



FOR SALE

318 6th Street N., Nampa, Idaho 83687 **AVAILABLE SPACE: +/- 62,329 SF** Purchase Price: \$8,575,000

Total Building(s) Size: +/- 62,329 Sq. Ft.

Total Main Building Size: +/- 37,504 Sq. Ft.

• Warehouse/Showroom: +/- 28,800 Sq. Ft.

• Office: +/- 8,704 Sq. Ft.

• Clear Height: 20'

Total Annex Warehouse Size: +/- 24,825 Sq. Ft.

• Clear Height: 14' - 20'

Total Land Size: +/- 4.11 Acres

- Excess Paved & Secured Yard: +/- 1.03 Acres
- Unimproved Land Area: +/- .13 Acres
- Dock High Doors: 2
- Grade Level Doors: 7
- Year Built: +/- 1980
- Zoning: City of Nampa I-L (Light Industrial)

Property Highlights

- Access to I-84 within 1 Mile
- Paved & Secured Yard
- Ample Power Capacity



GARY BUENTGEN, SIOR, CCIM

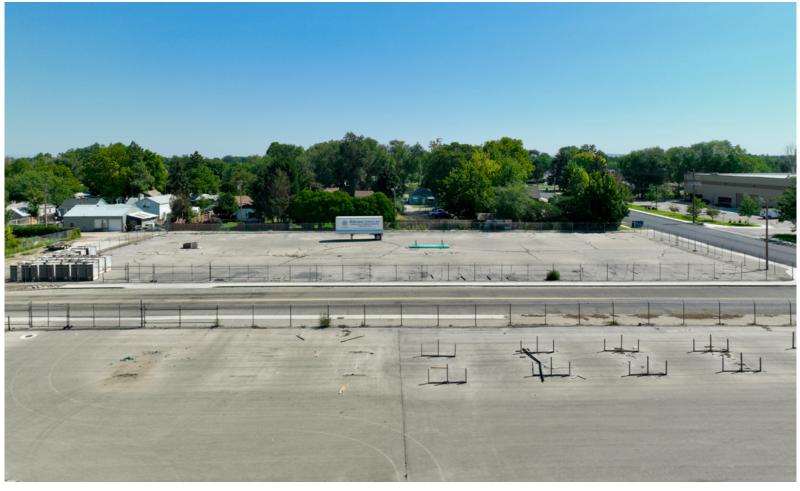
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INDUSTRIAL BUILDINGS & SECURED YARD | 318 6TH STREET N., NAMPA, ID 83687







