

**FOR LEASE**

## **New Industrial Steel Building with Office & Mezzanine**

4513 Airport Road | Nampa, ID 83687



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# Happy Valley Industrial Park | 4513 Airport Road | Nampa, ID 83687



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## 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

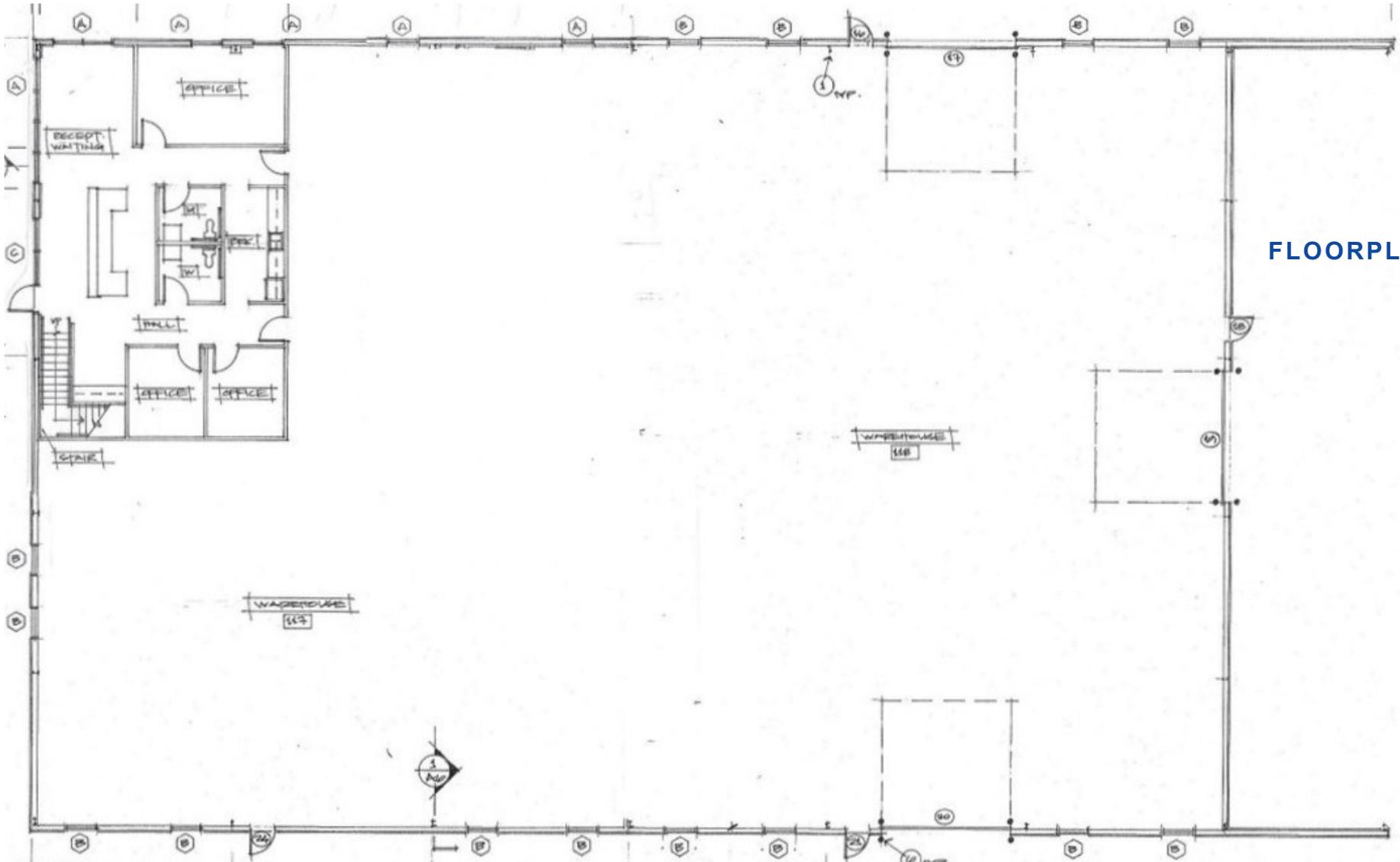
## PROPERTY SUMMARY

- 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.

