

4513 Airport Road | Nampa, Idaho 83687



COLDWELL BANKER
COMMERCIAL
TOMLINSON

FOR SALE | HAPPY VALLEY INDUSTRIAL
OFFERED FOR \$2,450,000

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

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PROPERTY SUMMARY

- Price: \$2,450,000
- Parcel Size: 2.25 acres
- (1) Steel Package: 17,000 SF footprint

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



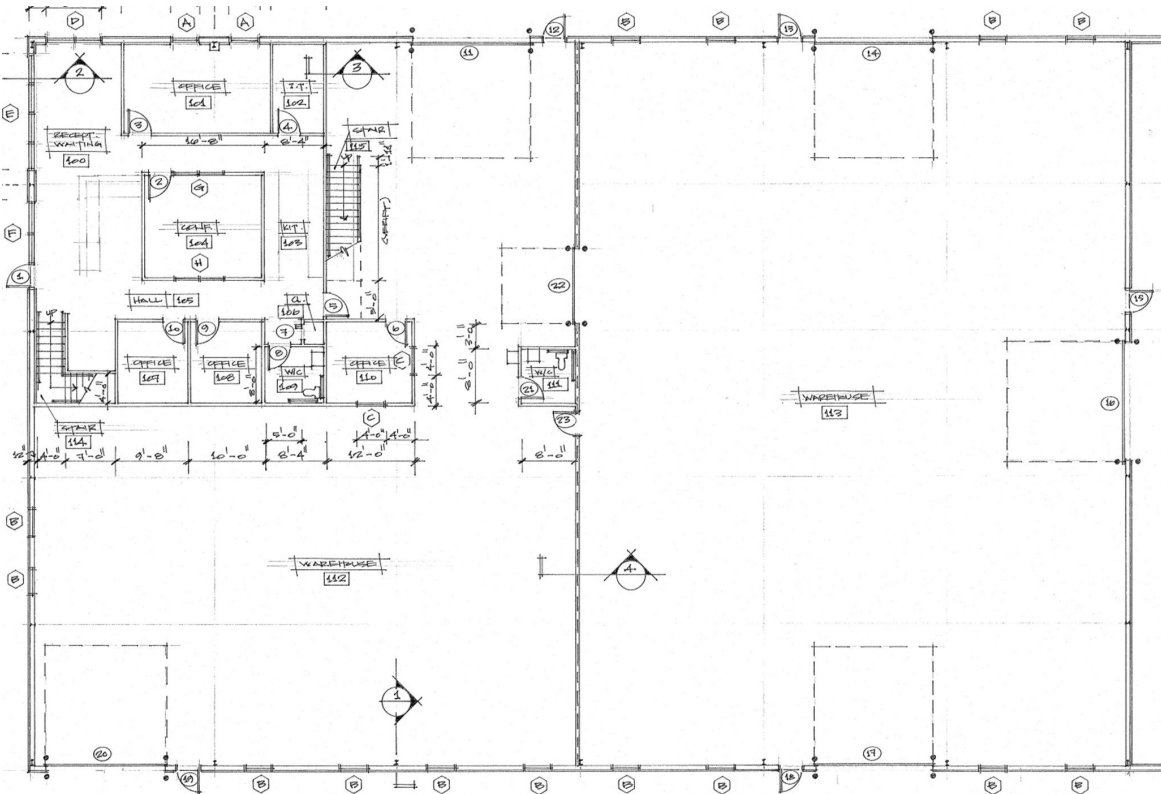
- **Opportunity for a Buyer to purchase the land with approved plans and steel package that is on site. Build out building as needed for their use or investment.**



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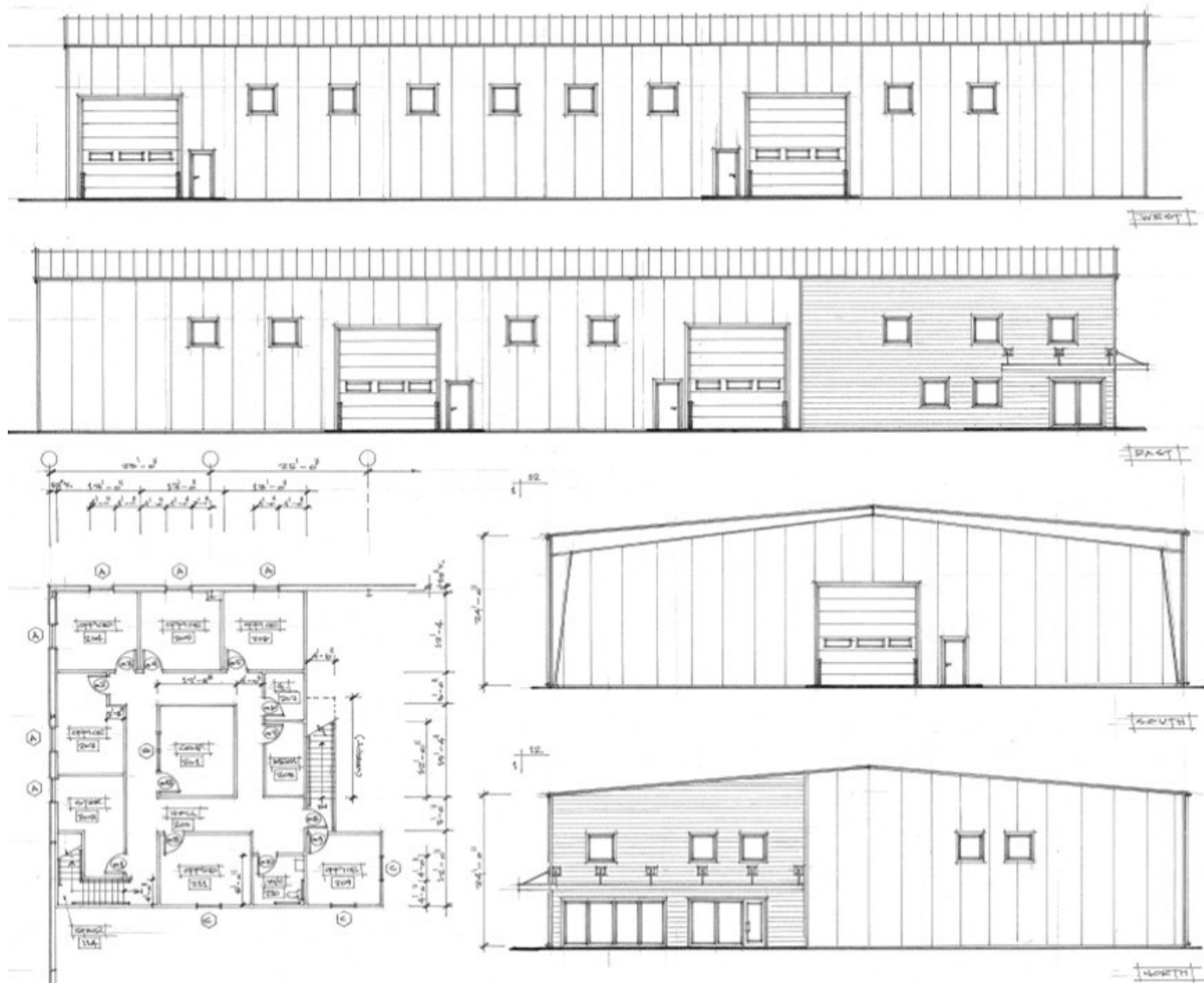
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FLOORPLAN

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UPPER EVEL FLOOR PLAN

ELEVATIONS

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