



Colliers

For Lease

Willow Grove Industrial Park

1249 N. Midland Boulevard | Nampa, ID

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Property Overview

Property Type	Industrial
Suite Size	1,200 SF
Warehouse	1,100 SF
Office	100 SF
Land Size	0.26 Acres
Year Built	2000
Zoning	BC
Yard	None
Ceiling Height	12' 6"
Grade Level Drive-In Doors	1- 10' x10'
Fire Suppression	No
Parking	2 parking spaces
Power	200 amps, single phase
Heating & Cooling	Gas heater in warehouse, ac & heat in office

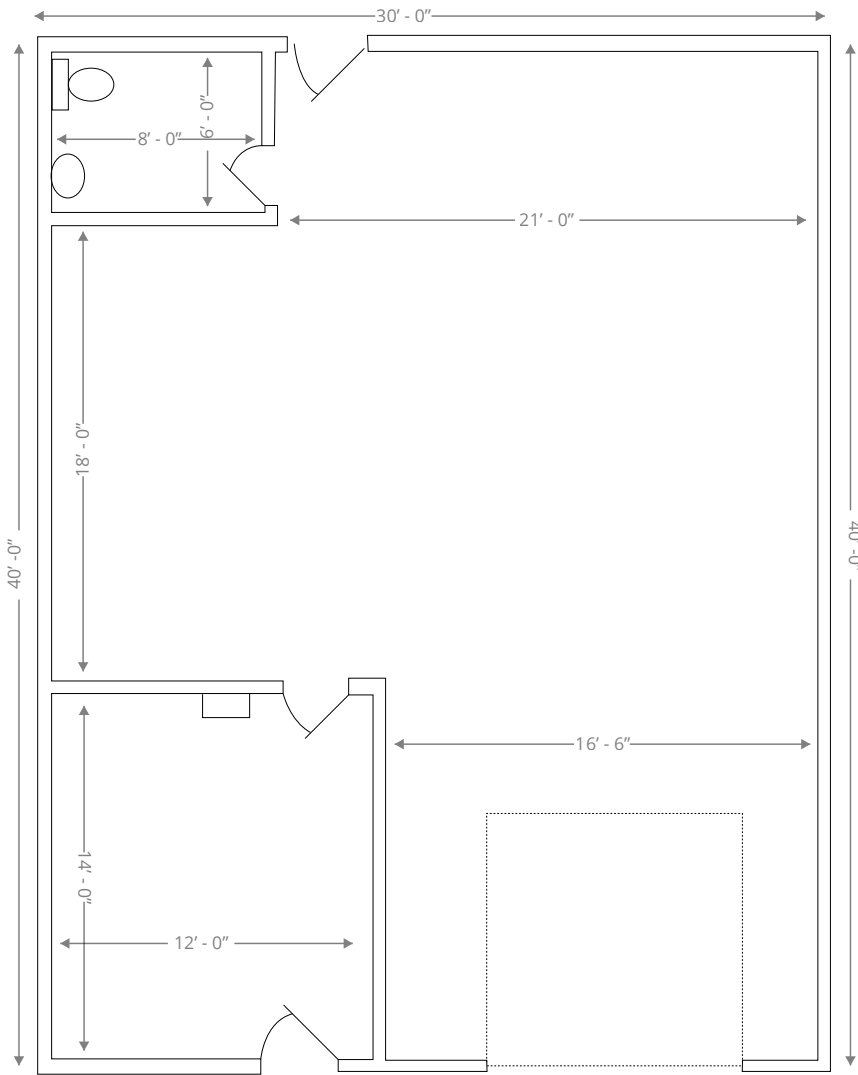
Space Available

Suite	Size	Rate
1251	1,200 SF	\$1,600/mo Modified Gross
1253	1,200 SF	\$1,600/mo Modified Gross

