

INDUSTRIAL FOR LEASE



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SECTION 01

EXECUTIVE SUMMARY

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**THIS HEAVY INDUSTRIAL MANUFACTURING
FACILITY WITH LAND IS LOCATED NORTH
OF DOWNTOWN NAMPA, IDAHO**

Lee & Associates is pleased to present this 78,328 square foot industrial/manufacturing facility for lease located on Carnation Drive with direct access to Garrity Blvd. Easy access to I-84 at both the Garrity & Franklin Road Interchanges. Amenities include: fenced yard with trailer parking, rail spur to site, office/retail space ideal for call center or brewery.

LEASE RATE: \$.50 SF/Mo

FENCED LOT LEASE RATE: \$1,500/Mo

TOTAL BUILDING SF: 78,328

AVAILABLE SPACE: 16,172 SF

LEASE TYPE: NNN

LOT SIZE: 10.21

ZONING: C-G

TENANCY: MULTI-TENANT

SHOWING INST.: CONTACT AGENT

DRIVE INS MULTIPLE

PARKING AMPLE

FREEWAY ACCESS 1.43 MILES (5 MINUTES)

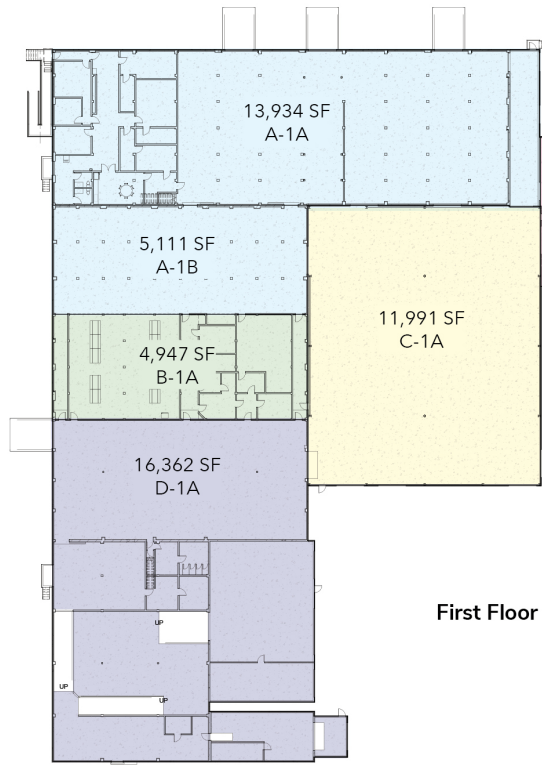
PROPERTY HIGHLIGHTS



FLOOR PLAN

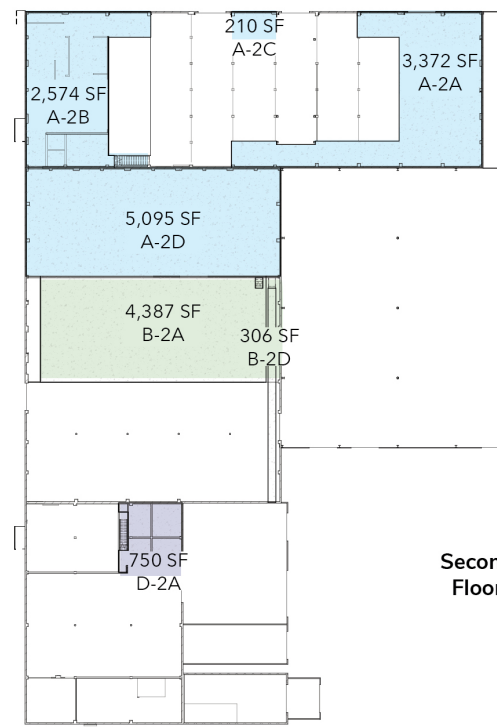
Availability Overview

78,328 Total SF



First Floor

① Level 1: 1-20 OVERALL
1" = 20'-0"



Second Floor

② Level 2: 1-20 OVERALL
1" = 20'-0"

