



COMMERCIAL

OFFERED FOR SUBLEASE

# TEMCO INDUSTRIAL BUILDING

8840 BIRCH LANE | NAMPA, IDAHO 83687

CONTACT AGENT FOR SHOWING INSTRUCTIONS



## — PROPERTY INFORMATION:

<b>Available:</b>	Immediately	<b>NNN Est.:</b>	\$0.16/SF
<b>Bldg Type:</b>	Industrial	<b>Sprinklers:</b>	ESFR
<b>Bldg Size:</b>	140,000 SF	<b>Zoning:</b>	M-1D
<b>Clear Height:</b>	32'	<b>Lease Term</b>	52 Months
<b>Grade Level:w</b>	1 (14x14)	<b>Power:</b>	480V - 200 amp
<b>Dock Door:</b>	3 w/ full dock pkgs		

## — AVAILABLE SPACE:

<b>SPACE:</b>	<b>RATE:</b>
<b>Suite 100</b>	
Office 1,920 SF	
Whse 26,080 SF	
<b>Total 28,000 SF</b>	<b>\$0.78 /SF</b>

## — LISTING COMMENTS:

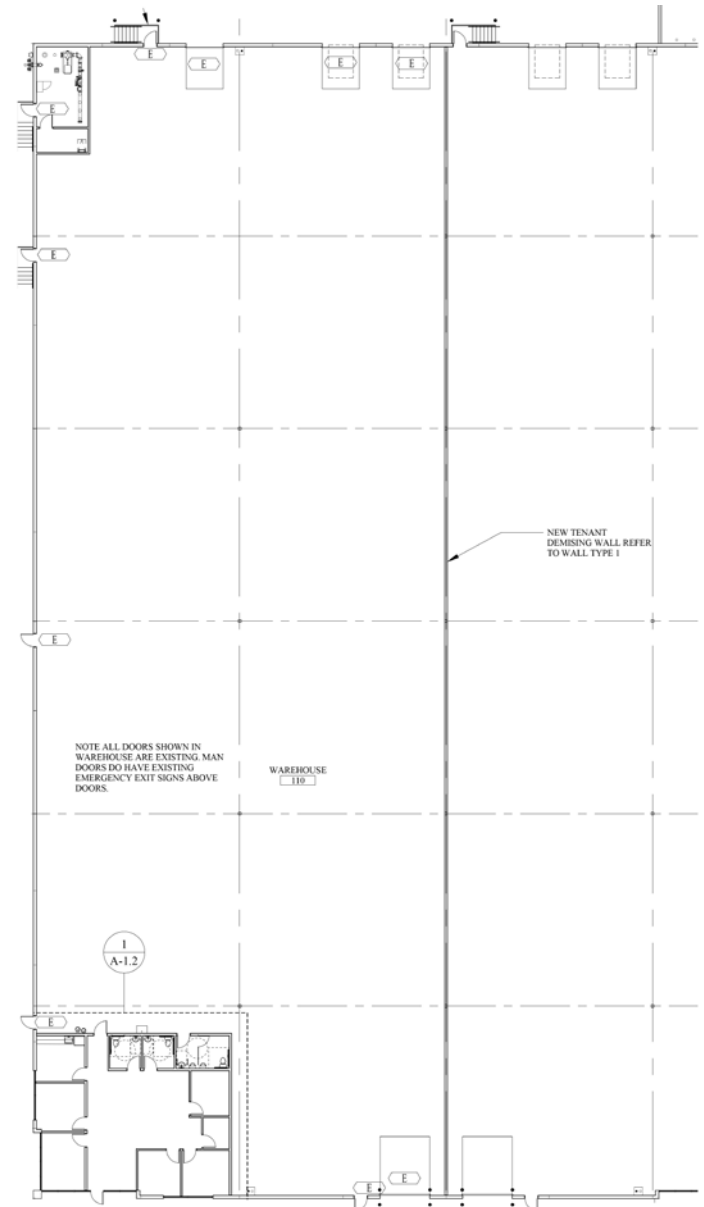
- Located in a highly desirable industrial area.
- Class A concrete tilt construction.
- Excellent freeway accessibility.
- Close to commercial services.
- Dock & grade level loading.