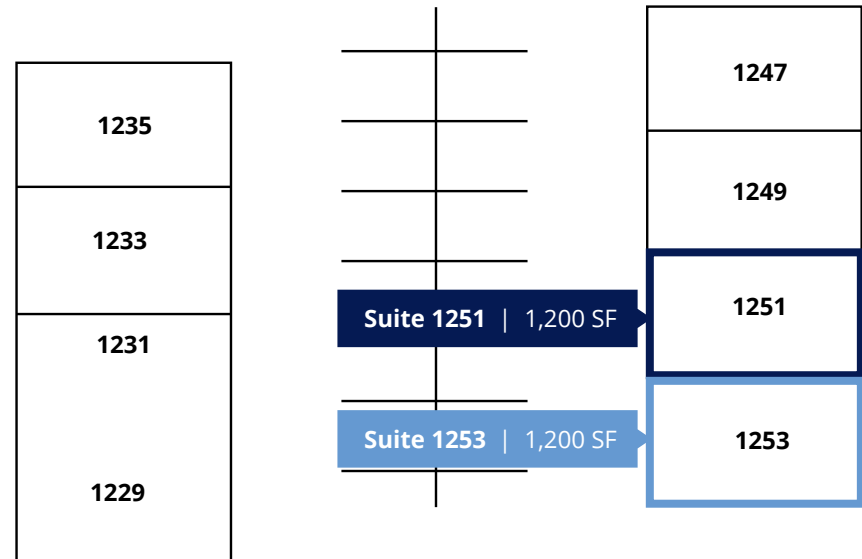
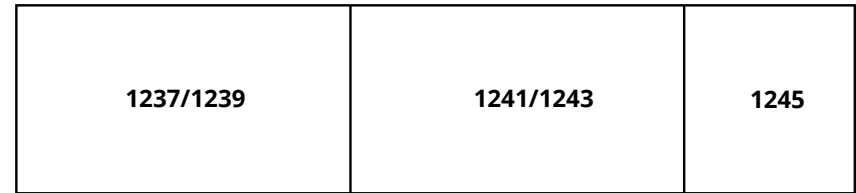
Key Highlights

- Call agent for showing instructions-
do not disturb tenant
- Available January 2025
- Rarely available 1,200 SF warehouse spaces for lease
- Lease is Modified Gross (no NNNs)
- Tenant pays for gas and electric utilities
- Less than 5 minute drive to I-84
- Small office and restroom in suite
- Located 1/2 mile from Caldwell Boulevard just off Midland Boulevard

