



**FOR SALE**

**16166 N. 20th Street**

**Nampa, ID**

**Devin Ogden, MBA, CCIM, SIOR**  
208 472 1668  
devin.ogden@colliers.com

**Lew Manglos, MBA, CCIM, SIOR**  
208 472 2841  
lew.manglos@colliers.com



# Property Overview

Property Type	Industrial
Building Size	22,012 SF (Two Parcels)
Warehouse/Manufacturing	17,520 SF
Office	3,515 SF
Mezzanine Storage	977 SF
Land Size	4.47 Acres (Two Parcels)
Construction Type	Concrete Tilt and Metal
Year Built	2011; Added on in 2018
Zoning	I-L (Light Industrial)
Yard	3 Acres
Ceiling Height	20'-23'
Dock High Doors	One (1)
Grade Level Drive-In Doors	Five (5) Total - Two 20'x16' doors, two 14'x16' doors, one 16'x16' door, and one 10'x12'
Fire Suppression	Yes
Power	400 Amps of 208v 3 Phase
Property Access	<b>Do Not Disturb Tenant. Contact Agent for Touring.</b>

Price \$5,945,000

# Key Highlights

- Close proximity to both Franklin and Northside I-84 Interchanges
- Drive around capabilities
- Drive through capabilities
- Large yard area approximately 3 acres

# Site Plan

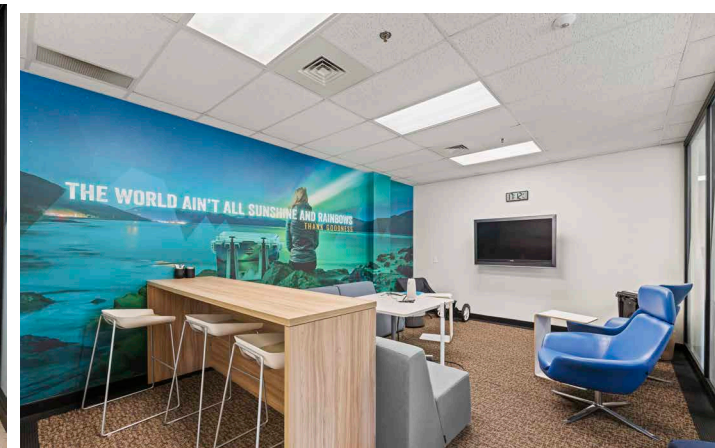
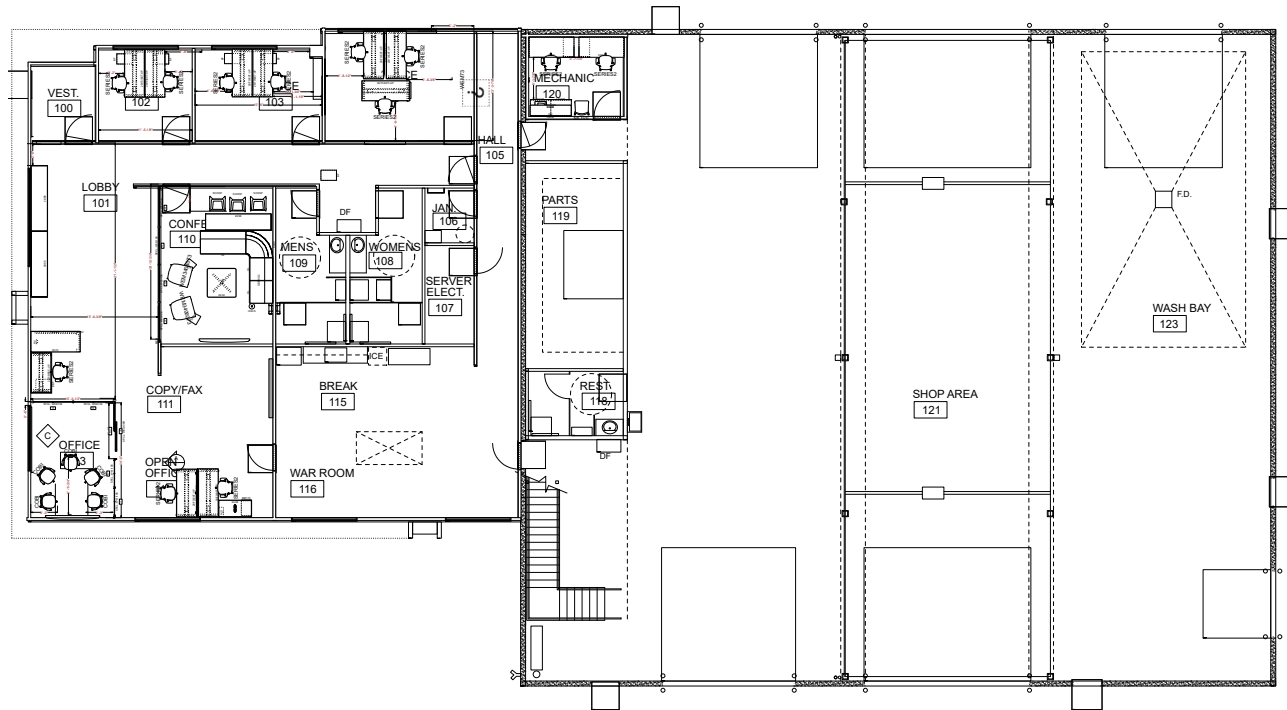


