

# INDUSTRIAL BUILDINGS WITH YARD FOR LEASE

46,600 SF OF INDUSTRIAL BUILDINGS | LARGE POWER CAPABILITIES

218 8th St. N., Nampa, ID 83687



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

# EXECUTIVE SUMMARY

Lee & Associates is pleased to present this industrial property, formerly a food processing facility, in Nampa for lease. The property offers multiple manufacturing, warehousing, yard, and IOS capabilities. The site includes four buildings, two modular offices, and approximately 6.8 acres of excess ground that will be improved for yard use. Multiple buildings feature dock and grade-level loading, full office and warehouse climate control, and a fully fenced and secured yard.

With quick two-minute access to I-84 at Northside, the property offers excellent connectivity to the remainder of the Treasure Valley and beyond. Large amounts of power are available on-site, ready to be utilized or expanded to meet heavy manufacturing needs. Contact the agent for showing details and rates.

## PROPERTY HIGHLIGHTS

- » Fully fenced and secured site
- » Full climate control options available
- » Dock and grade level loading
- » Excellent freeway access
- » Flexible yard options available with ability to lease 1 - 6.8 AC
- » Multiple site access points with gated entry



# PROPERTY DETAILS

**LEASE RATE** See building pages

**LEASE TYPE** NNN

**EXCESS YARD** ± 6.8 AC

**SITE SIZE** 10.07 AC

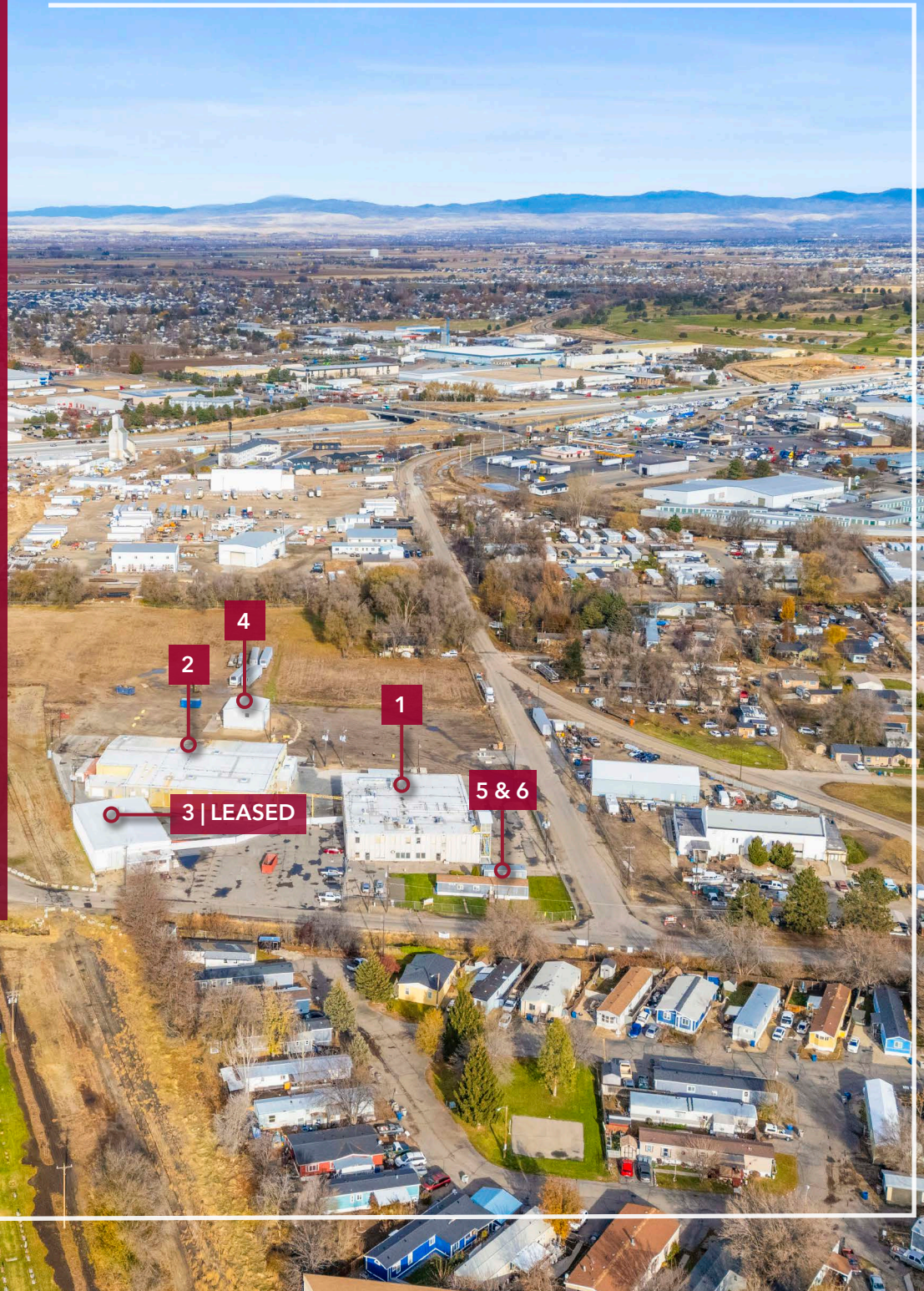
**AVAILABLE BLDGS.** 1, 2, 4, 5 & 6

**MARKET** Nampa

**ZONING** IL

**COUNTY** Canyon

\*Improvements to be completed March 31st



