



READY-TO-BUILD, INDUSTRIAL SITES

HAPPY VALLEY LOTS

245 N HAPPY VALLEY & 4513 AIRPORT RD | NAMPA, ID 83687

PRICE REDUCED



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4513 AIRPORT RD

LOT SIZE 1.96 Acres
TOTAL PRICE **\$1,550,000**

245 HAPPY VALLEY ROAD

LOT SIZE 1.97 Acres
TOTAL PRICE **\$1,599,000**

OFFERING DETAILS

PROPERTY ADDRESS 245 N Happy Valley Rd
4513 Airport Rd Nampa, ID 83687

PROPERTY TYPE Industrial

ZONING IL

UTILITIES To-Site

POWER 3-Phase

APPROVED PROJECT Two 17,000 SF Industrial Buildings

*Purchase includes completed site improvements along with approved construction plans and permits



OFFERING HIGHLIGHTS

Shovel-ready site with completed engineering and pre-development work in place.

Purchase includes horizontal improvements, utility upgrades, and established walking path.

Prime hard-corner location, offering excellent visibility and access.

Conveniently located just five minutes from the freeway

PERFECTLY SITUATED BETWEEN AMENITIES





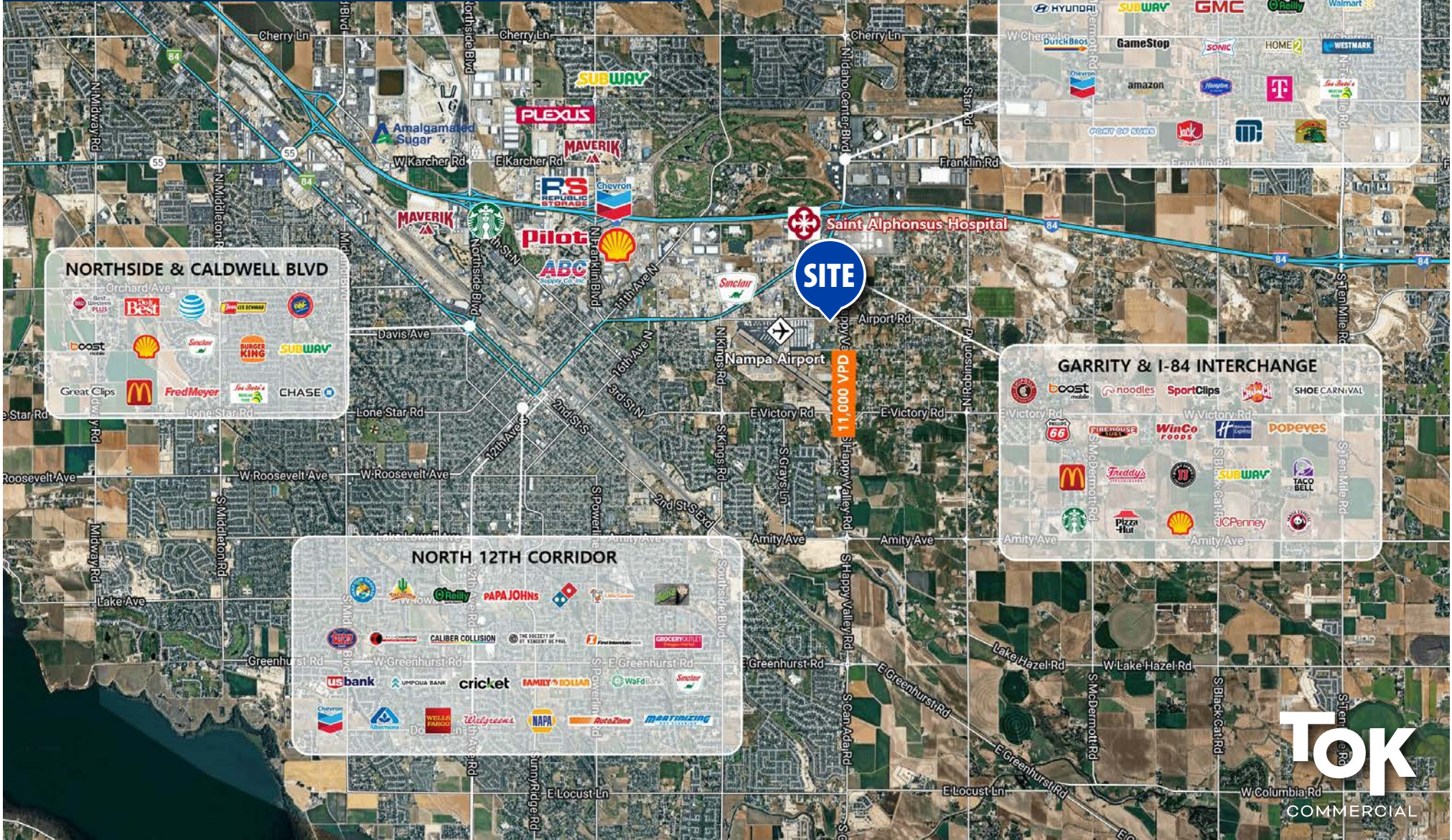
POPULATION
48,684
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$88,609
3 MI. RADIUS



HIST. ANN. GROWTH
3.3%
3 MI. RADIUS



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