



3721 E. Newby Street

*3721 & 3803 E. Newby Street
Nampa, Idaho 83687*

Rick McGraw

208-880-8889

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**COLDWELL BANKER
COMMERCIAL**
TOMLINSON

FOR SALE

Two High Quality
Industrial Buildings

Offered For \$4,500,000

100% Occupied



3803 E. Newby Street

3721 & 3803 E. Newby St.
Nampa, Idaho 83687

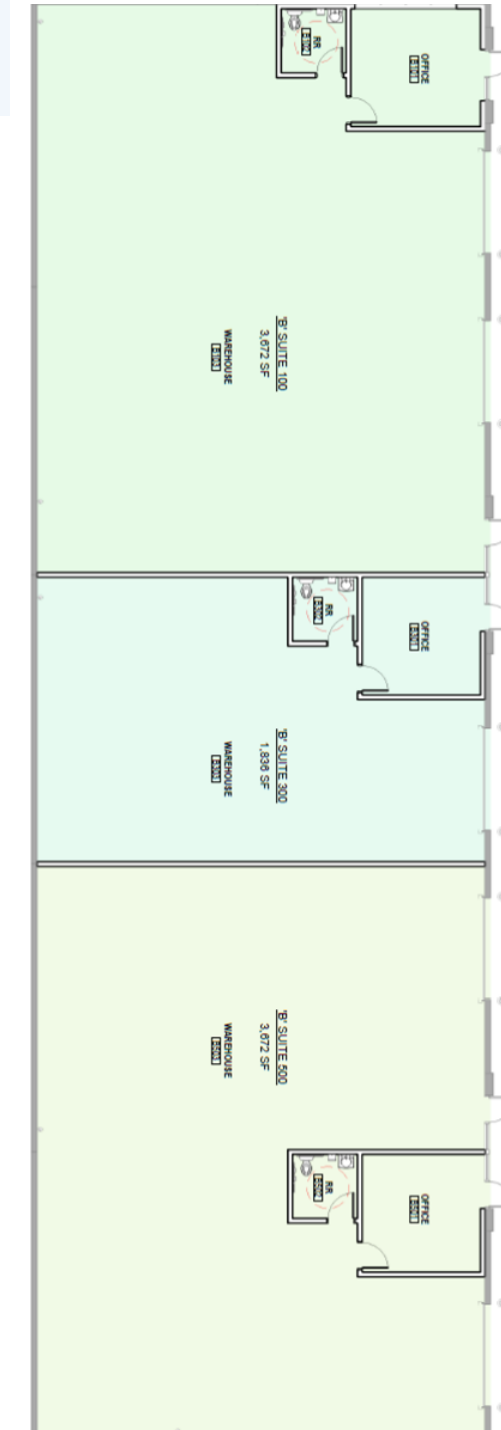
Property Summary

- **Price: \$4,500,000**
- **100% Occupied**
- **Actual NOI: \$250,824**
- **NNN's estimated at \$0.20/SF for 2026**
- **Zoning: I-L (Light Industrial)**
- **Building Sizes:**
 - ⇒ 3721 E. Newby Street - 9,180 SF
 - ⇒ 3803 E. Newby Street - 9,180 SF
- **Total Square Footage: 18,360 SF**
- **Building Features:**
 - Each Building has 3 Phase Power & 1,000 Amps
 - 16' Ceiling Height
 - (10) 12' X 14' Roll Up Doors
 - (5) Tenants in Place
 - Paved Off Street Parking