## BUILDING 1

MAIN OFFICE BUILDING/PRODUCTION/COOLER

LEASE RATE \$0.85 SF/mo

LEASE TYPE NNN

SPACE SF 18,000

DOORS Grade Lvl. - Two (2)  
Dock High - Two (2)

CLEAR HEIGHT 20'

POWER 600 Amps, 120/208V  
800 Amps, 277/480V, 3-Phase

OFFICE SPACE ± 3,000 SF  
Comprised of: 7 Private offices,  
14 cubicles, conference room,  
break room & lobby

YARD Available fenced and secured

FLOOR DRAINS Yes

CLIMATE CONTROL Full HVAC office, freezer room,  
heated warehouse

FIRE SUPPRESSION Yes



## BUILDING 2

### MAIN PRODUCTION BUILDING

<b>LEASE RATE</b>	\$0.89 SF/mo
<b>LEASE TYPE</b>	NNN
<b>SPACE SF</b>	20,000
<b>GRADE LVL. DOORS</b>	Two (2)
<b>DOCK HIGH DOORS</b>	Ability to add
<b>POWER</b>	425 Amps, 120/208V 1200 Amps, 277/480V, 3-Phase
<b>CLEAR HEIGHT</b>	20'
<b>YARD</b>	Available fenced and secured
<b>FLOOR DRAINS</b>	Yes
<b>CLIMATE CONTROL</b>	Full HVAC throughout warehouse with moisture removal and control
<b>FIRE SUPPRESSION</b>	Yes



## BUILDINGS 4, 5 & 6

### OFFICE TRAILERS

**BLDG 4  
LEASE RATE** \$3,000 /mo

**BLDG 5 & 6  
LEASE RATE** Contact Agents

**LEASE TYPE** NNN

**TOTAL SIZE** Warehouse - 2,000 SF  
Office - 1,400 SF

**GRADE LVL.  
DOORS** One (1) 14x14'

**POWER** 125 Amps, 120/208V  
200 Amps, 277/480V, 3-Phase

**OFFICE SF** Can include office modular in  
buildings 5 & 6

**CLEAR HEIGHT** 16'

**YARD** Available fenced and secured

**CLIMATE  
CONTROL** Heat only

**VENTILATION  
SYSTEM** Yes



**YARD**

Available Fenced and Secured

**LEASE RATE**

Contact Agents

**LEASE TYPE**

NNN

**TOTAL SIZE**

±6.8 AC

**ZONING**

IL



**EXCESS YARD  
±6.8 ACRES**



I-84  
1 MIN. | 0.6 MI.