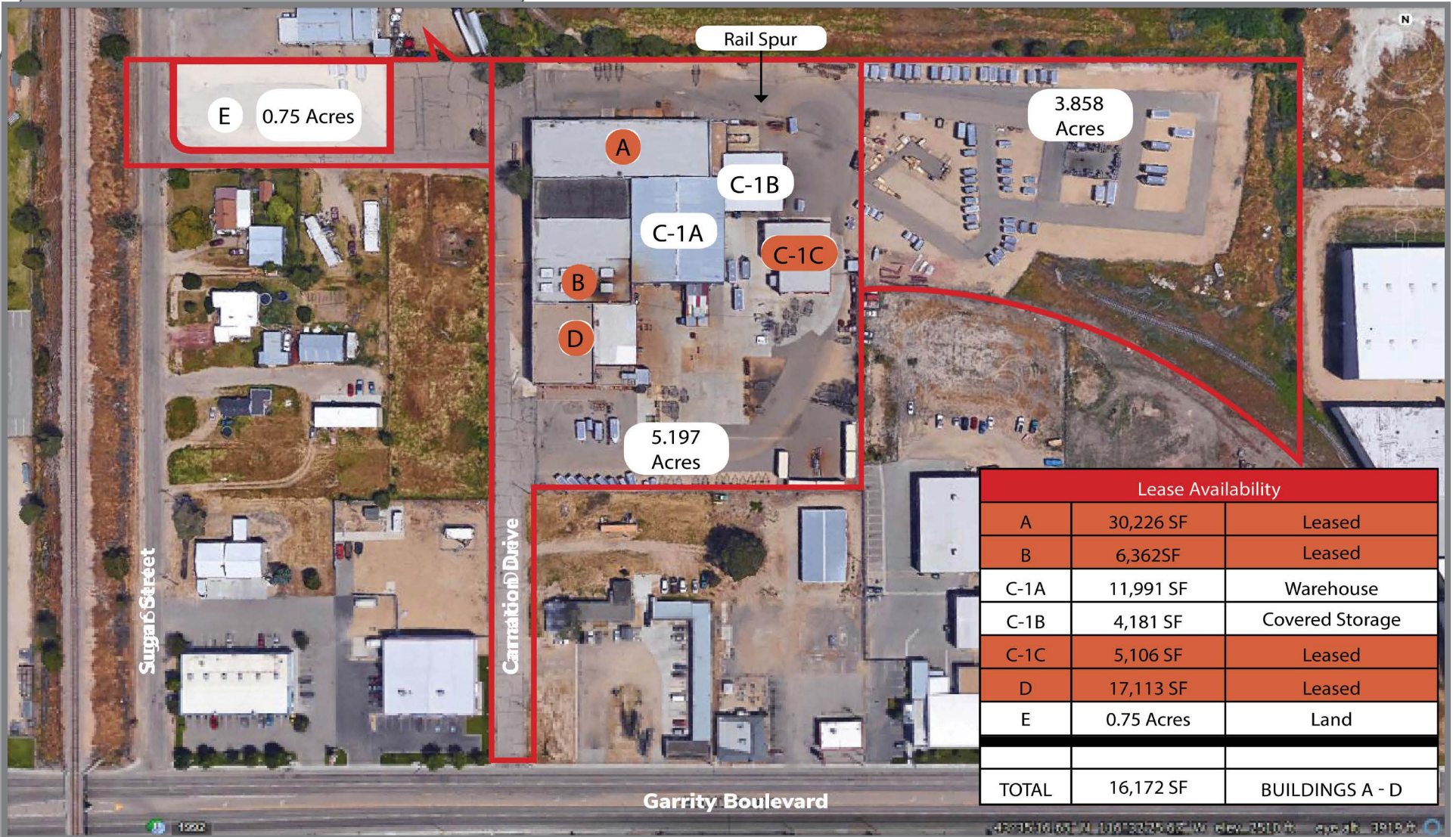
AREA A (RENTABLE)		
Number	Level	Area
A-1A	Level 1 1-20	13934 SF
A-1B	Level 1 1-20	5111 SF
A-2A	Level 2 1-20	3372 SF
A-2B	Level 2 1-20	2574 SF
A-2C	Level 2 1-20	210 SF
A-2D	Level 2 1-20	5095 SF
Grand total: 6		30295 SF

AREA B (RENTABLE)		
Number	Level	Area
B-1A	Level 1 1-20	4947 SF
B-2A	Level 2 1-20	4387 SF
B-2D	Level 2 1-20	306 SF
Grand total: 3		9641 SF

