

HAPPY VALLEY INDUSTRIAL PARK

245 North Happy Valley Road | Nampa, ID 83687



 COLDWELL BANKER
COMMERCIAL
TOMLINSON

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 Happy Valley Road | Nampa, ID 83687

PROPERTY SUMMARY

- **Price:** \$4,599,500
- New 18,550 SF Steel Industrial Building
 - ⇒ Warehouse: 15,450 SF
 - ⇒ Office: 1,550 SF
 - ⇒ Mezzanine: 1,550 SF
- **Building Features:**
 - ⇒ 3 Phase Power
 - ⇒ One 400 AMP Panel
 - ⇒ 5 Roll Up Doors
- **Lot Size:** 1.96 acres
- Steel Package is onsite
- Lot is prepped for construction
- Clear Span Warehouse
- Located on the hard corner of Happy Valley and Airport Road
- Building delivered in 6 months



- Contact Agent for Full Information Package

Rick McGraw

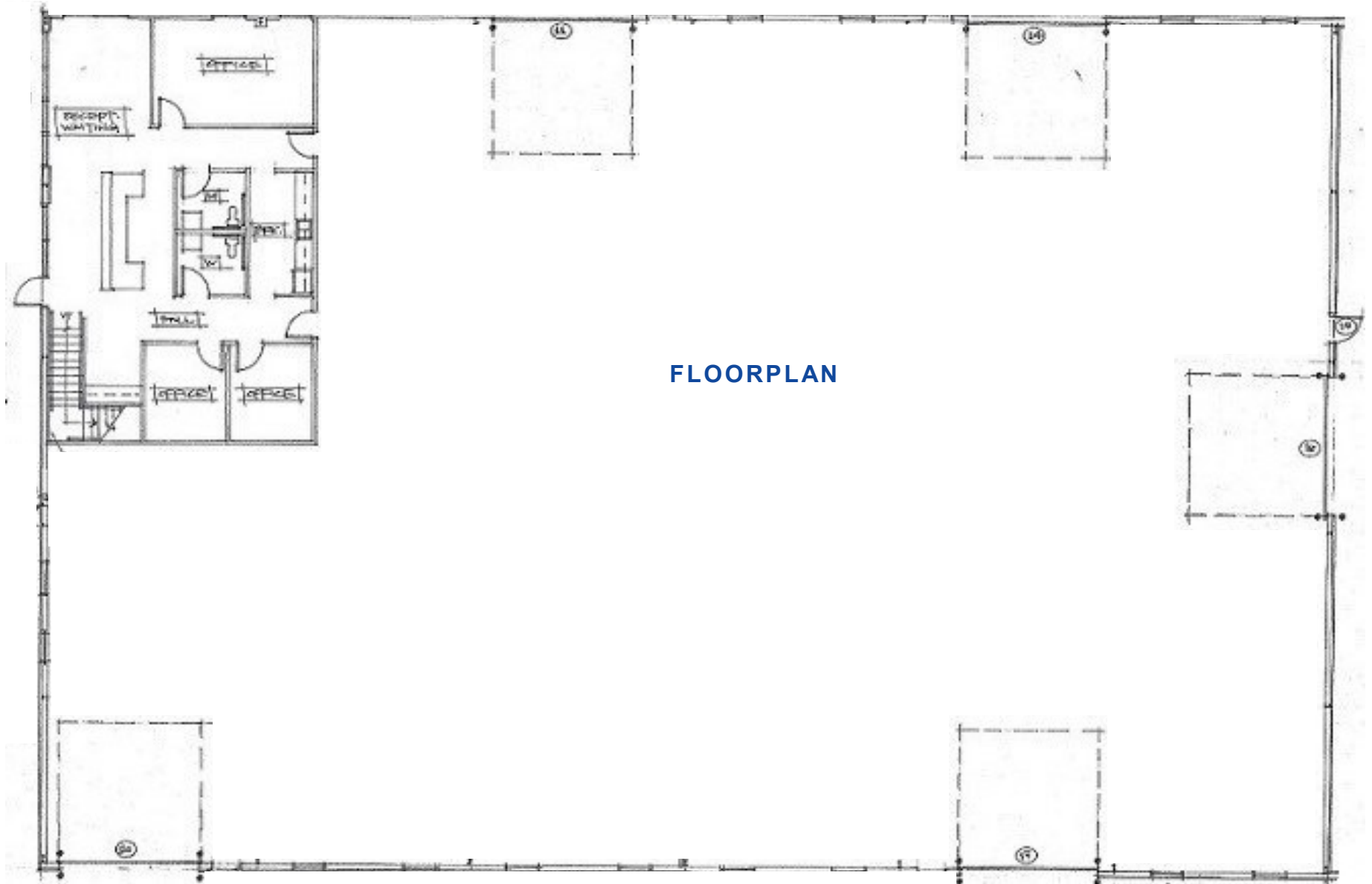
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Nampa, Idaho



AREA SUMMARY

- Nampa, Idaho has a strong economy with a diverse mix of industries, including agriculture, manufacturing, technology, and retail.
- Retail and Health Care are two of Nampa's largest industries with Agriculture also having a strong base in the area.
- Many successful companies have chosen to locate in Nampa, including Amazon, Amalgamated Sugar, Plexus Corporation, Great American Snacks and ON Semiconductor.
- Nampa fosters a vibrant downtown to serve as a gathering place for it's residents and support small businesses.

