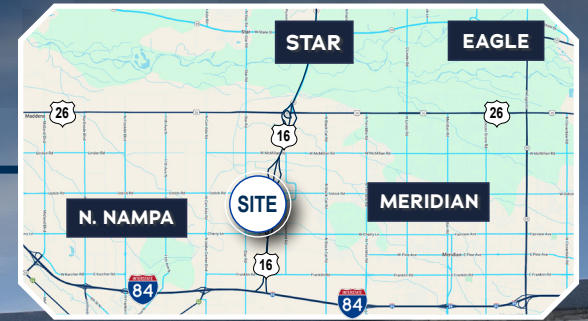


**THE ONLY
CENTRALLY-LOCATED
CONDOS IN THE
VALLEY!**

NAMPA | STAR | EAGLE | MERIDIAN



BRAND-NEW, PRIVATE STORAGE CONDOS FOR SALE

4751 USTICK ROAD | USTICK & STAR ROADS



4
7
5
1

AVAILABLE IMMEDIATELY!

**OWN YOUR
STORAGE CONDO!**

CONDO SIZES FROM
750 SF TO 1,650 SF

SECURE UNITS
WITH AC & HEATING!

LENNY NELSON
208.947.0806 | lenny@tokcommercial.com

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208.412.7763 | sean@tokcommercial.com

SITE MAP

[SEE FOLLOWING PAGES FOR PRICING & DETAILS]

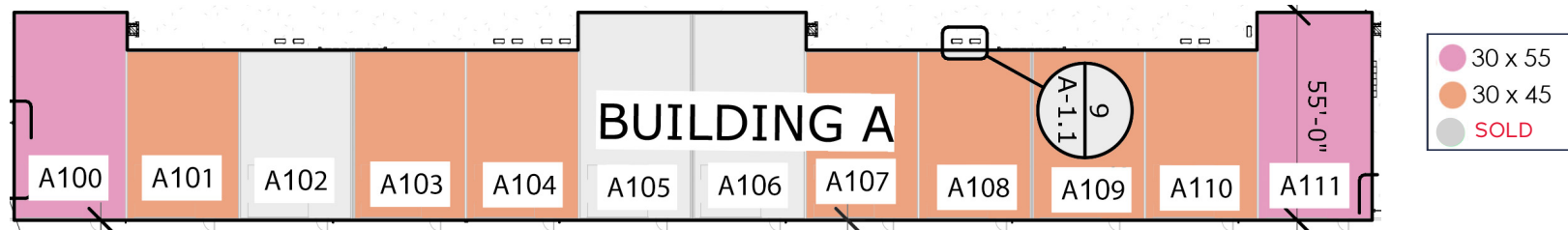


[2] CLUB STORAGE CONDOS

UPDATED: 9.8.2025

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TOKCOMMERCIAL.COM



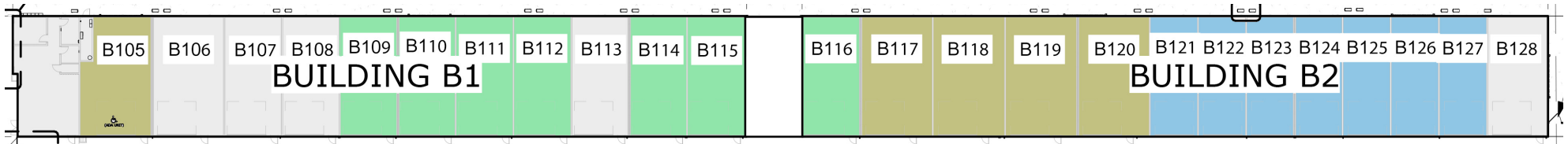
BUILDING A

UNIT #	UNIT SIZE	PRICE	SQ. FT.	ADDITIONAL
A100	30X55	\$320,000.00	1,650	MAN DOOR
A101	30X45	\$290,000.00	1,350	MAN DOOR
A102	SOLD			
A103	30X45	\$280,000.00	1,350	MAN DOOR
A104	30X45	\$280,000.00	1,350	MAN DOOR
A105	SOLD			
A106	SOLD			
A107	30X45	\$290,000.00	1,350	MAN DOOR
A108	30X45	\$280,000.00	1,350	MAN DOOR
A109	30X45	\$280,000.00	1,350	MAN DOOR
A110	30X45	\$280,000.00	1,350	MAN DOOR
A111	30X55	\$320,000.00	1,350	MAN DOOR





