

# HAPPY VALLEY INDUSTRIAL PARK

245 North Happy Valley Road | Nampa, ID 83687



**FOR SALE**

**New 18,550 SF Industrial Steel Building  
Offered For \$4,599,500**

**Rick McGraw**  
208.880.8889  
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# Happy Valley Industrial Park | 245 N. Happy Valley Road | Nampa, ID 83687



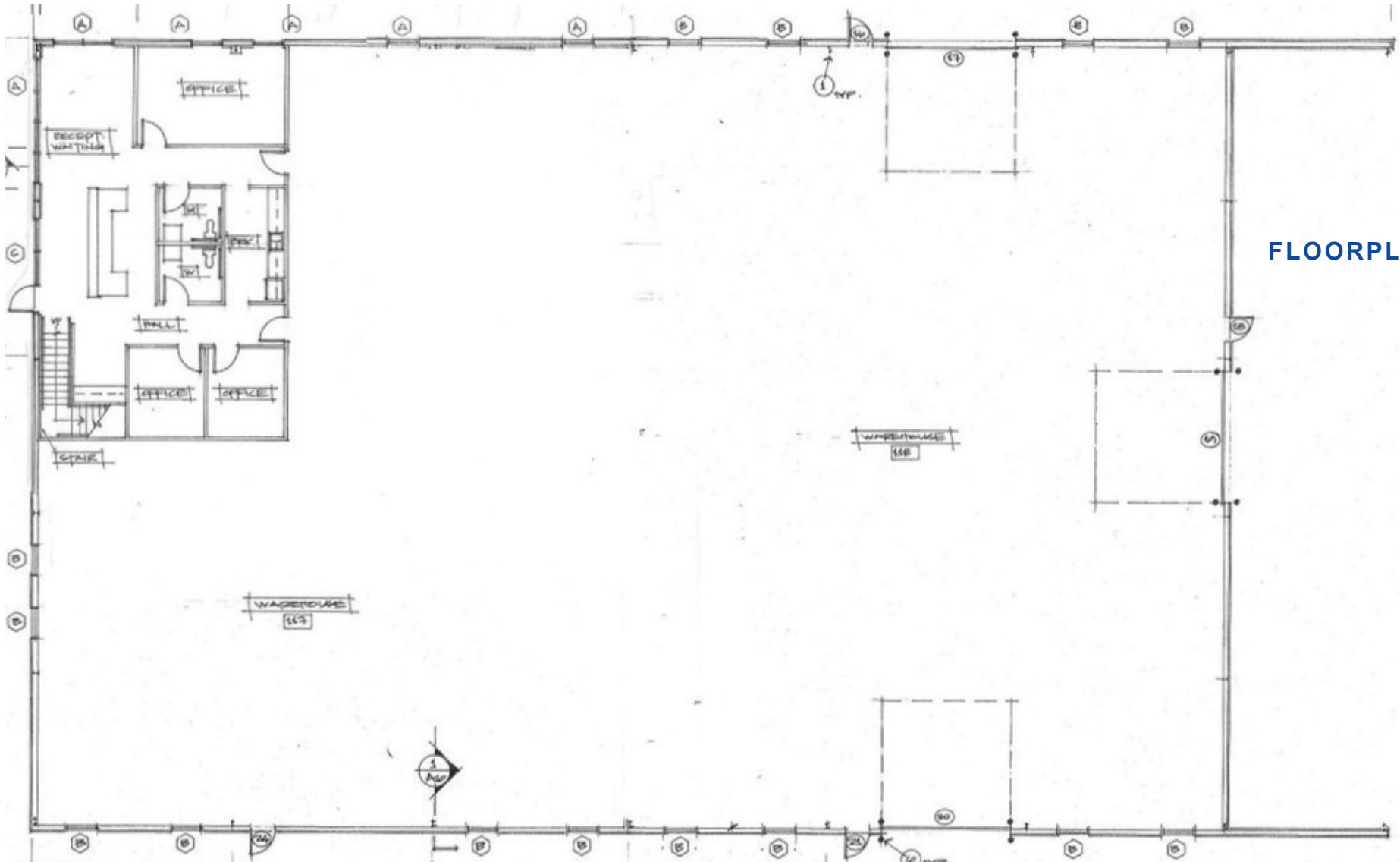
## PROPERTY SUMMARY

- New Steel Building
- Offered For \$4,599,500
- Parcel Size: 1.96 acres
- Building Size: 18,550 SF
  - ⇒ Warehouse: 15,450 SF
  - ⇒ Office: 1,550 SF
  - ⇒ Mezzanine: 1,550 SF