Floor Plan/ Site Plan

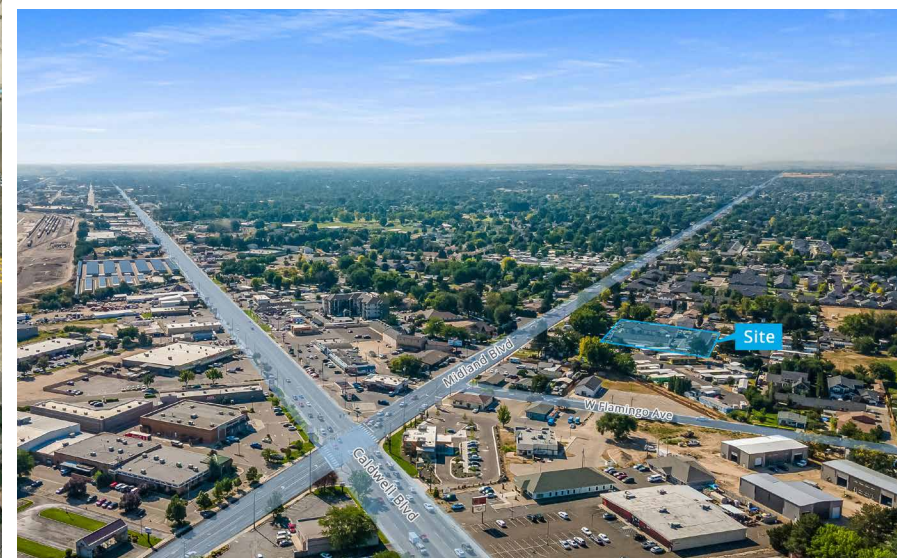
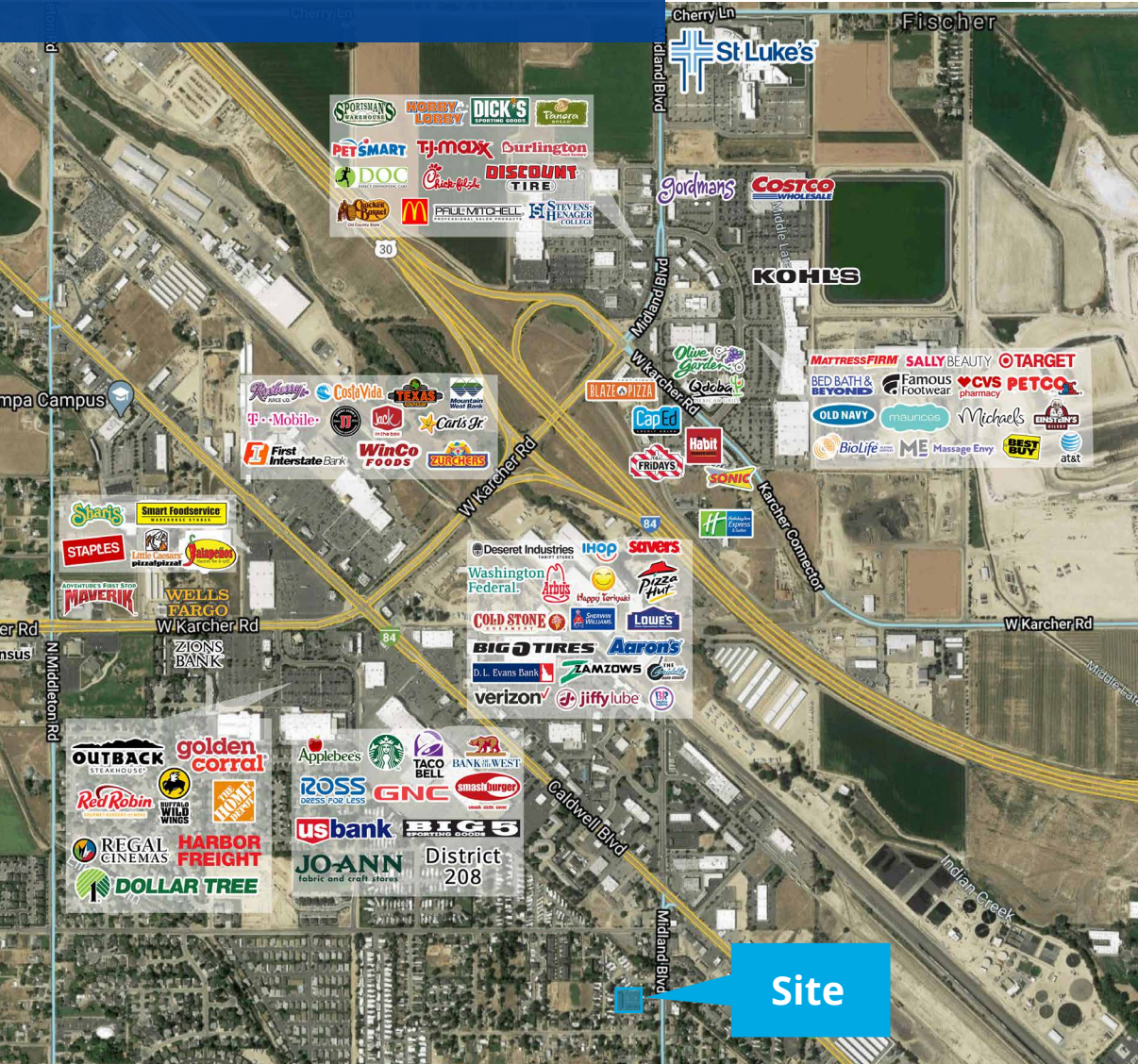


Typical Suite



Midland Boulevard

Location



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 Nampa, Idaho 83686
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colliers.com/idaho

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