AREA C (RENTABLE)		
Number	Level	Area
C-1A	Level 1 1-20	11991 SF
C-1B	Level 1 1-20	4181 SF
C-1C	Level 1 1-20	5106 SF
Grand total: 3		21279 SF

AREA D (RENTABLE)		
Number	Level	Area
D-1A	Level 1 1-20	16362 SF
D-2A	Level 2 1-20	750 SF
Grand total: 2		17113 SF

SITE PLAN





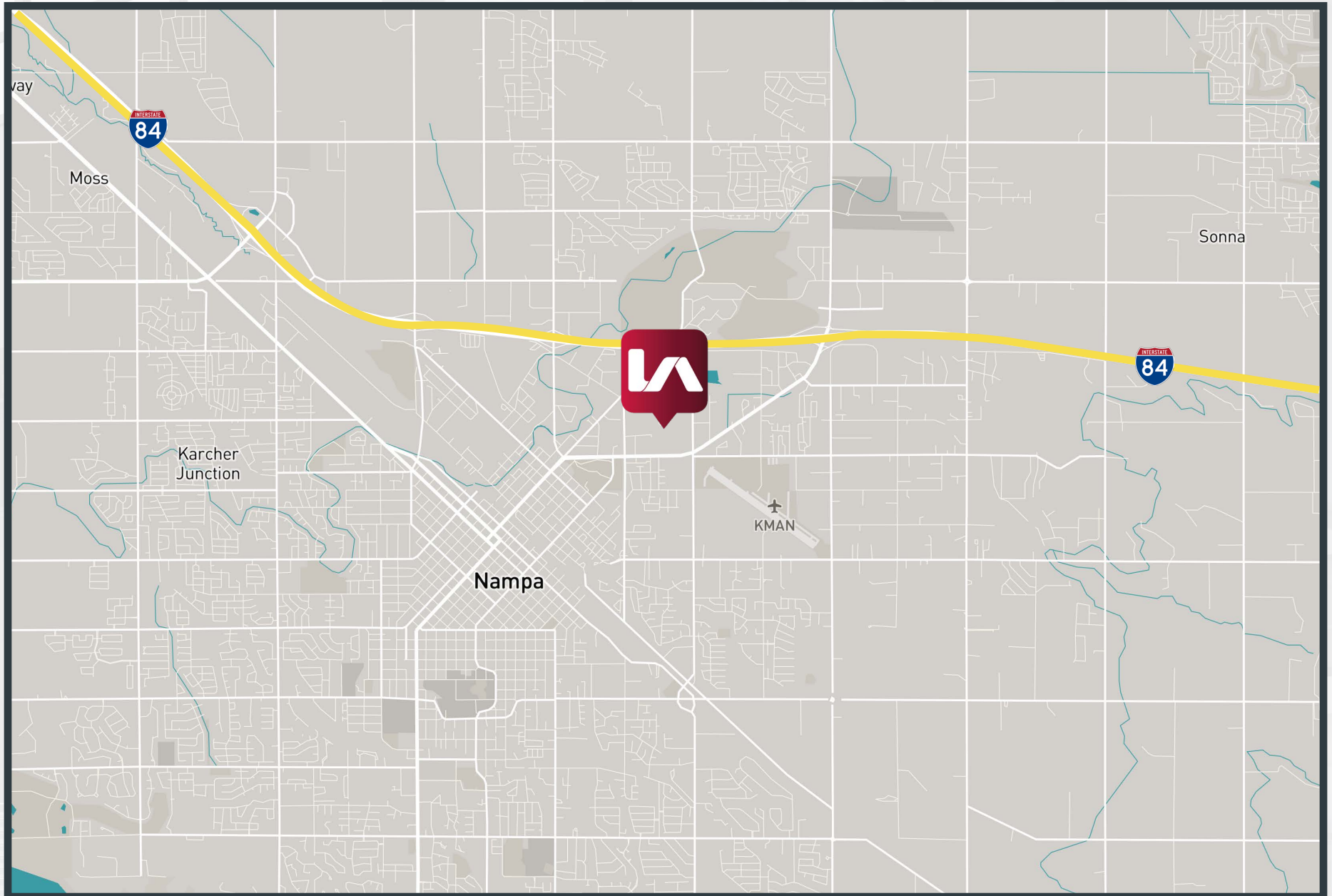
SECTION 02

LOCATION

LOCATION MAP 08-09

NEARBY AMENITIES 10

LOCATION MAP



LOCATION MAP



NEARBY AMENITIES



**Nampa
Airport**
1.4 Miles Away



FOOD
Brick 29, Little Saigon,
Messenger Pizza, Wingers,
Olive Garden, Chapala
Mexican Food