**AERIAL OVERVIEW**



**EXCESS YARD  
±6.8 ACRES**

**4.**

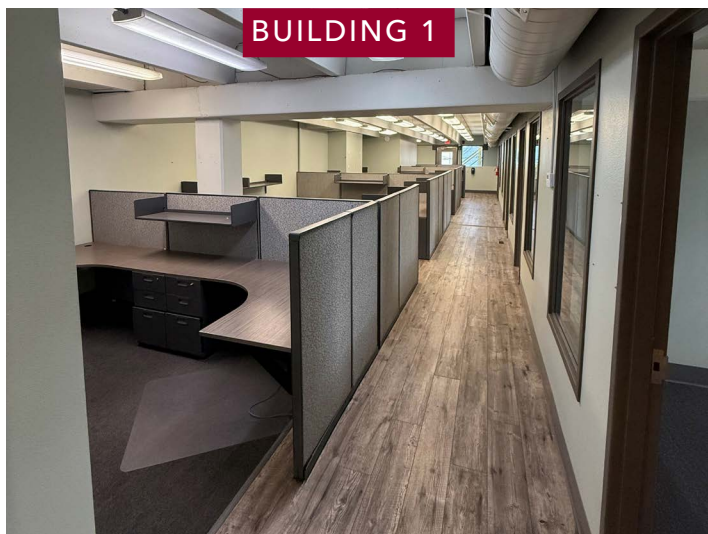
**2.**

**1.**

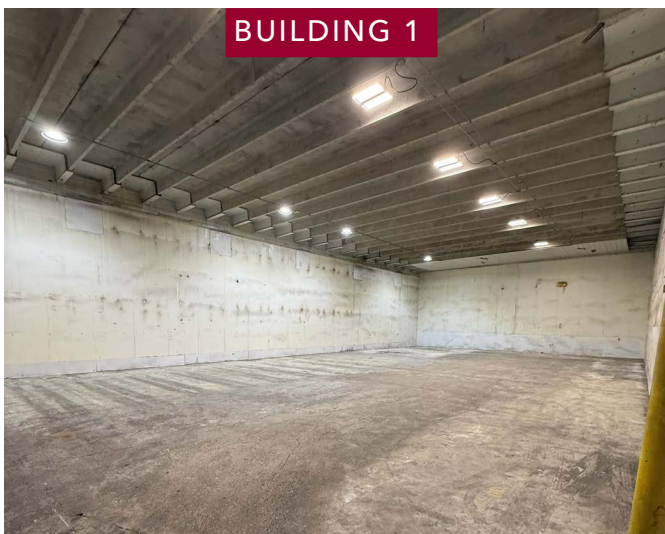
**3.**

**5 & 6.**

**BUILDING 1**



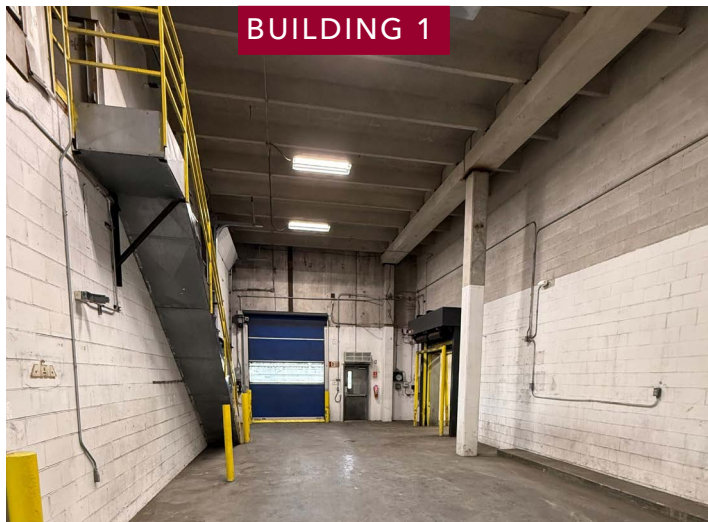
**BUILDING 1**



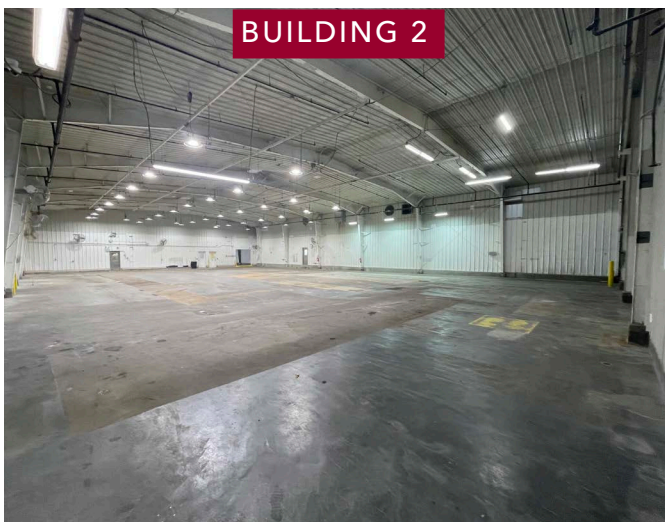
**BUILDING 4**



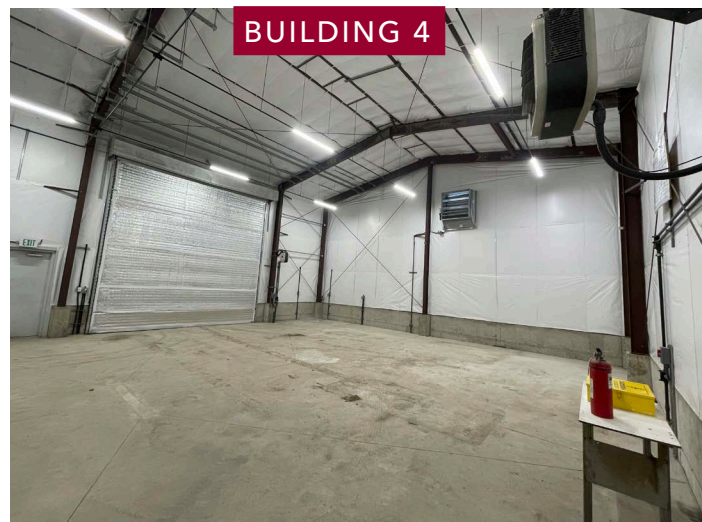
**BUILDING 1**



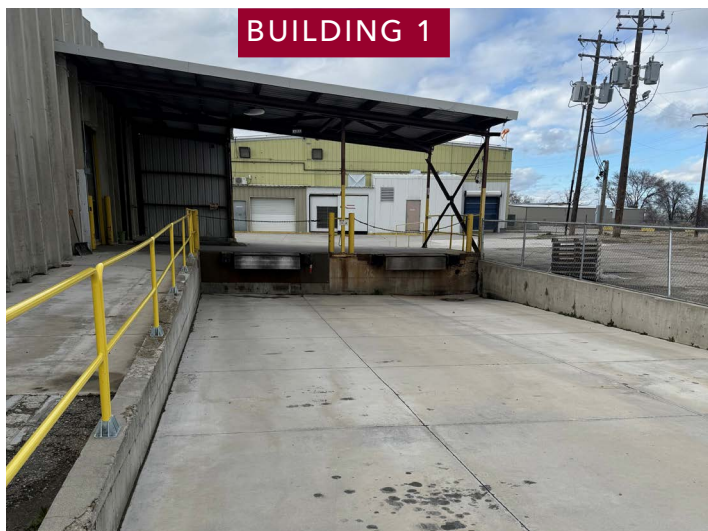