AVAILABLE SPACES



BUILDING B

UNIT #	UNIT SIZE	PRICE	SQ. FT.	NOTES	UNIT #	UNIT SIZE	PRICE	SQ. FT.	NOTES
B105	30X50	\$310,000.00	1,500	MAN DOOR	B122	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B106	SOLD				B123	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B107	SOLD				B124	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B108	SOLD				B125	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B109	24X50	\$240,000.00	1,200	MAN DOOR	B126	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
B110	24X50	\$240,000.00	1,200	MAN DOOR	B127	25X50	\$240,000.00	1,250	ROLL-UP DOOR ONLY
B111	24X50	\$240,000.00	1,200	MAN DOOR					
B112	SOLD								
B113	24X50	\$240,000.00	1,200	MAN DOOR					
B114	24X50	\$240,000.00	1,200	MAN DOOR					
B115	24X50	\$240,000.00	1,200	MAN DOOR					
B116	30X50	\$310,000.00	1,500	MAN DOOR					
B117	30X50	\$310,000.00	1,500	MAN DOOR					
B118	30X50	\$310,000.00	1,500	MAN DOOR					
B119	30X50	\$310,000.00	1,500	MAN DOOR					
B120	20X50	\$310,000.00	1,200	MAN DOOR					
B121	20X50	\$209,000.00	1,200	ROLL-UP DOOR ONLY					

- 24 x 50
- 20 x 50
- 30 x 50
- SOLD

[4] CLUB STORAGE CONDOS

UPDATED: 9.8.2025

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COMMERCIAL

G110

G109

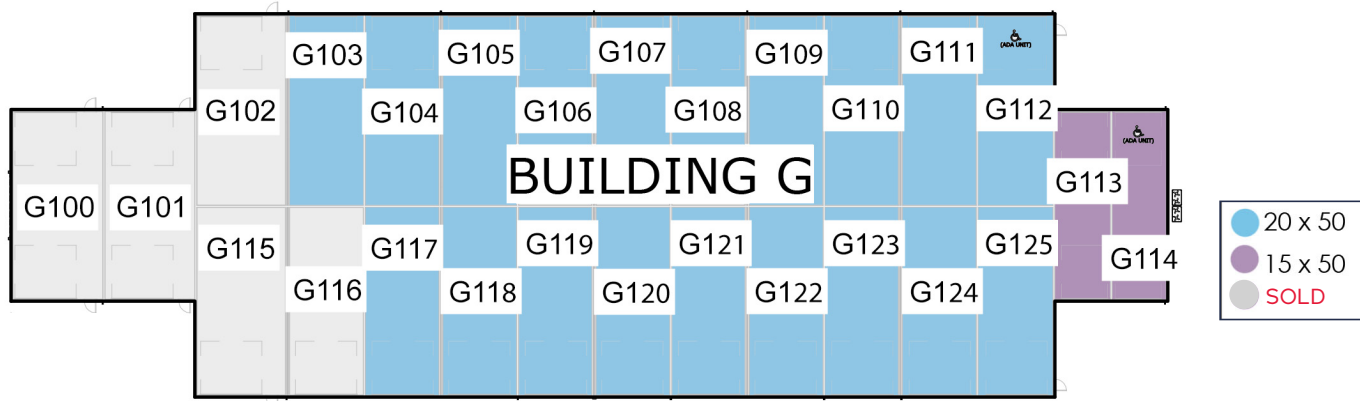
G108

G107

G106

G105

AVAILABLE SPACES



BUILDING C

UNIT #	UNIT SIZE	PRICE	SQ. FT.	ADDITIONAL	UNIT #	UNIT SIZE	PRICE	SQ. FT.	ADDITIONAL
G100	SOLD			DRIVE THRU + MAN DOOR	G113	15X50	\$199,000.00	750	DRIVE THRU
G101	SOLD			DRIVE THRU + MAN DOOR	G114	15X50	\$199,000.00	750	DRIVE THRU
G102	SOLD				G115	SOLD			
G103	PENDING				G116	SOLD			
G104	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G117	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G105	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G118	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G106	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G119	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G107	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G120	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G108	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G121	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G109	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G122	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G110	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G123	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY
G111	20X50	\$209,000.00	1,000	ROLL-UP DOOR ONLY	G124	20X50	\$209,000.00	750	ROLL-UP DOOR ONLY
G112	20X50	\$214,000.00	1,000	MAN DOOR	G125	20X50	\$214,000.00	750	MAN DOOR

