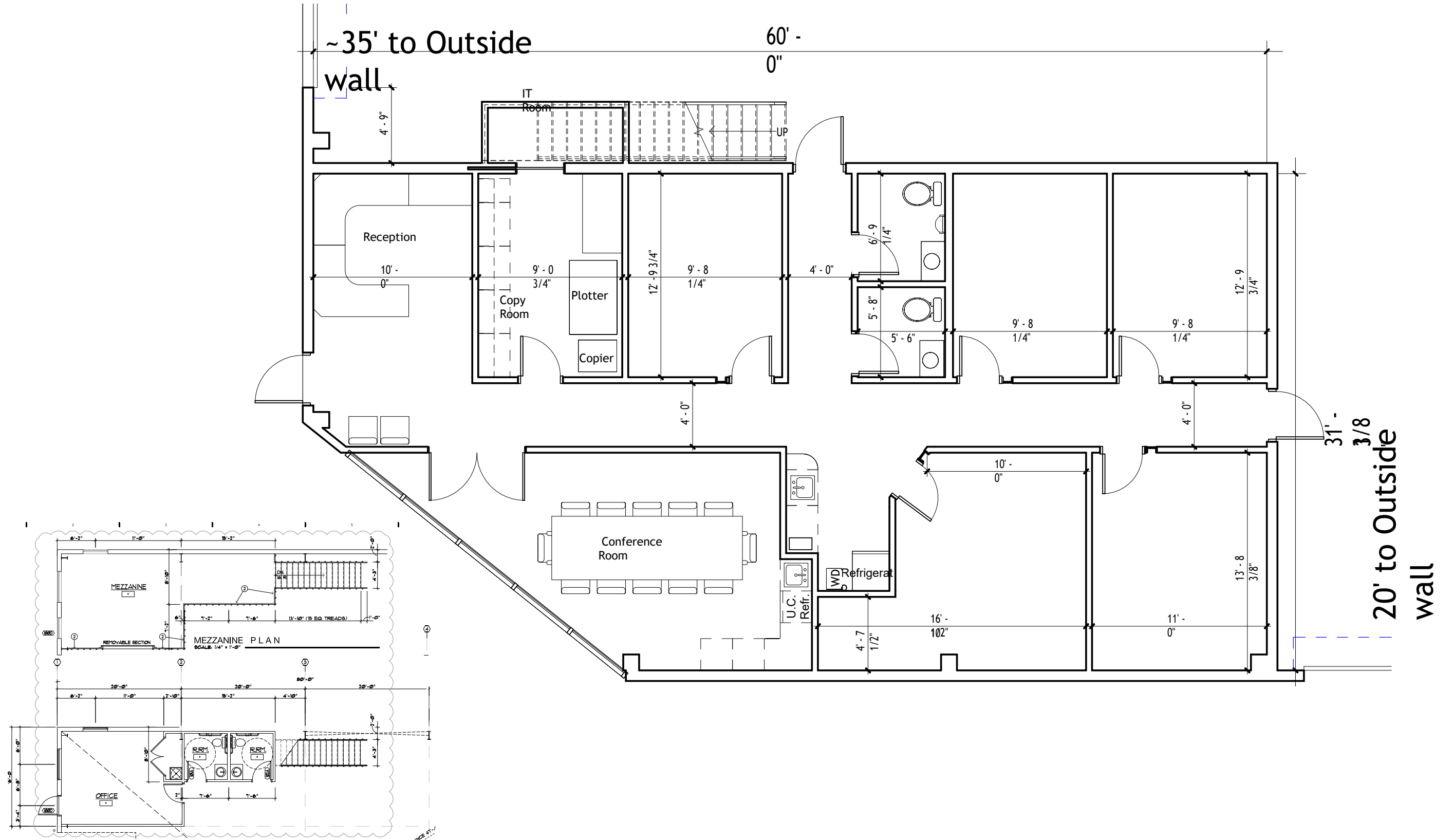
Be among the first to occupy this **brand-new industrial facility in Nampa, Idaho**, one of the fastest-growing industrial markets in the Treasure Valley. Strategically located on a **.45-acre lot**, this modern light industrial building is designed to meet the needs of today's industrial users—from manufacturers and fabricators to distributors and logistics providers.