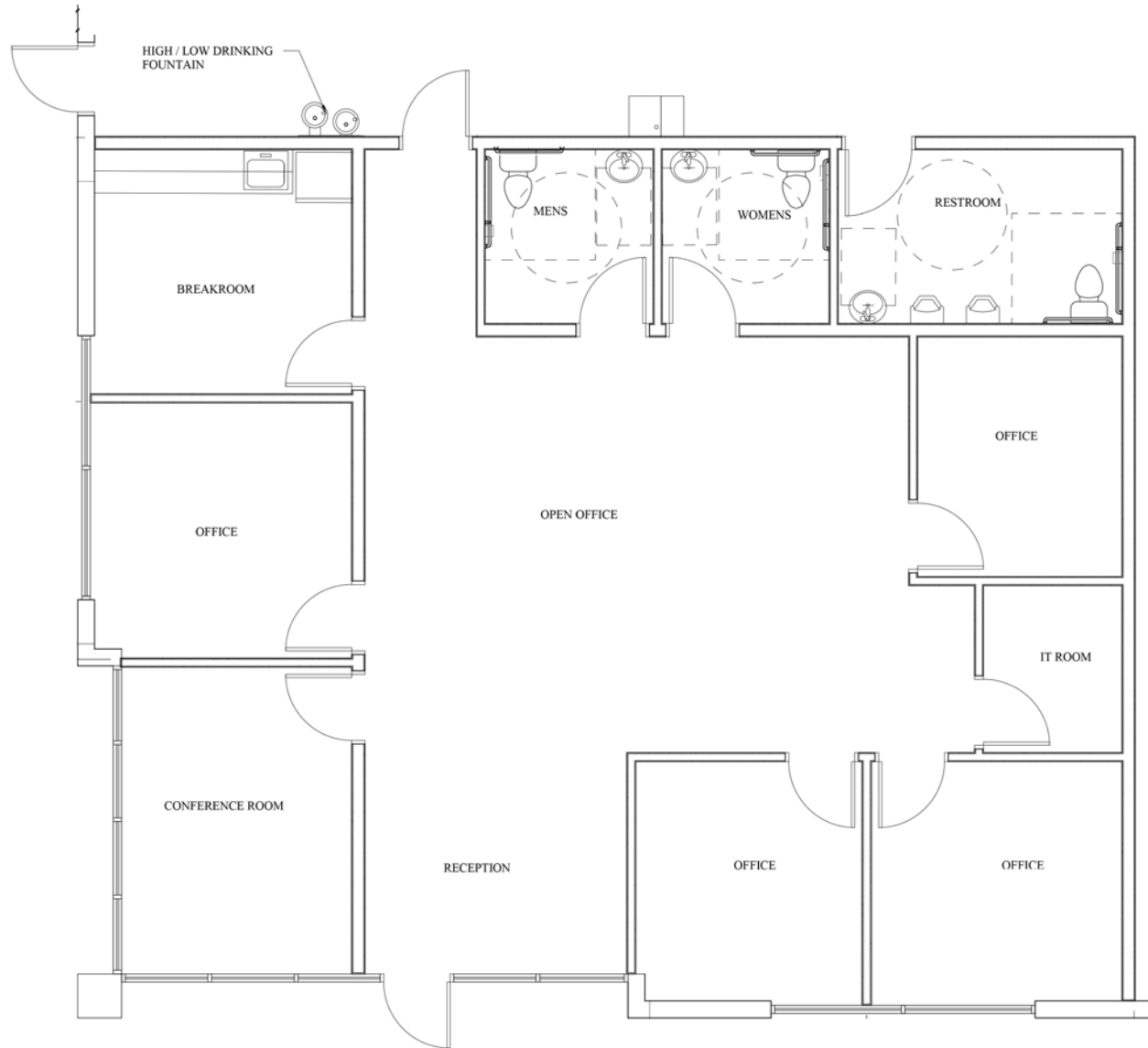
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# PROPERTY FLOOR PLAN & PHOTOS







## NEW CONSTRUCTION OFFICE SPACE IN RAPIDLY GROWING AREA

