

FOR LEASE

New Industrial Steel Building with Office & Mezzanine

245 North Happy Valley Road | Nampa, ID 83687

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



Rick McGraw
208.880.8889
rickmcgraw54@gmail.com



LEASE SUMMARY

- Lease Rate: \$1.30/SF NNN
- NNN's estimated at \$0.20/SF for 2024
- Lease Terms: Minimum 5 Years
- Tenant to pay all utilities

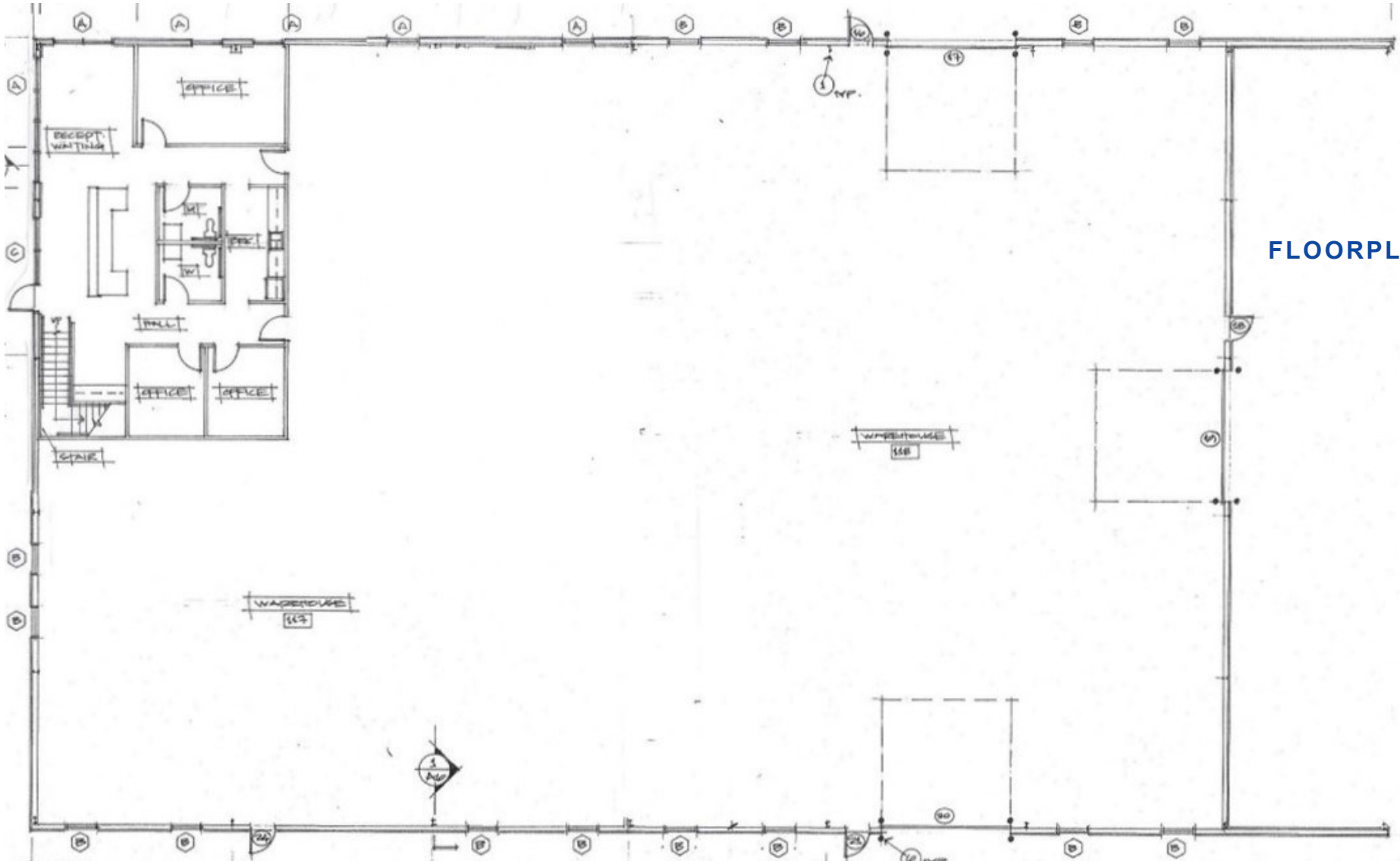
PROPERTY SUMMARY

- Building Size: 18,550 SF
- ⇒ Warehouse: 15,450 SF
- ⇒ Office: 1,550 SF
- ⇒ Mezzanine: 1,550 SF