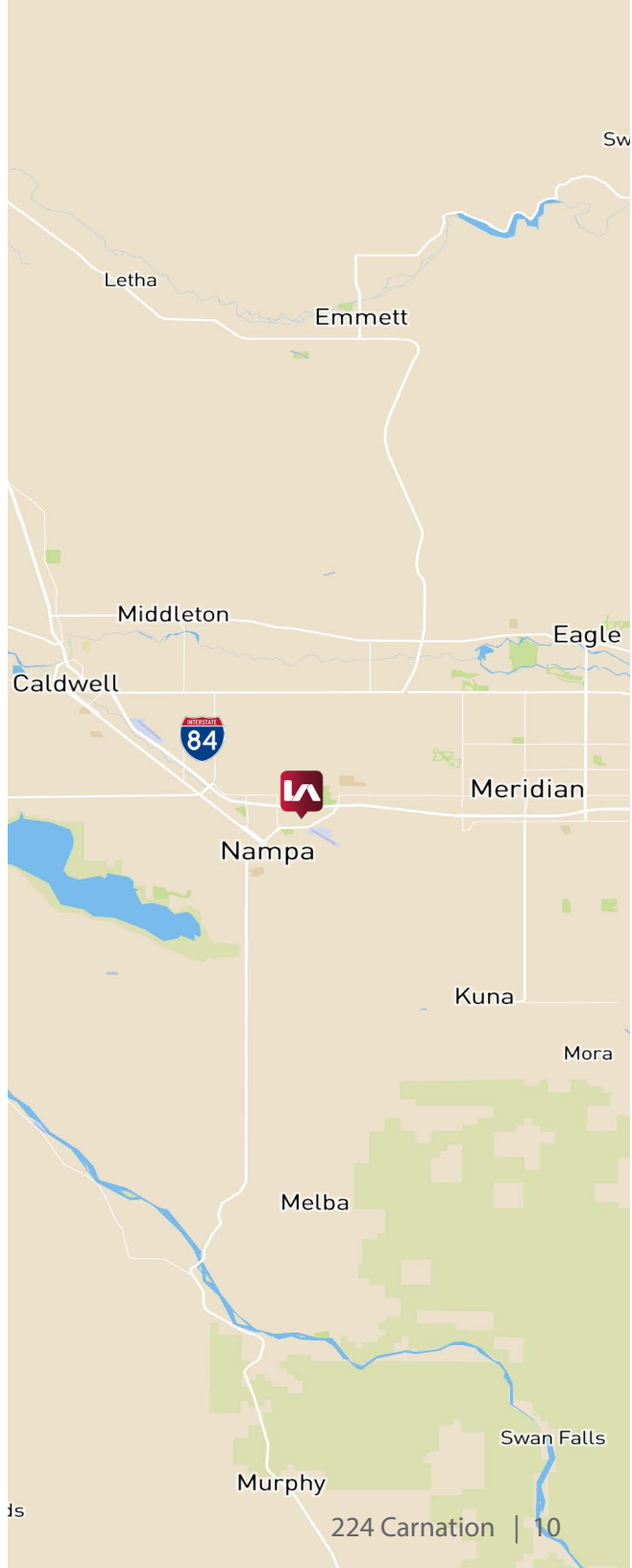
**Retail &
Entertainment**
Kickback Bar, Moxie Java,
Chonies Sports Bar, Enter-
prise Rent A Car



GROCERY
Winco, Fred Myer,
Albertsons, Grocery
Outlet, KG Grocery



**SERVICE &
OTHER**
St. Lukes, West Valley
Medical Center, Treasure
Valley Hospital, Rodeway
Inn & Suites, Sleep Inn,
Holiday Inn Nampa, Hon
Motors, Keystone Automot-
ive, Shilo Plumbing, Idaho
Army National Guard