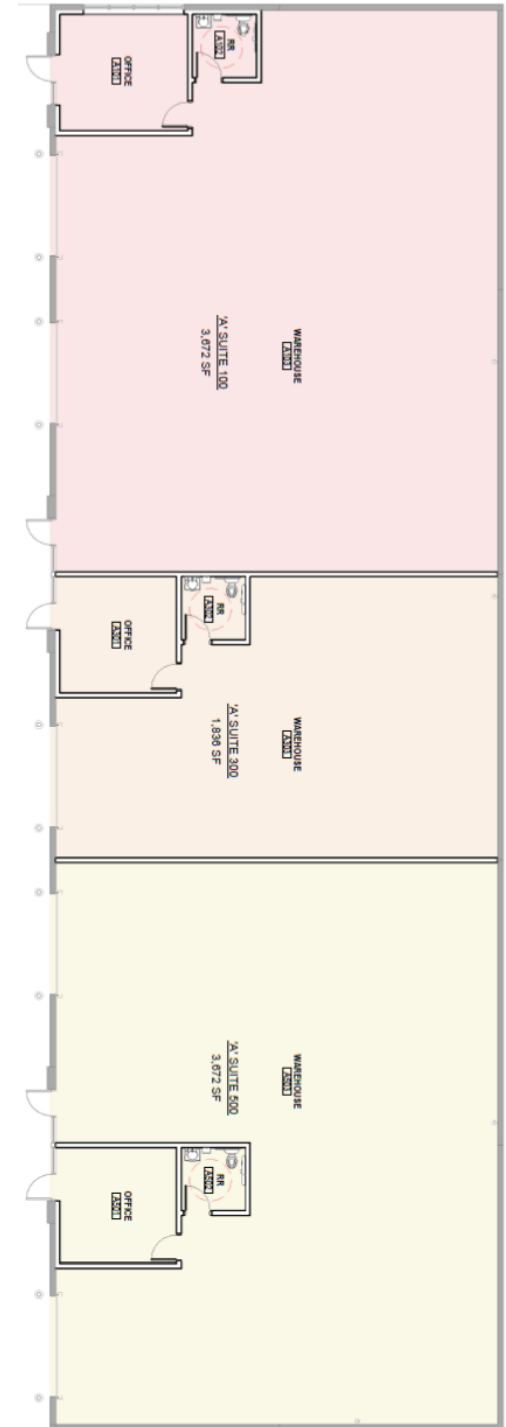
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3721 E. Newby Street - Building 1



3803 E. Newby Street - Building 2



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3721 E. Newby Street



3803 E. Newby Street

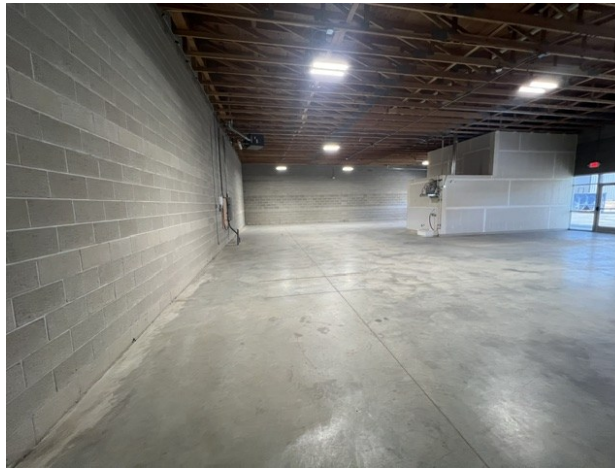


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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



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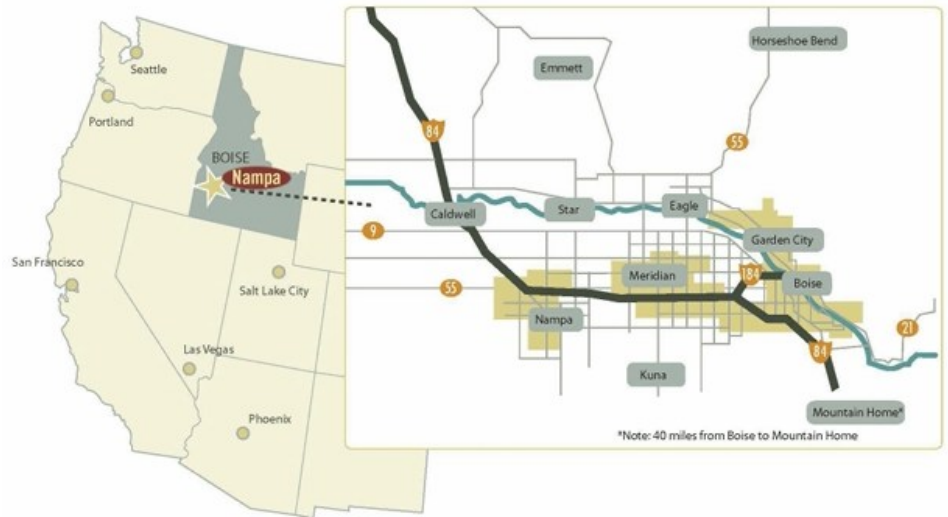


So... WHY Nampa?

AFFORDABILITY - Low Business Cost and low cost of living.

BUSINESS CLIMATE - Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. Businesses continue to flourish in the City of Nampa.

UNBEATABLE QUALITY OF LIFE - Everything you want and need in a big city minus the big city feel. From Excellent health care facilities to cultural institutions, vibrant public spaces to nature and recreational opportunities - Nampa has the key factors for a great quality of life.



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- Nampa is located about 20 miles west of Boise along Interstate 84 and is a principal city of the Boise - Nampa Metro area (Idaho's largest metropolitan area.) The city is centrally and ideally located to reach all western U.S. markets.
- Nampa is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.

Aerial

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