# Floor Plan

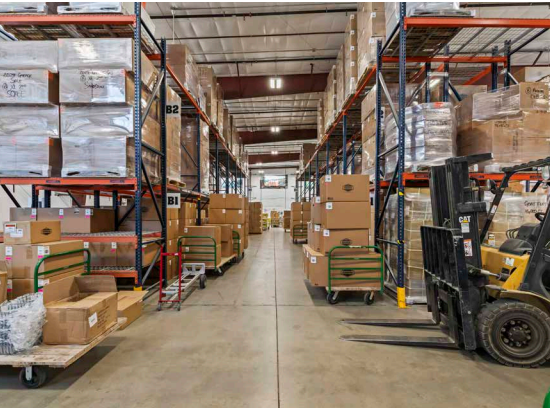
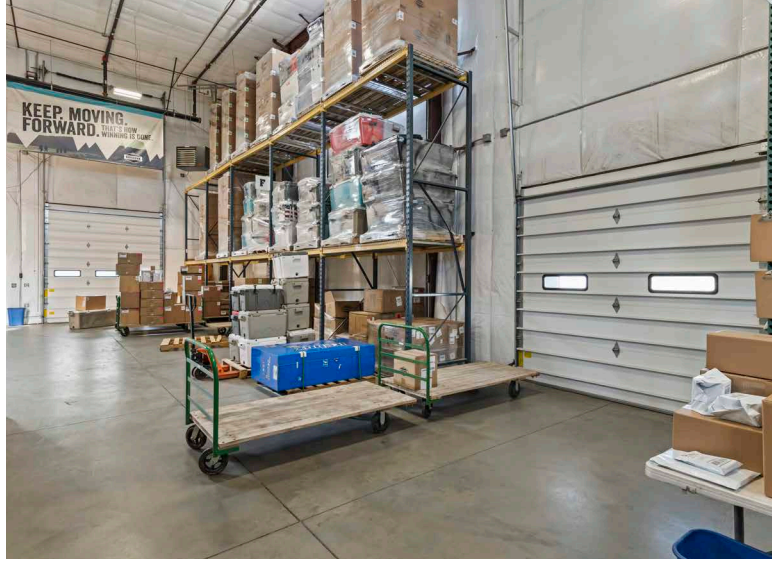
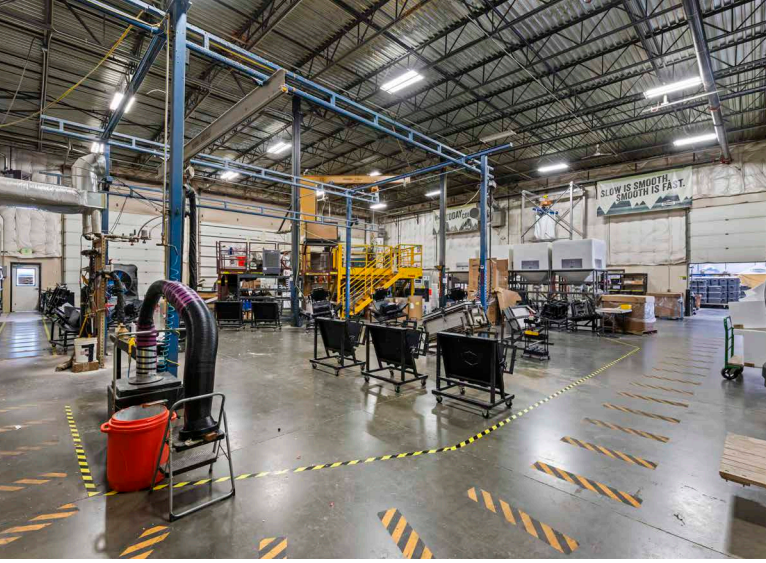


Office

Manufacturing



# Property Gallery



# Location

 Google Map

 Street View



755 West Front Street, Suite 300  
Boise, Idaho 83702  
208 345 9000  
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.