

**618 N. 39th Street | Nampa, ID 83687**

**and**

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**FOR SALE**

**PRICE**

**\$1,627,500**

**for**

**Each Building**

- Lot Size: .54 acre
- Zoned: Industrial

**Rick McGraw**

208.880.8889

[rickmcgraw54@gmail.com](mailto:rickmcgraw54@gmail.com)



**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**



# FOR SALE

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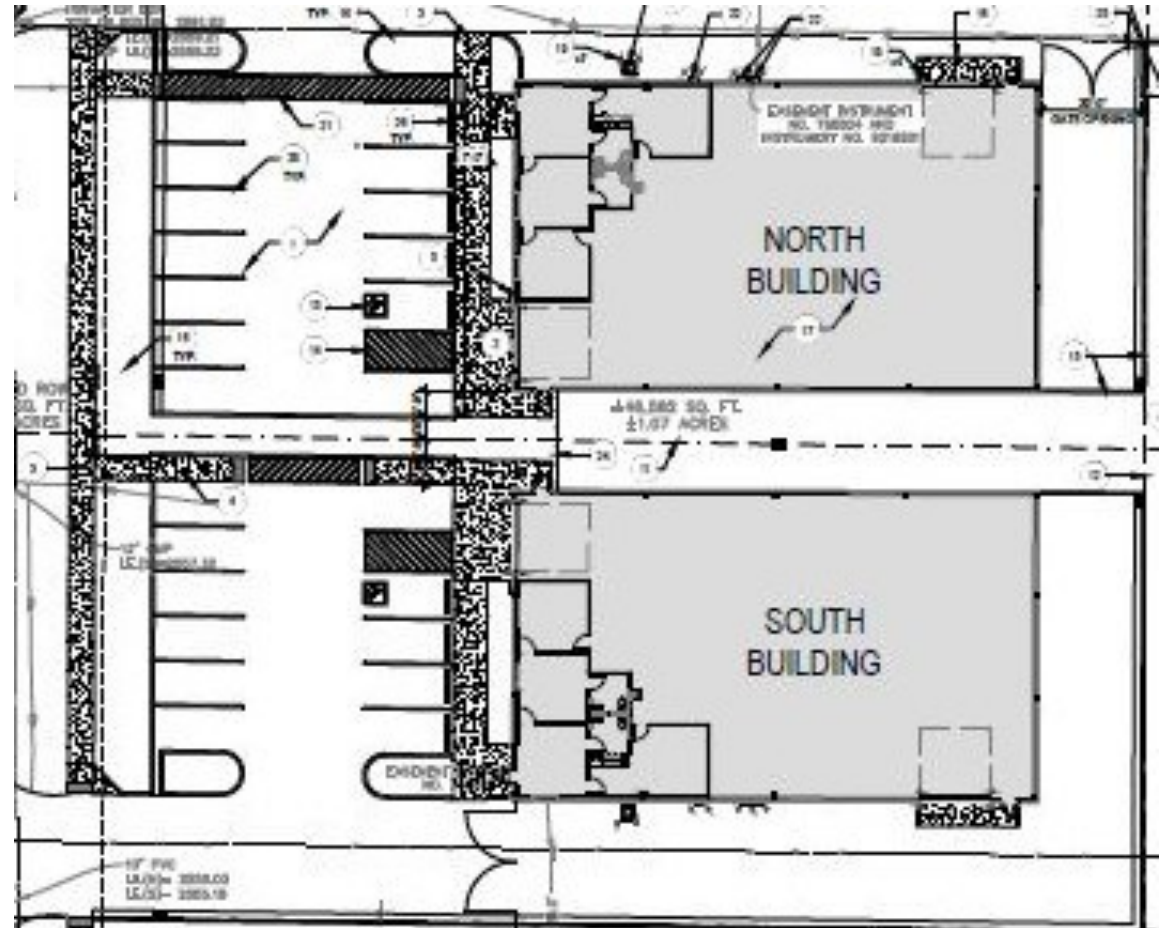
## PROPERTY SUMMARY

- Two Steel Industrial Buildings
- Price: \$1,627,500 | per building
- Buildings to be Delivered Late July 2023
- Lot Size: .54 acres/each
- Each Building:
  - ⇒ Warehouse: 5,281 SF
  - ⇒ Office: 1,129 SF
  - ⇒ Total SF: 6,510 SF
- Warehouse is Clear Span
- Clear Height: 20'

