



FOR SALE OR LEASE

1310 N 39TH STREET

Nampa, Idaho

5,280 SF AVAILABLE

CONTACT US:

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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

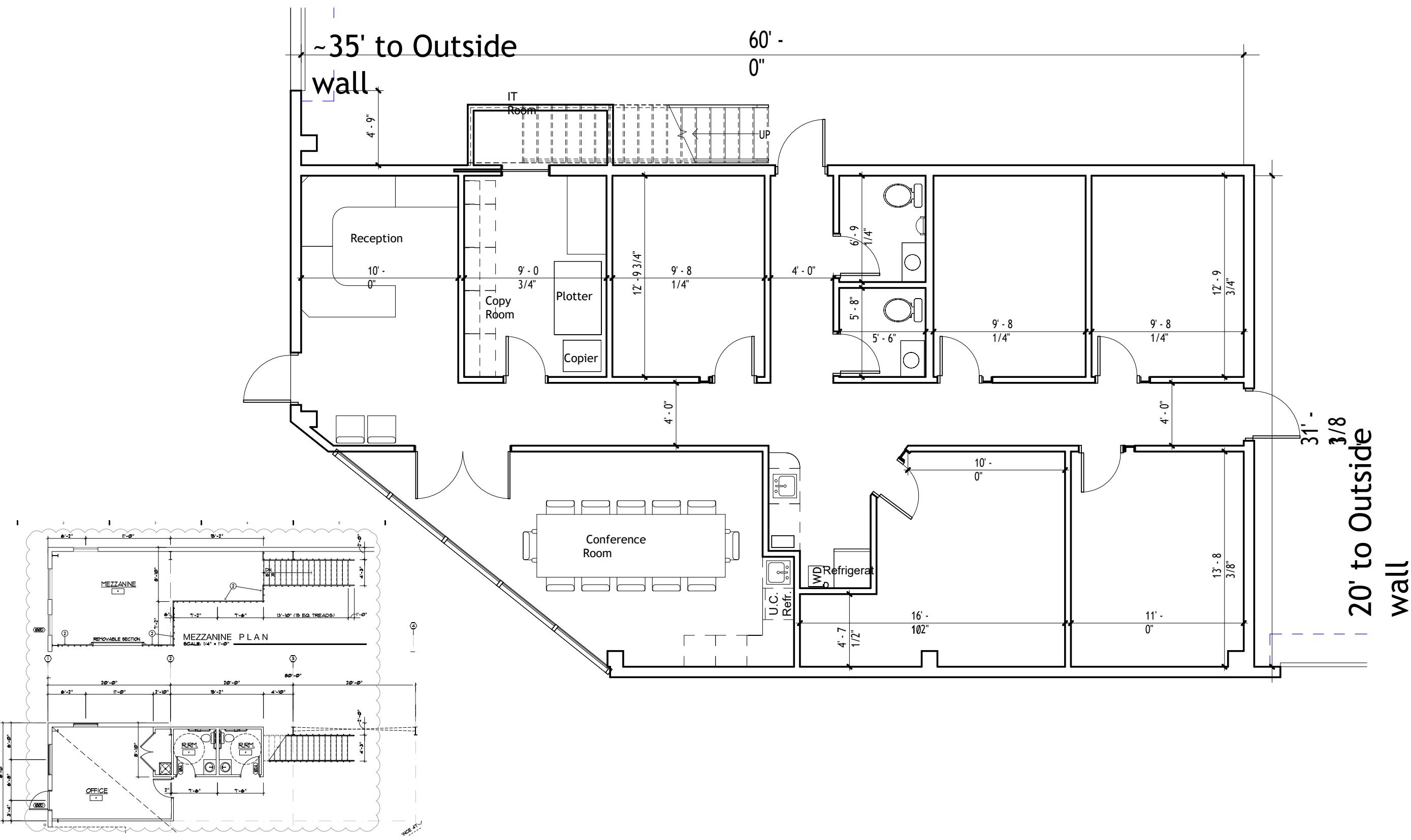
Be among the first to occupy this **brand-new industrial facility in Nampa, Idaho**, one of the fastest-growing industrial markets in the Treasure Valley. Strategically located on a **.45-acre lot**, this modern light industrial building is designed to meet the needs of today's industrial users—from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