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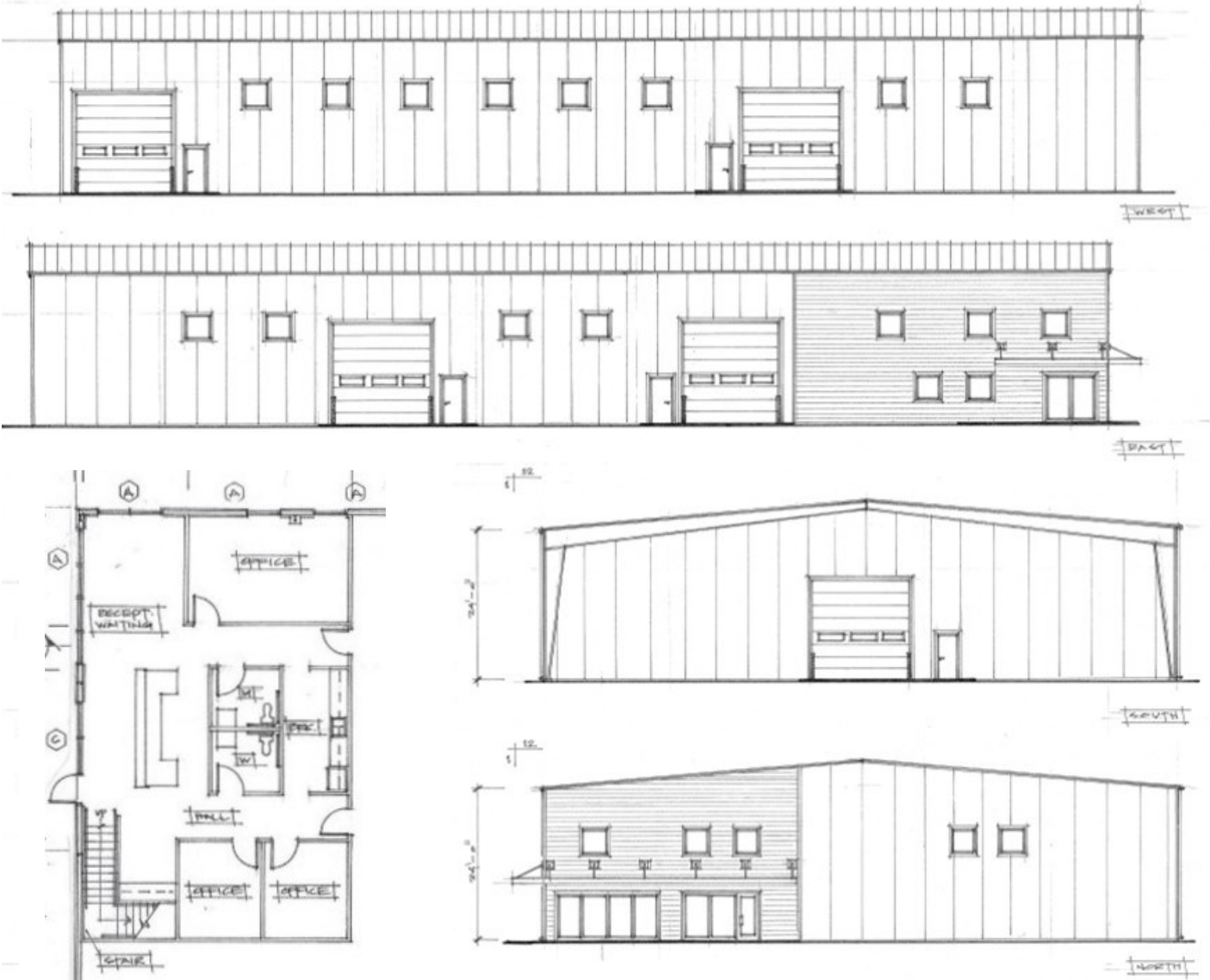
FLOORPLAN



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UPPER LEVEL FLOOR PLAN

ELEVATIONS

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# Happy Valley Industrial Park

245 N. Happy Valley Road & 4513 Airport Road | Nampa, ID 83687



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