[5] CLUB STORAGE CONDOS

UPDATED: 9.8.2025

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TOP OF THE LINE FACILITY FEATURES

FINANCING AVAILABLE



BUSINESS INVENTORY

Excellent Location For Business Functions & Inventory Storage

VERSATILE STORAGE

Well-Suited For RVs, Boats, Collector Cars & More

STANDARD UNIT FEATURES

MINISPLIT AC & HEATING

Insulated & Climated Controlled via HVAC Heating & Cooling

FULLY SECURED

Fully Fenced with Security Cameras & Firewalls Between Condos

18' CEILING HEIGHT

Spacious, 18' Ceiling Height In All Units

14'X16' LOAD DOORS

High Clearance 14'x16' Roll Up Doors with Automatic Openers

FIBER REINFORCED FLOORS

Standard Fiber Reinforced Concrete Floors - Upgrades Available

CLUB AMENITIES

Relaxing Clubhouse with Wifi, Full Kitchen, TV, Restrooms and Shower

METAL WALLS

Insulated & Climated Controlled via HVAC Heating & Cooling

100 AMP ELECTRICAL

100 Amps of Power Available

OPTIONAL UNIT UPGRADES

EPOXY COATED FLOOR

Epoxy Coated Flooring Available For a Polished Floor Finish

DRYWALL & PAINTED WALLS

Drywall and Paint Available For A Customized Unit Interior

NEWLY BUILT IN
2025

★★★★★

The team here is incredible! They are professional and willing to go the extra mile to ensure a smooth experience! The storage condos themselves are high-tech access, and well-maintained!

GOOGLE REVIEW

+
ADDITIONAL UPGRADES AVAILABLE

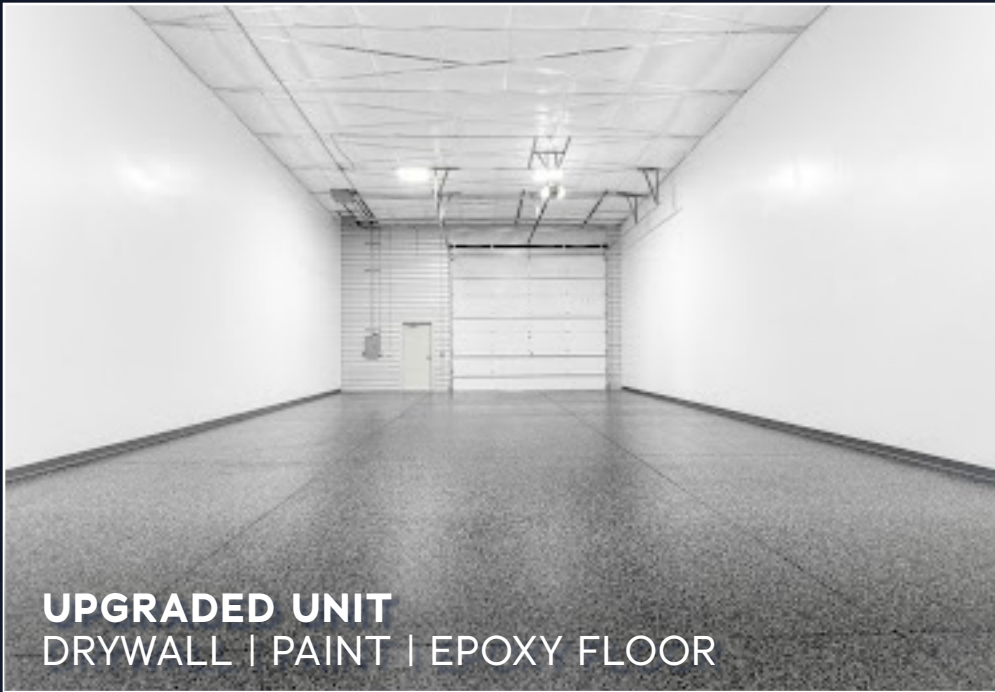
Contact Agents For Details On Additional Upgrades!