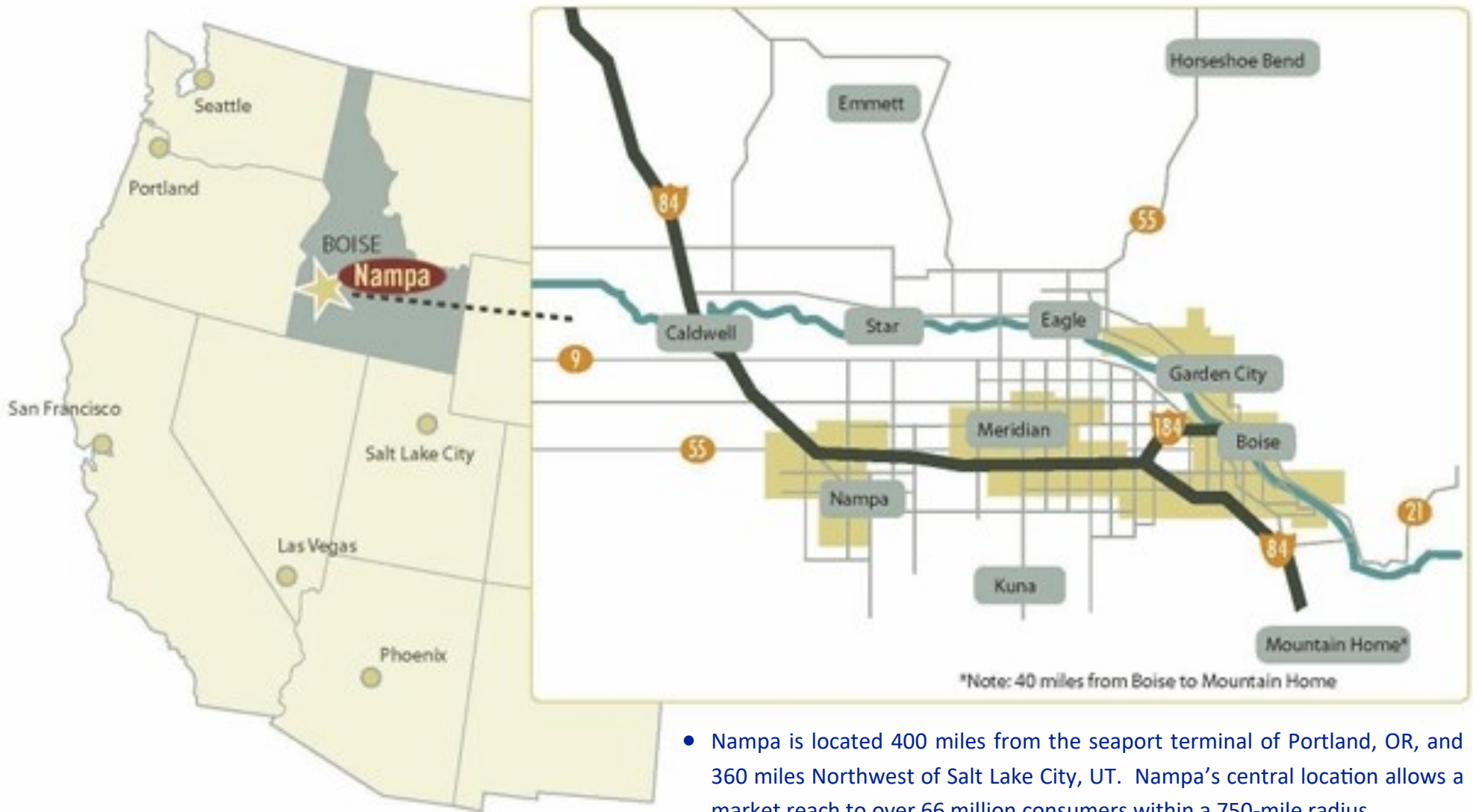
NAMPA, IDAHO | HIGHLIGHTS

- Located 20 Miles West of Boise along interstate 84
- Population is 110,951 and is 3rd largest community in Idaho
- Median Household Income is \$69,860 and employment rate is 62.5%
- One of the top 10 fastest growing cities in the United States.
- Home to Boise State University TE Center, the College of Western Idaho and Northwest Nazarene University

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- Nampa is located 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius.
- The Boise Airport is located less than 20 minutes from Nampa and handles more than 3 million travelers a year.

Happy Valley Industrial Park

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



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