

4513 Airport Road & 245 Happy Valley Road
Nampa, ID 83687



FOR SALE | HAPPY VALLEY INDUSTRIAL
OFFERED FOR \$4,495,000

Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

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

Happy Valley Industrial

4513 Airport Road | Nampa, ID 83687

&

245 N. Happy Valley Road | Nampa, ID 83687

PROPERTY SUMMARY

- Price: \$4,495,000
- (2) Parcels: 2.25 acres each
- Total of 4.5 acres
- (2) Steel Packages: 17,000 SF footprint each with a total of 34,000 SF
- Individual Pricing per building: \$2,350,000

BUILDING CONCEPTUAL & LAYOUT

- Warehouse: 15,000 SF
- Office: 2,400 SF
- Mezzanine: 2,400 SF
- Covered Outdoor Area: 2,000 SF

- Total: 19,400 SF



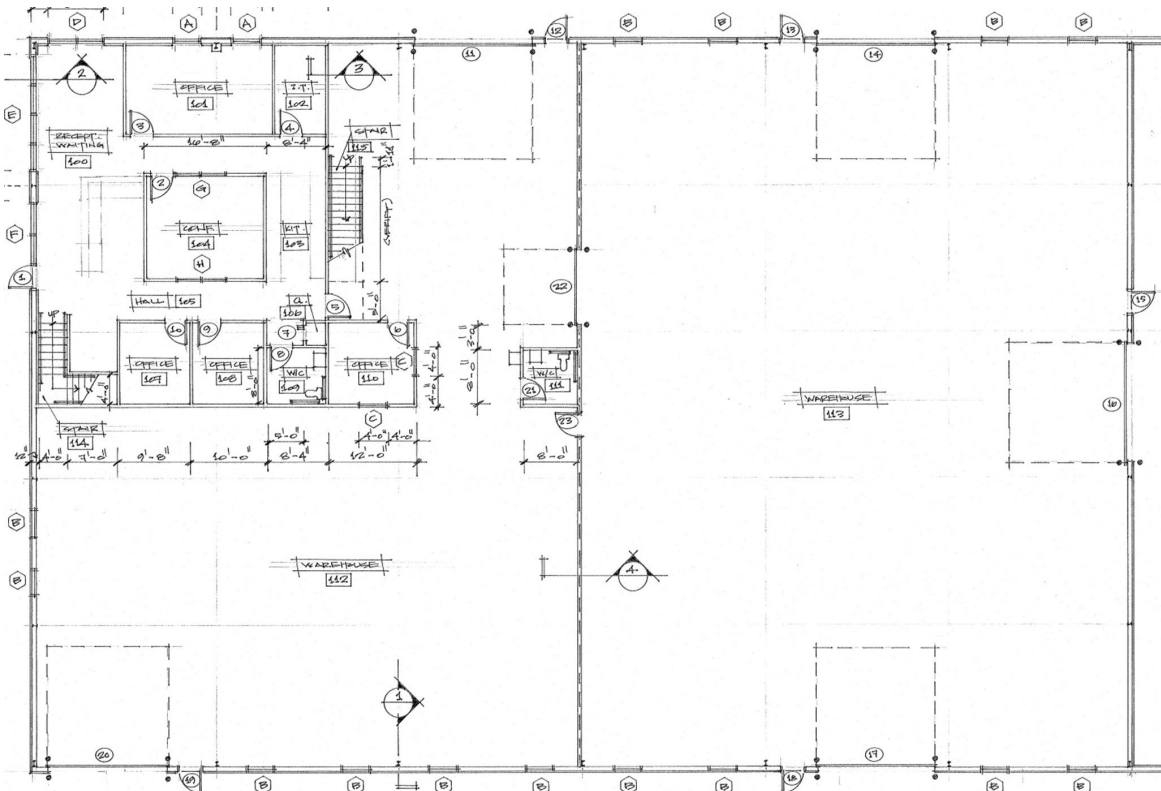
- **Opportunity for a Buyer to purchase the land with approved plans and steel packages that are on site. Build out each building as needed for their use or investment.**