CLUB HOUSE



CLUB HOUSE - INTERIOR



UPGRADED UNIT
DRYWALL | PAINT | EPOXY FLOOR



STANDARD UNIT
METAL WALLS | CONCRETE FLOORS

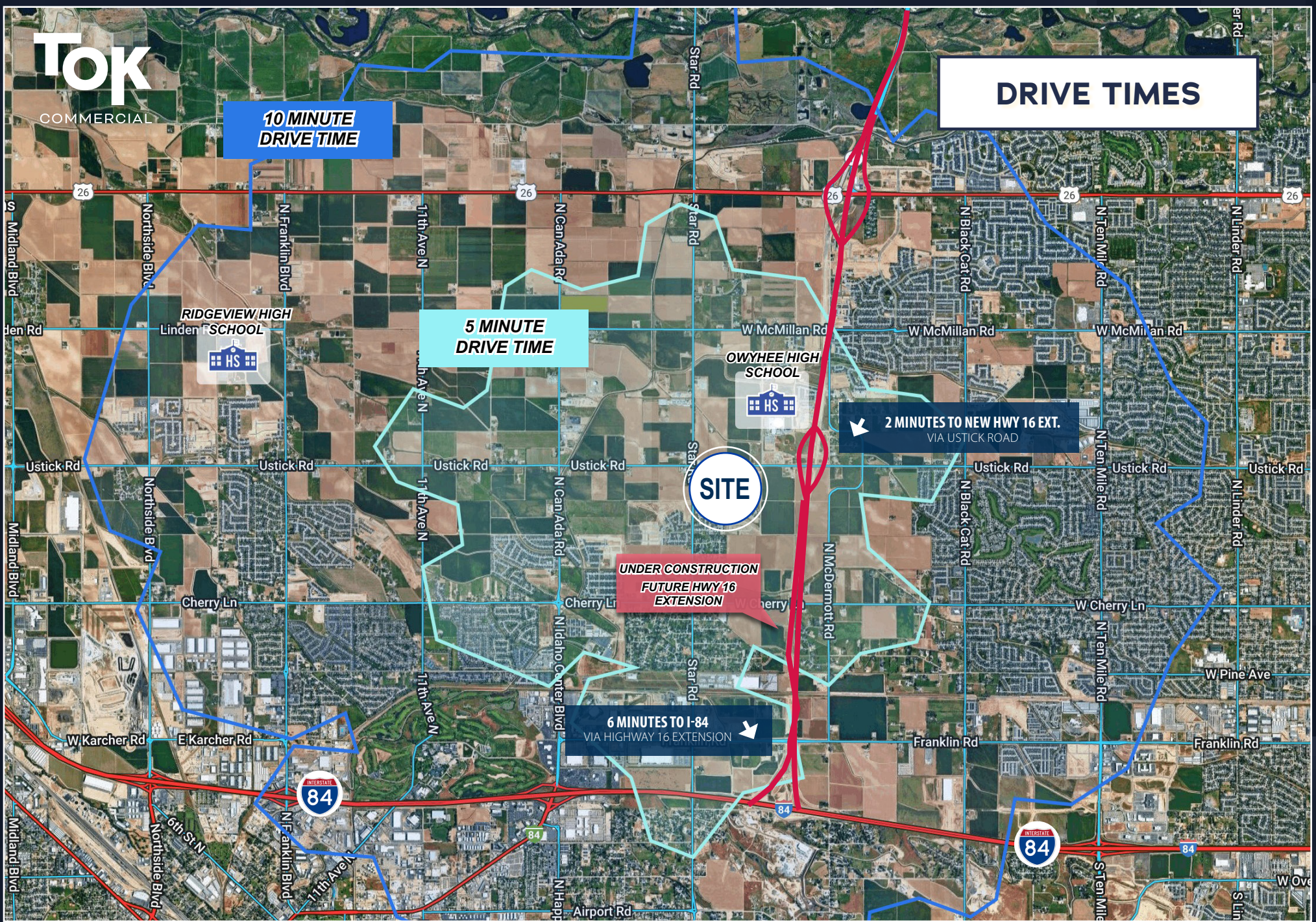


[8] CLUB STORAGE CONDOS

UPDATED: 9.8.2025

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DRIVE TIMES



**10 MINUTE
DRIVE TIME**

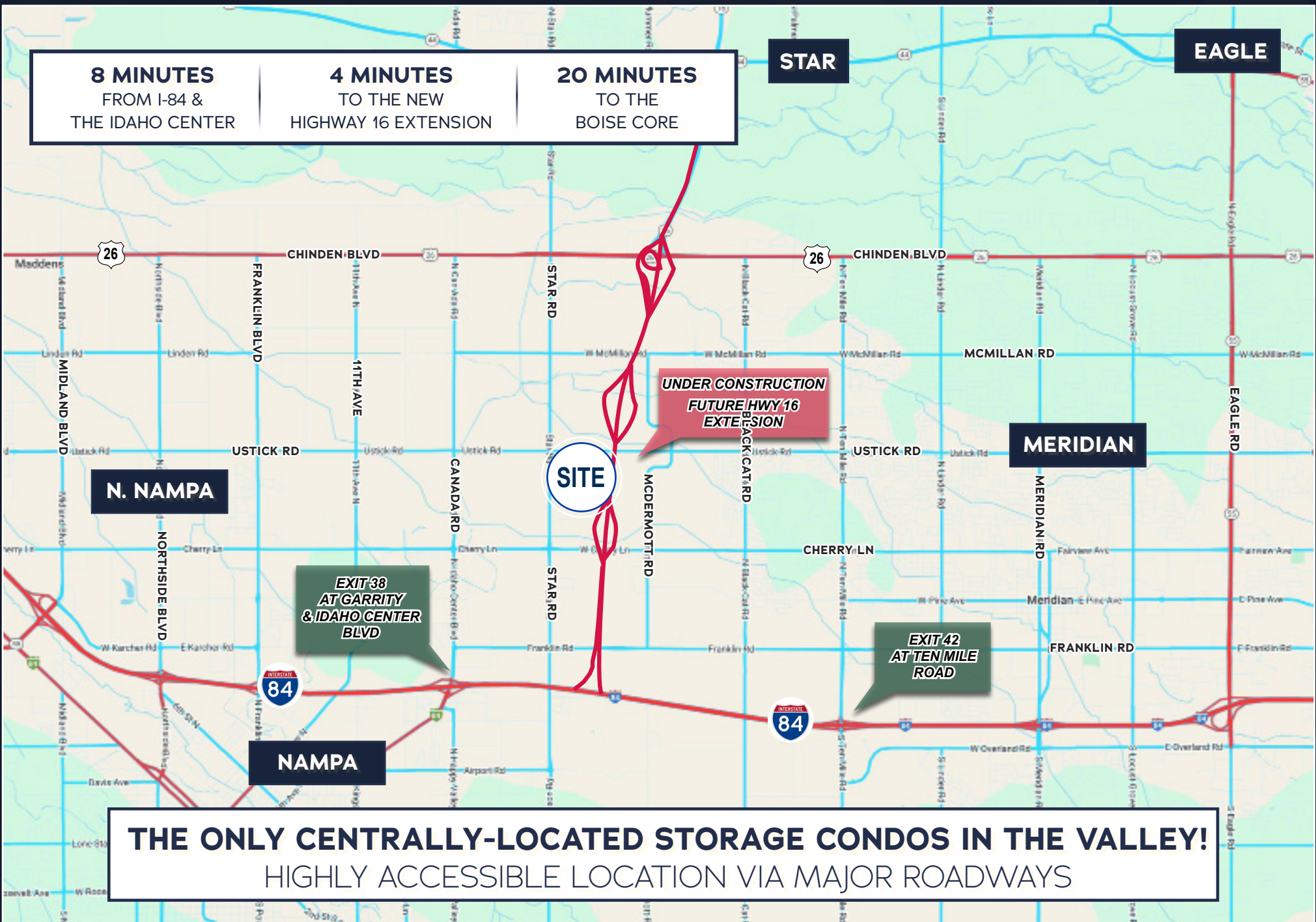
**5 MINUTE
DRIVE TIME**

**2 MINUTES TO NEW HWY 16 EXT.
VIA USTICK ROAD**

SITE

**UNDER CONSTRUCTION
FUTURE HWY 16
EXTENSION**

**6 MINUTES TO I-84
VIA HIGHWAY 16 EXTENSION**



8 MINUTES
FROM I-84 &
THE IDAHO CENTER

4 MINUTES
TO THE NEW
HIGHWAY 16 EXTENSION

20 MINUTES
TO THE
BOISE CORE

STAR

EAGLE

SITE

**UNDER CONSTRUCTION
FUTURE HWY 16
EXTENSION**

**EXIT 38
AT GARRITY
& IDAHO CENTER
BLVD**

**EXIT 42
AT TEN MILE
ROAD**

N. NAMPA

MERIDIAN

NAMPA

THE ONLY CENTRALLY-LOCATED STORAGE CONDOS IN THE VALLEY!
HIGHLY ACCESSIBLE LOCATION VIA MAJOR ROADWAYS



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FOR MORE INFORMATION, PLEASE CONTACT:

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SEAN EDWARDS

208.412.7763 | sean@tokcommercial.com

CONTACT AGENTS FOR SHOWING