SECTION 03

DEMOGRAPHICS

SUBMARKET	12
MARKET	13

SUBMARKET

DEMOGRAPHIC HIGHLIGHTS



2020 POPULATION
& INCOME

Average Income
\$63,398



Population
126,897



2020 POPULATION
& INCOME

Average Income
\$59,276



Population
66,344

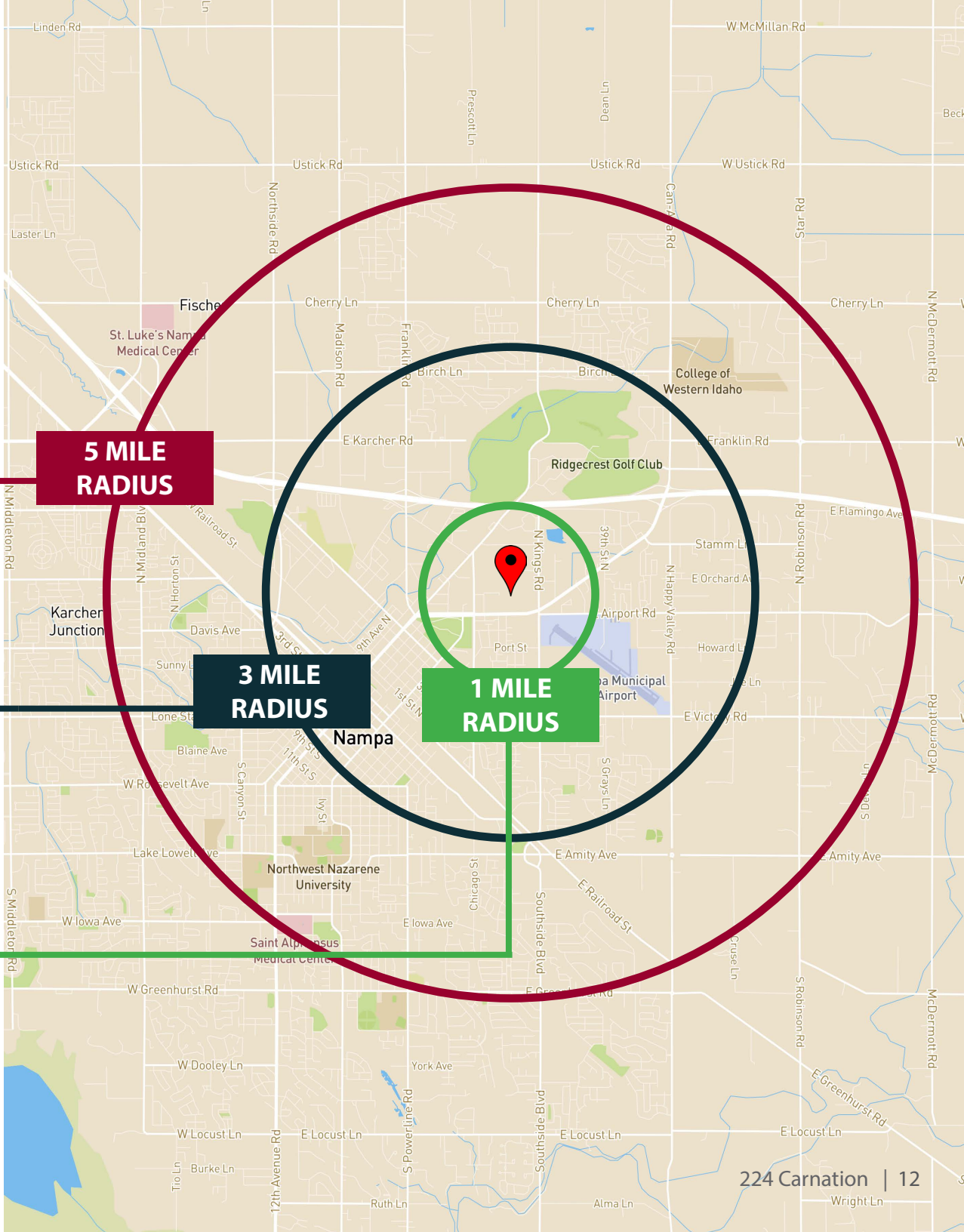


2020 POPULATION
& INCOME

Average Income
\$46,820



Population
5,814



MARKET

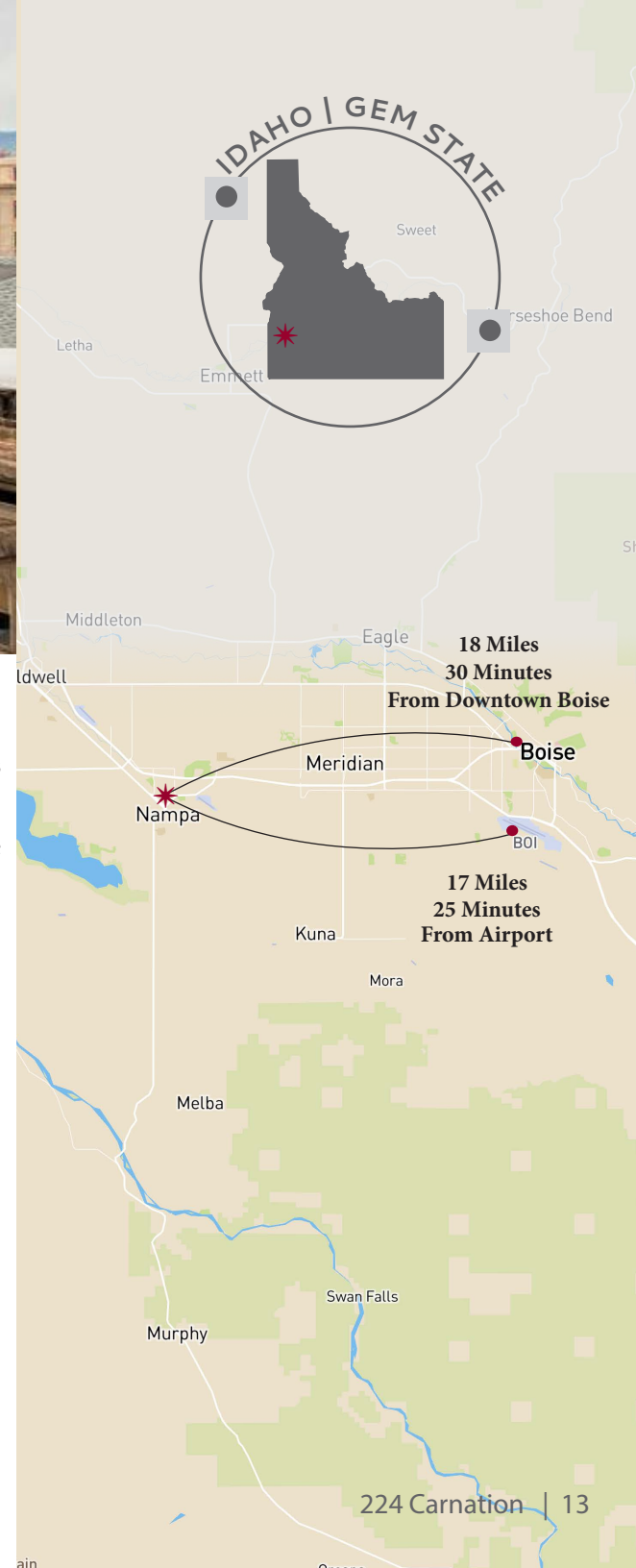


AREA SUMMARY

Located on the Boise River, Boise is the capital of Idaho and the third-most populous metro in the Pacific Northwest, after Seattle and Portland. Boise boasts a diverse pool of local employers. Several significant companies are headquartered in the metro, including Albertsons, Simplot, Clearwater Analytics, and Micron Technology. Boise is at full employment, with unemployment trending below 3% since 2017. Starting in 2011, local employment growth has outpaced national performance, with gains generally far stronger in Boise than in the United States as a whole.

IN THE NEWS

Last year Boise was named top place to live on Livability's Best Places To Live survey. There were over 1,000 cities, between 20,000 and one million that Boise out ranked to take the top spot. Job opportunity, affordability, entrepreneurship, and safety were among the top reasons why Boise draws in so many people.



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