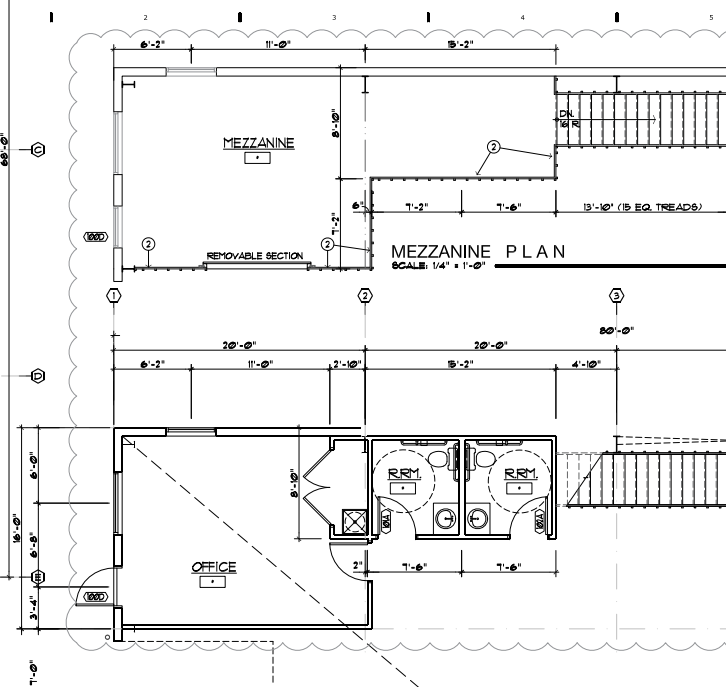
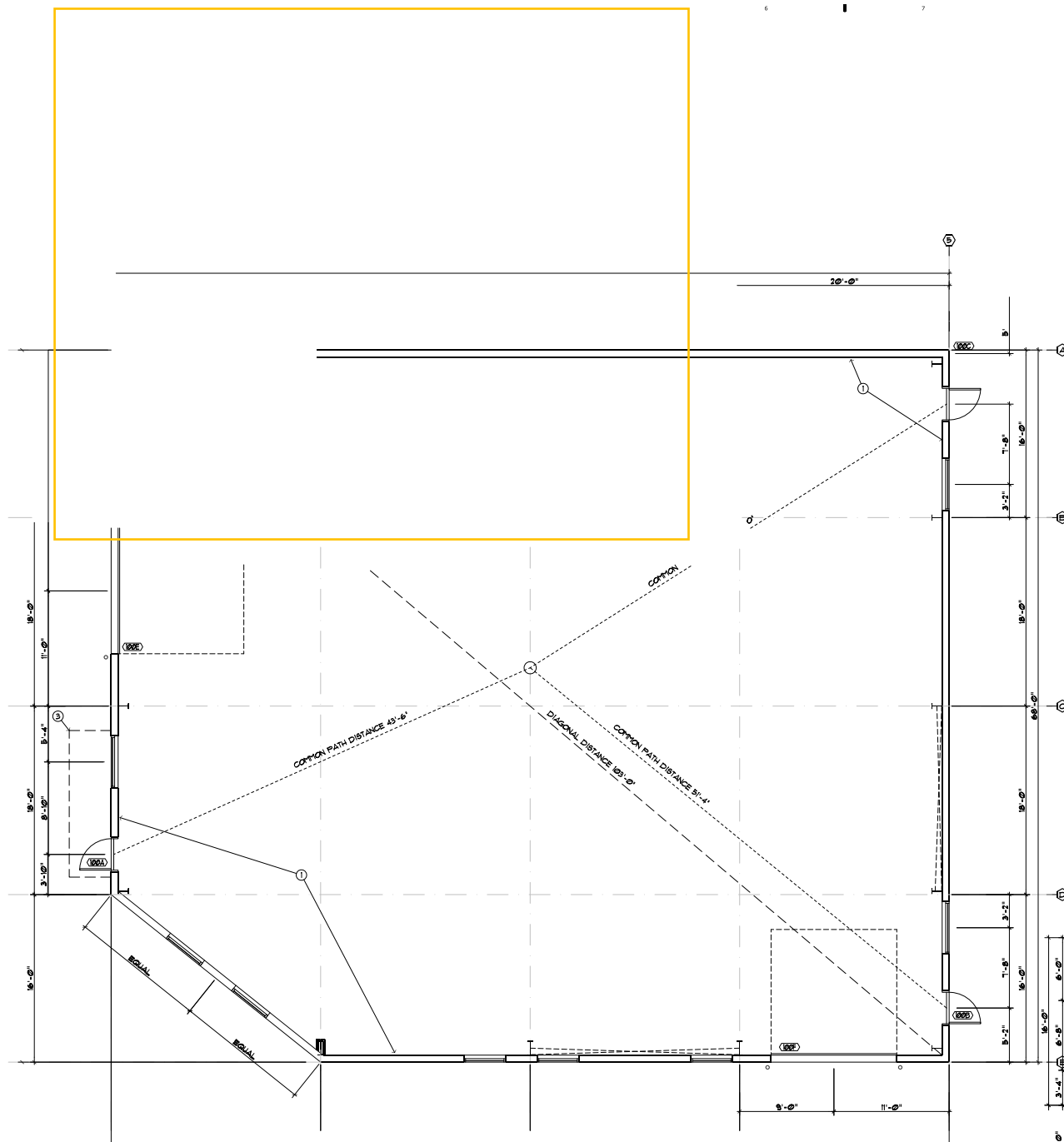
With **competitive lease rates at \$1.30/SF/month NNN**, and **\$0.20/SF in estimated CAM charges**, this property provides an excellent value in a booming submarket.

The site offers **excellent accessibility**, with quick connections to I-84, Highway 55, and major local arterials—perfect for companies that need efficient regional distribution.



Proposed Floor Plan - Included in the sale





PROPERTY PHOTOS



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