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



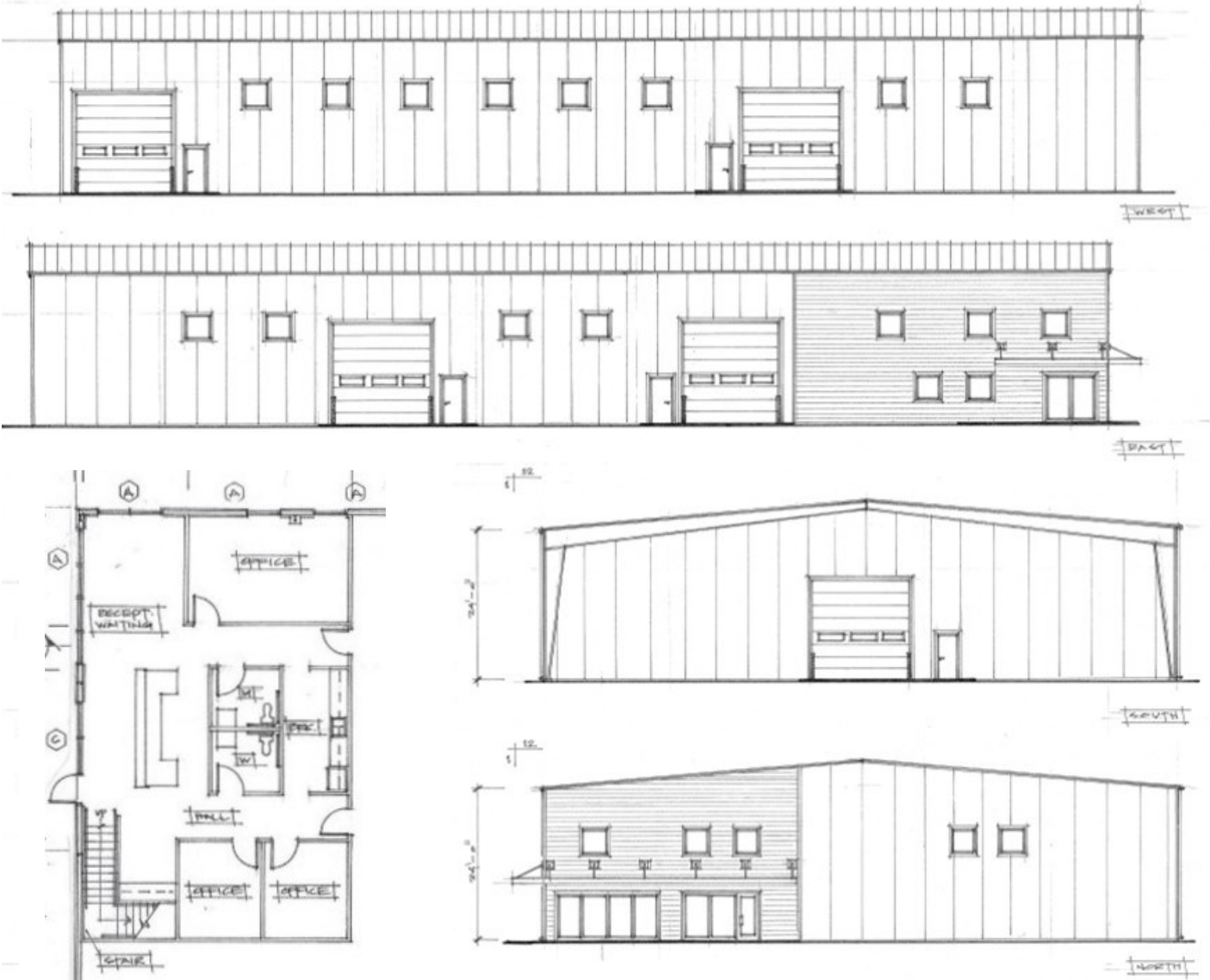
FLOORPLAN



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.

245 N. Happy Valley Road | Nampa, ID 83687



UPPER LEVEL FLOOR PLAN

ELEVATIONS

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 Park

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



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.