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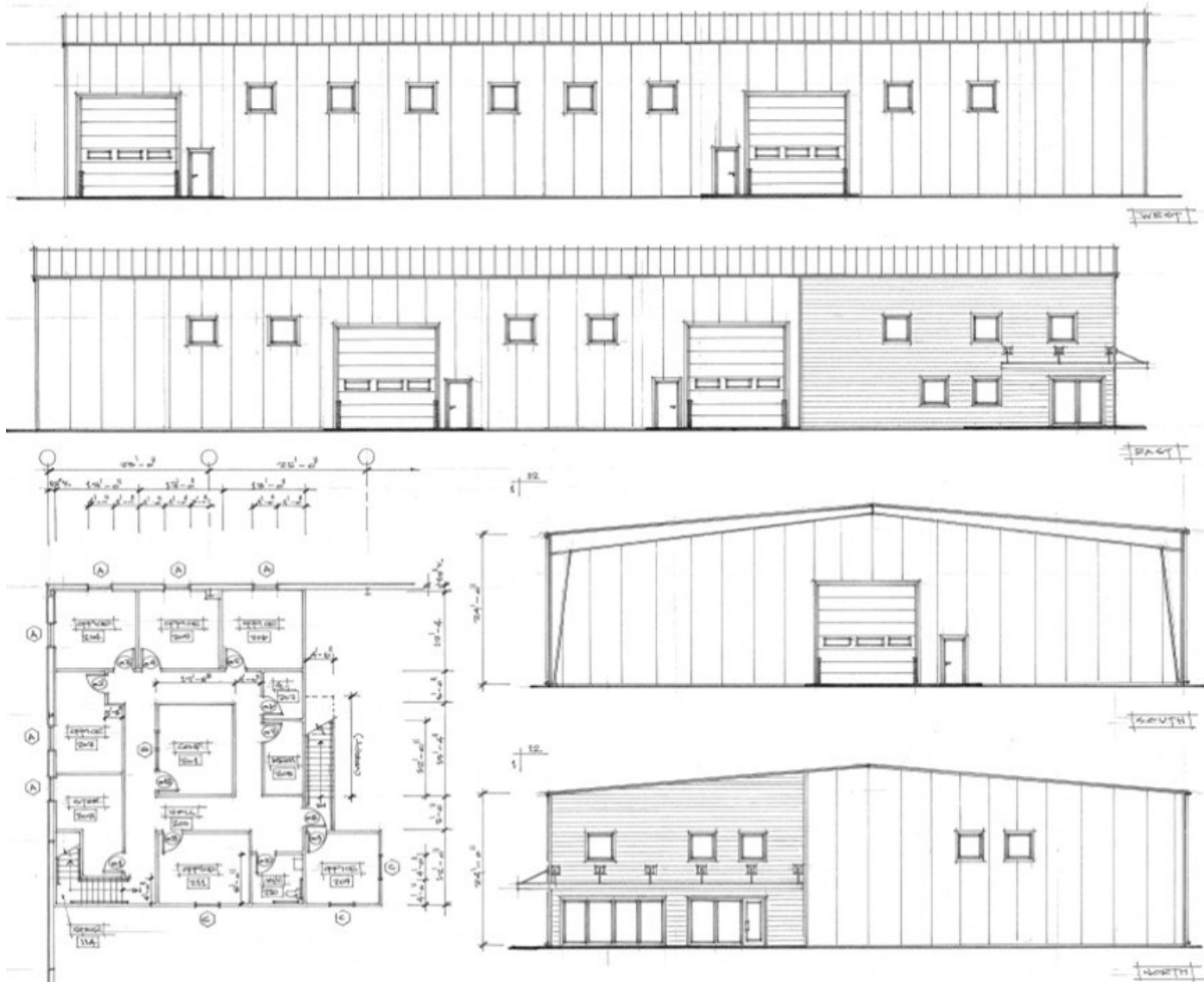
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FLOORPLAN

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UPPER EVEL FLOOR PLAN

ELEVATIONS

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