**BUILDING 2**



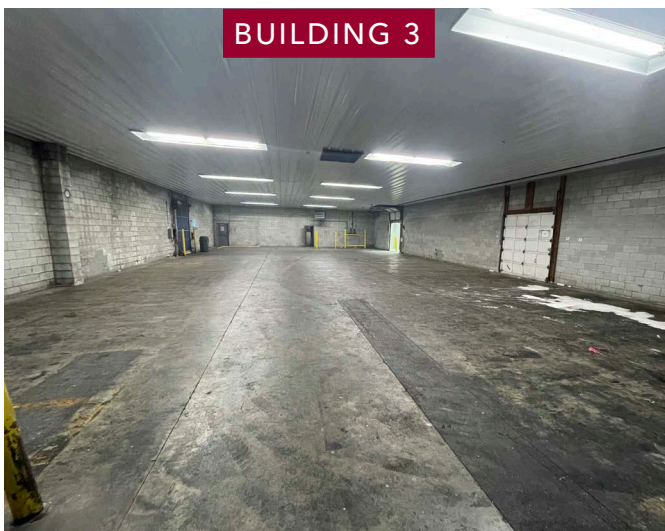
**BUILDING 4**



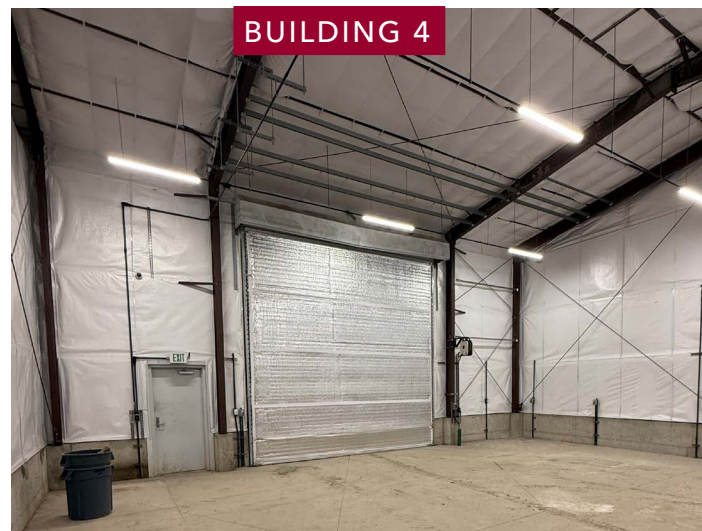
**BUILDING 1**

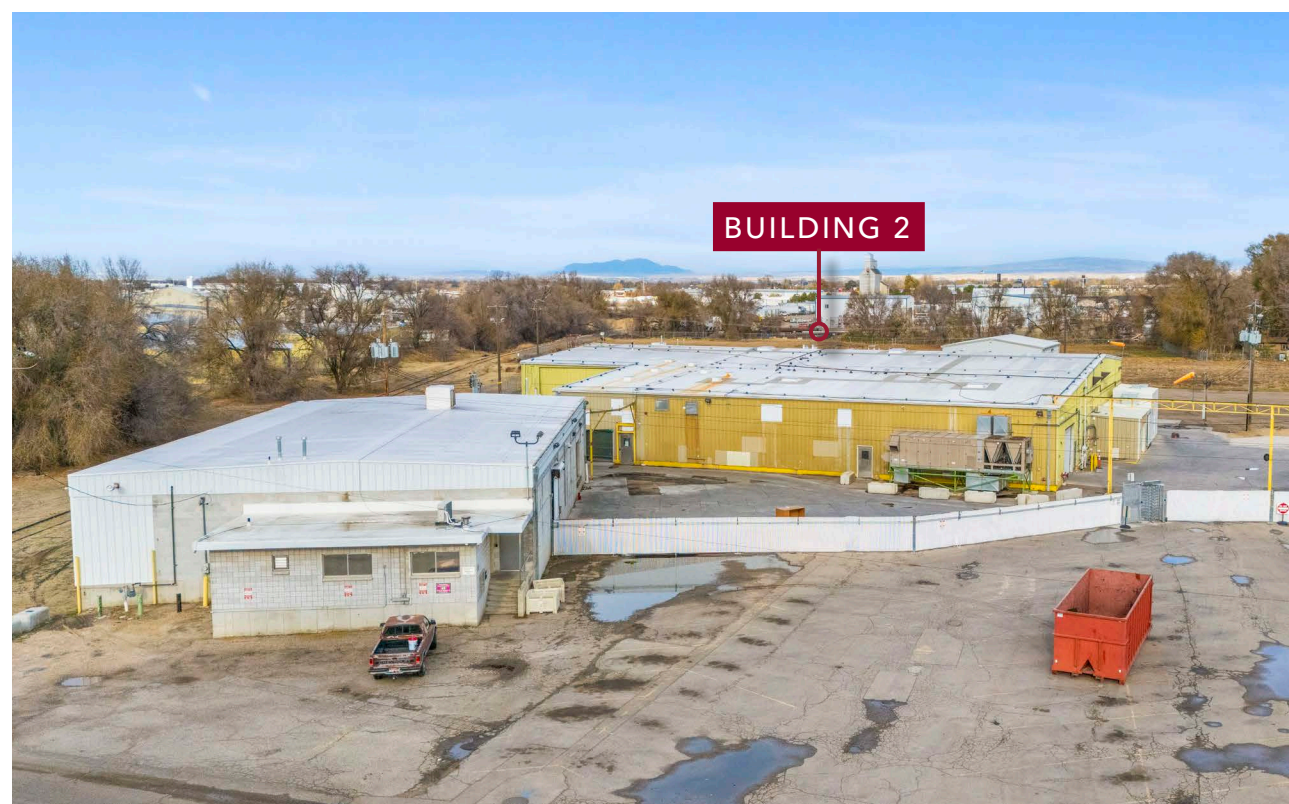


**BUILDING 3**



**BUILDING 4**





# AREA ANALYTICS

## POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	36,530	115,660	161,693

## INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$71,302	