FOR LEASE

3,672 SF Industrial Space

$1.10/SF

3803 E. Newby Street, Suite 130

Nampa, Idaho 83687

Presented by

Rick McGraw

208-880-8889

rickmcgraw54@gmail.com

COLDWELL BANKER COMMERCIAL TOMLINSON

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR LEASE | 3803 E. Newby Street, Suite 130 | Nampa, ID | 84647

LEASE SUMMARY

- **Total Building Size:** 9,180 SF
- **Available Space:** Suite 130 | 3,672 SF
- **Rate:** $1.10/SF/NNN
- **Terms:** 3 to 5 years
- **Zoning:** I-L (Light Industrial)
- **Ready for Occupancy**

SPACE HIGHLIGHTS

- One Office: 12’ x 12’
- Restroom
- (2) 12’ x 14’ Roll Up Doors
- 16’ Ceiling Height
- Ample Paved Parking
- Easy Access to I-84

Contact Agent for Full Information Package

Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

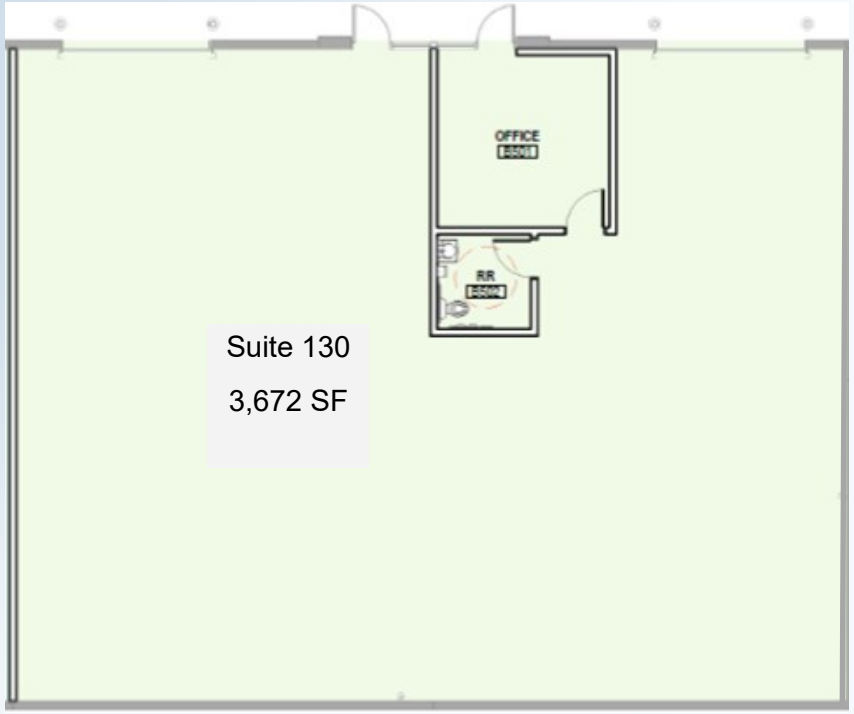
COLDWELL BANKER COMMERCIAL TOMLINSON

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR LEASE | $1.10/SF NNN

Newby Industrial Space

3803 E. Newby Street, Suite 130 | Nampa Idaho 83687



Rick McGraw
208-880-8889
rickmcgraw54@gmail.com

COLDWELL BANKER COMMERCIAL TOMLINSON

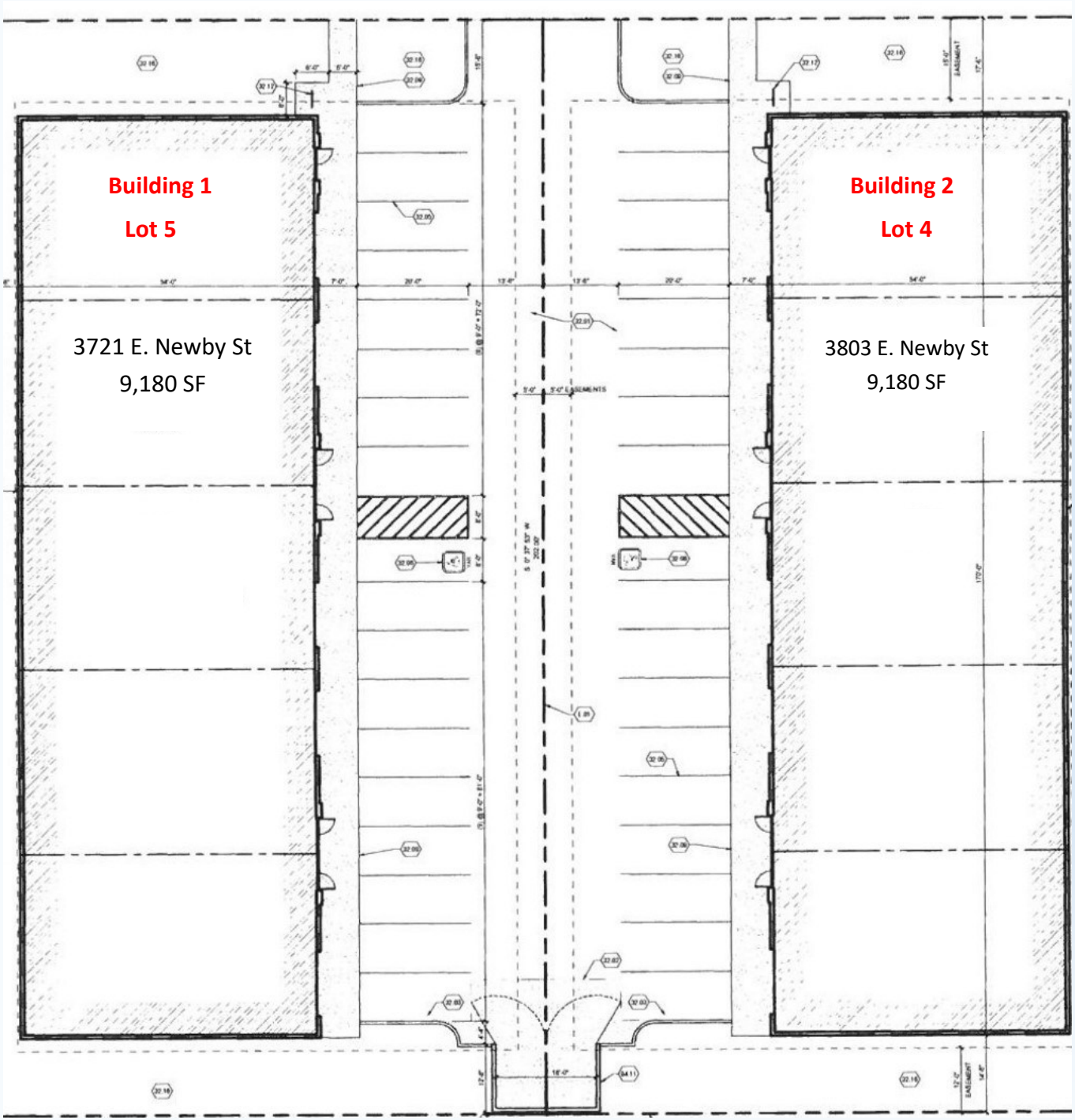
The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR LEASE | 3803 E. Newby Street | Suite 130 | Nampa, ID 83687