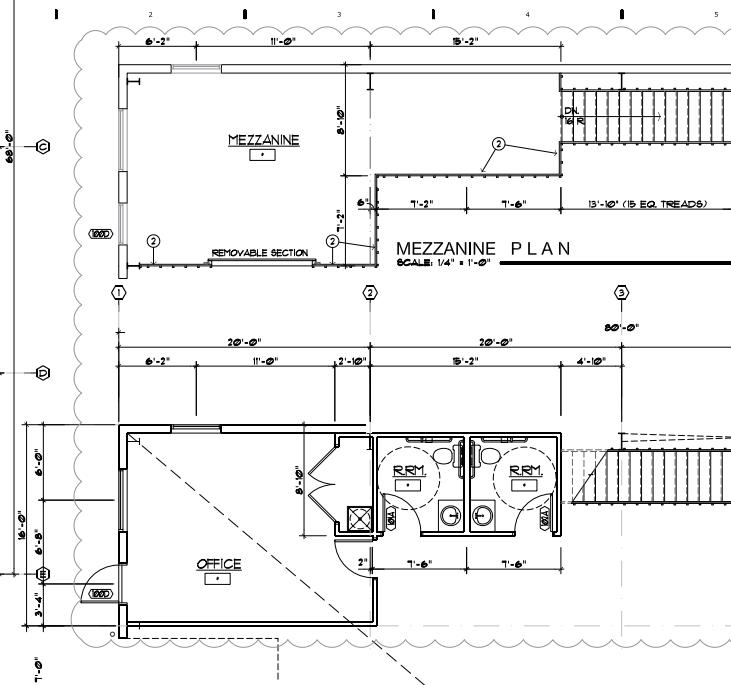
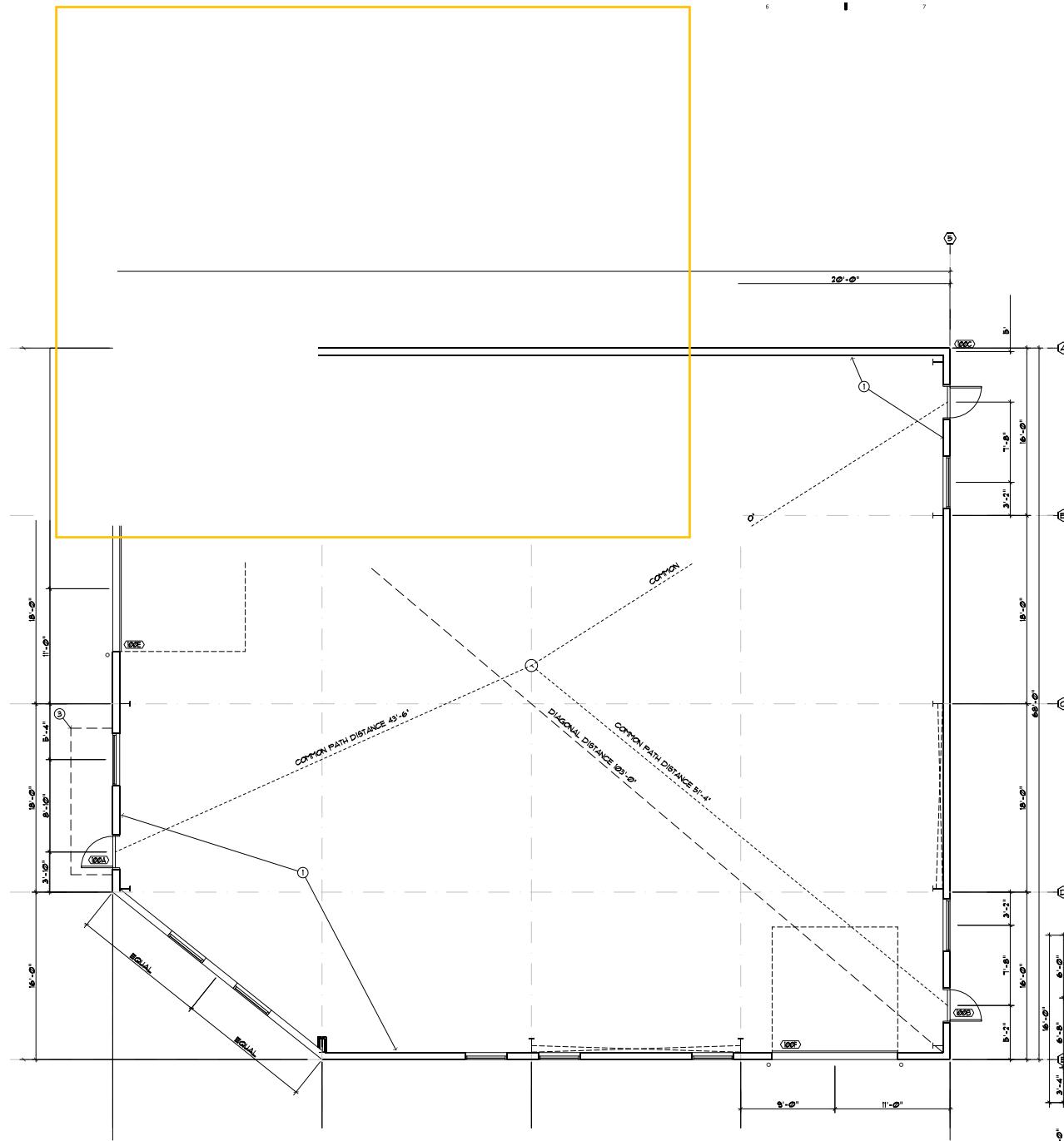
With **competitive lease rates at \$1.30/SF/month NNN, and \$0.20/SF in estimated CAM charges**, this property provides an excellent value in a booming submarket.

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.

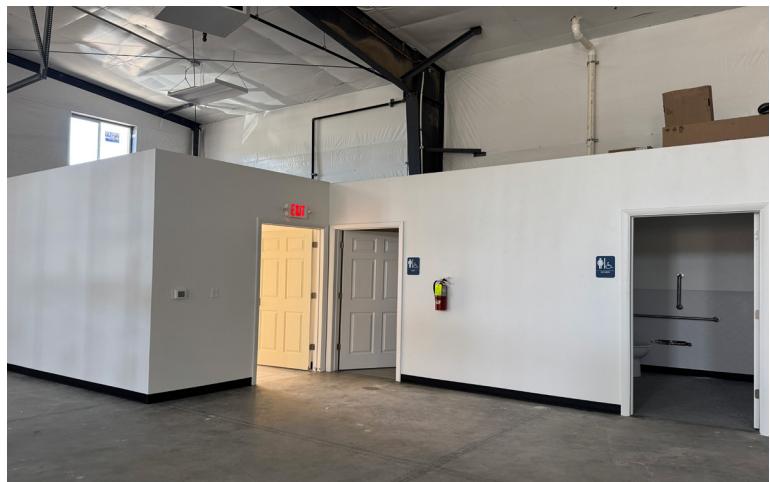


Proposed Floor Plan - Included in the sale





PROPERTY PHOTOS



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