\$84,646	\$91,237

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	13,319	40,338	55,226

## LABOR FORCE

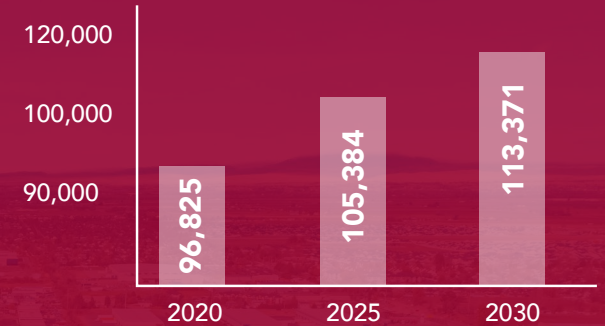
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	17,328	54,810	77,042

## KEY EMPLOYERS

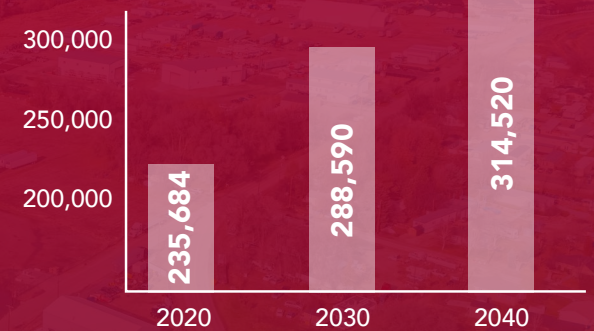
Nampa School District #131
St. Alphonsus Health System Inc
Plexus Corp
Wal-Mart Associates Inc
College of Western Idaho

## GROWTH PROJECTION

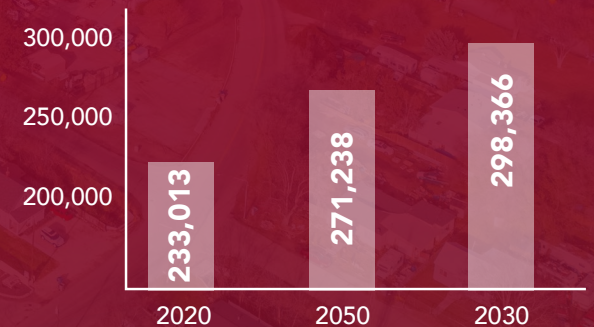
### NAMPA



### BOISE



### CANYON COUNTY



# AREA OVERVIEW

## NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly neighborhoods, affordable housing, and a strong sense of community.





FOR MORE INFORMATION, PLEASE CONTACT

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