Rick McGraw | 208-880-8889
rickmcgraw54@gmail.com

COLDWELL BANKER COMMERCIAL TOMLINSON

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



Newby Buildings

OVERVIEW

- Each Building has been designed to accommodate up to five potential tenants
- A common parking lot between the two buildings, shared down the center property line, provides 18 paved parking stalls for each building
- Total Square Footage for each building is 9,180 SF
- Each unit is 1,836 SF and can be combined with other units
- Units have an Office, Bathroom and Mezzanine area
- Ceiling Height 16’
- One Overhead door per unit
- Call Listing Agent for more details

Rick McGraw
208-880-8889
rickmcgraw54@gmail.com

COLDWELL BANKER COMMERCIAL TOMLINSON

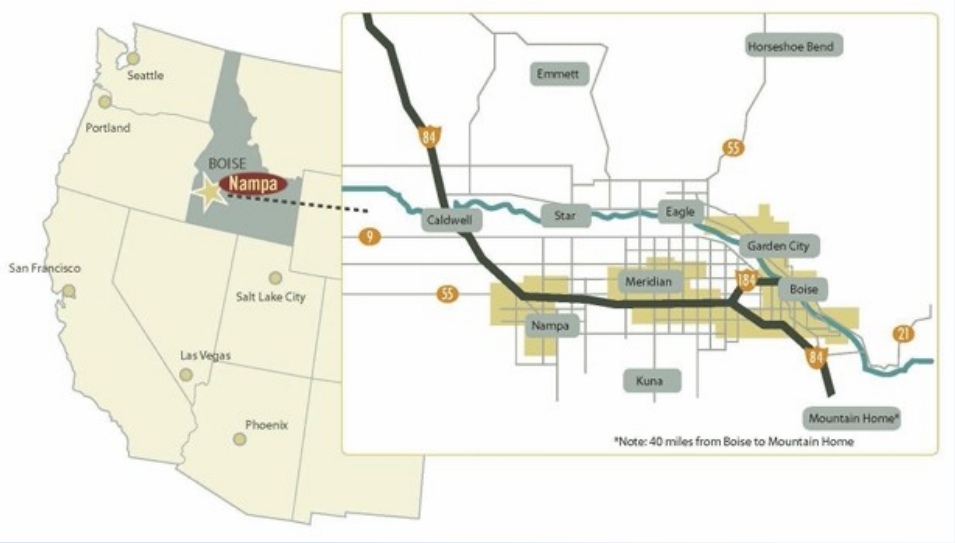
The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

So… WHY Nampa?

AFFORDABILITY - Low Business Cost and low cost of living.

BUSINESS CLIMATE - Nampa is known for it's successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. Businesses continue to flourish in the City of Nampa.

UNBEATABLE QUALITY OF LIFE - Everything you want and need in a big city minus the big city feel. From Excellent health care facilities to cultural institutions, vibrant public spaces to nature and recreational opportunities - Nampa has the key factors for a great quality of life.



Rick McGraw

208-880-8889

rickmcgraw54@gmail.com

COLDWELL BANKER COMMERCIAL TOMLINSON

- Nampa is located about 20 miles west of Boise along Interstate 84 and is a principal city of the Boise - Nampa Metro area (Idaho's largest metropolitan area.) The city is centrally and ideally located to reach all western U.S. markets.
- Nampa is located just 400 miles from the seaport terminal of Portland, OR, and 360 miles Northwest of Salt Lake City, UT. Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. The Boise airport is located less than 20 minutes from Nampa and handles more than 3 million travelers each year.

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

3803 E. Newby Street | Suite 130 | Nampa, ID 83687

Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.