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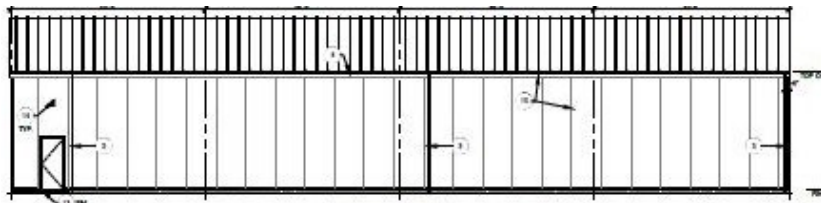


**Directions:** From I-84, take Garrity/Idaho Center Blvd., exit south to Nampa on Garrity, East on 39th

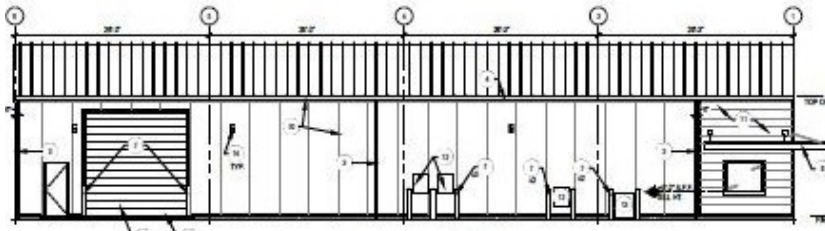
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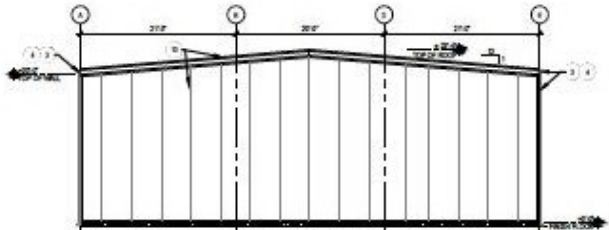
**Price for Each Building: \$1,627,500**



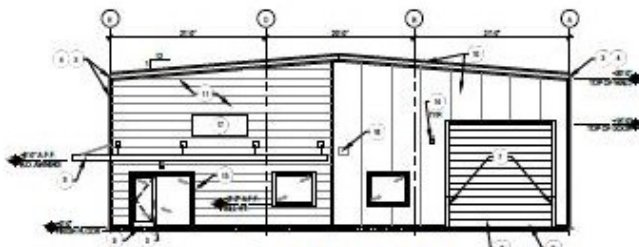
4 SOUTH ELEVATION  
MAX 18'0"



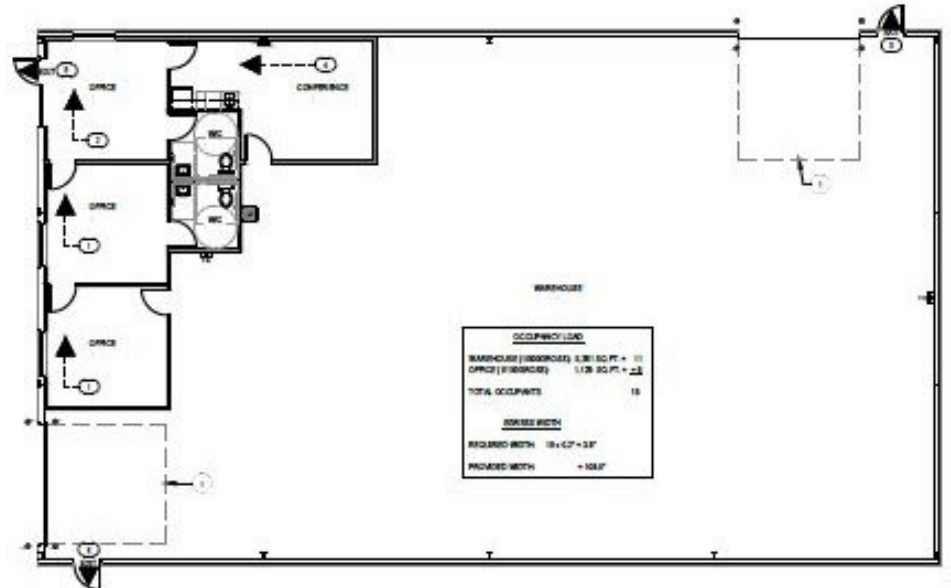
3 NORTH ELEVATION  
MAX 18'0"



2 EAST ELEVATION  
MAX 18'0"



1 WEST ELEVATION  
MAX 18'0"



Building Footprint

OCCUPANCY LOAD	
WAREHOUSE (100/SQ.FT.)	11
OFFICE (150/SQ.FT.)	23
TOTAL OCCUPANTS	18
DOCKED WITH	
REQUIRED WIDTH	18'-02" x 18'
PROVIDED WIDTH	18'-00"

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