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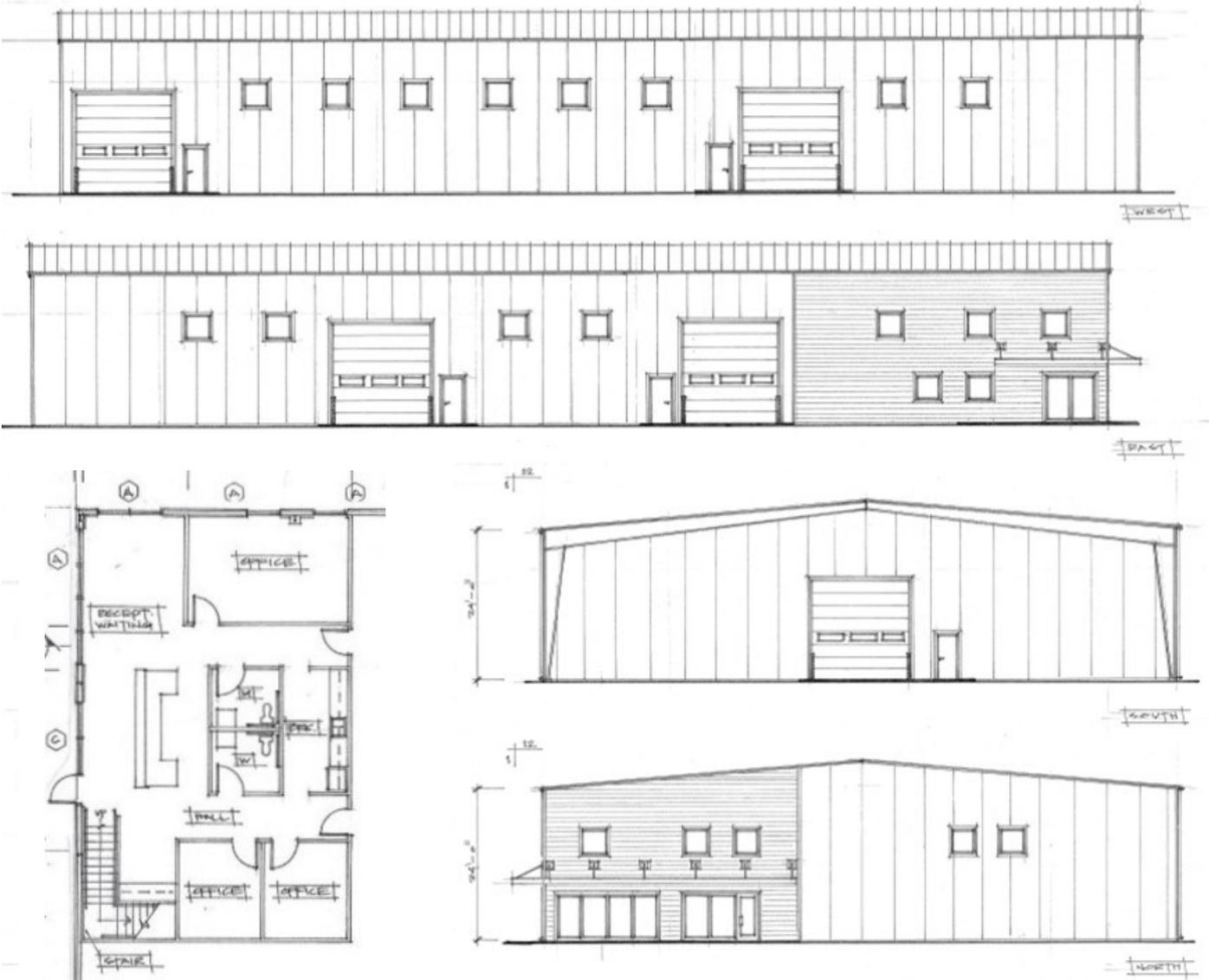
FLOORPLAN



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UPPER LEVEL FLOOR PLAN

ELEVATIONS

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