

TOK

COMMERCIAL

3629 E NEWBY ST

INDUSTRIAL SPACE FOR LEASE / NAMPA, ID 83687



EXCELLENT FREEWAY ACCESS!

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HIGHLIGHTS

±10,000 SF Yard Space – flexible for storage, fleet, or equipment

Single-Tenant Site on Newby St – added privacy and operational control

Immediate Access to I-84 (Exit 38) – less than 1 mile for efficient logistics

Desirable Nampa Industrial Location – established and growing submarket

Private On-Site Parking – convenient for employees and visitors

Easy Truck Access & Circulation – functional layout for operations

Open Yard Configuration – adaptable to a variety of industrial users

DETAILS

SPACE:	RSF:	PSF:	MONTHLY:
Building	3,060 SF	\$1.30	\$3,978
Yard	±10,000	\$0.14	\$1,422
			Total \$5,400

SUBMARKET: Idaho Center **GRADE DOORS:** (2) 12' x 10'

BLDG SIZE: 3,060 SF **AVAILABLE:** 8/1/2026

YARD SPACE: ±10,000 SF **POWER:** Single Phase

EST NNN: \$0.38 NNN **ZONING:** IL

CONTACT



UPDATED: 5.6.2026

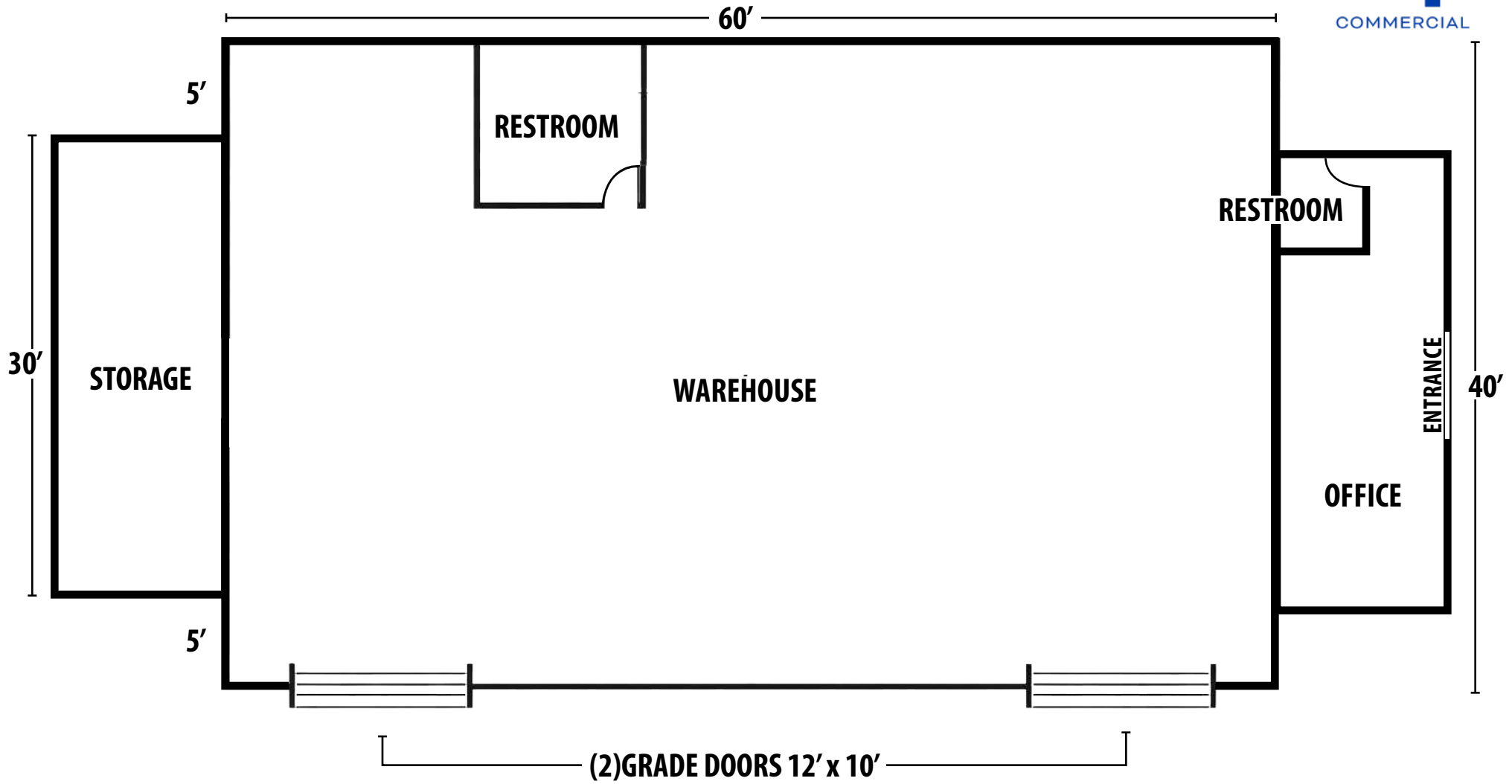
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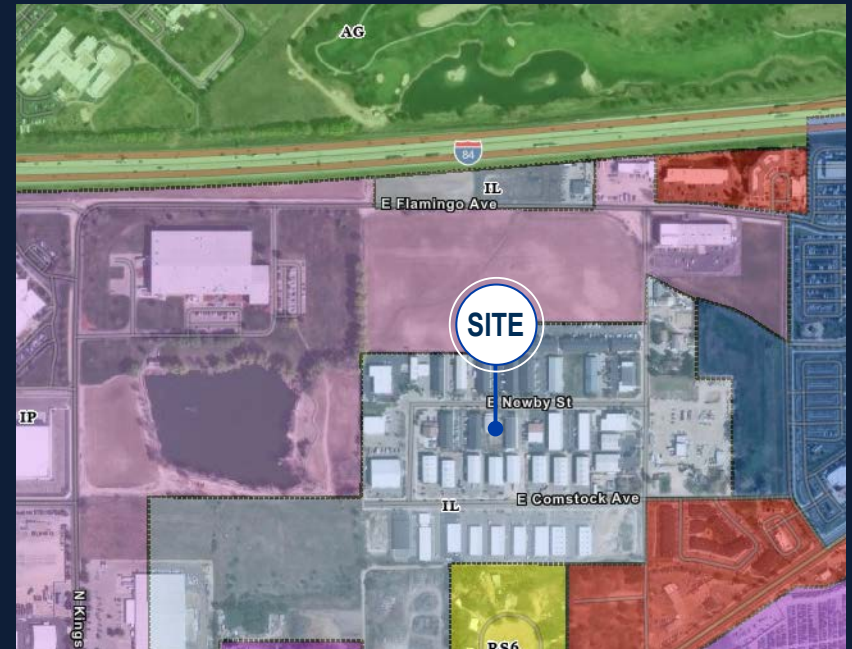
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FLOOR PLAN



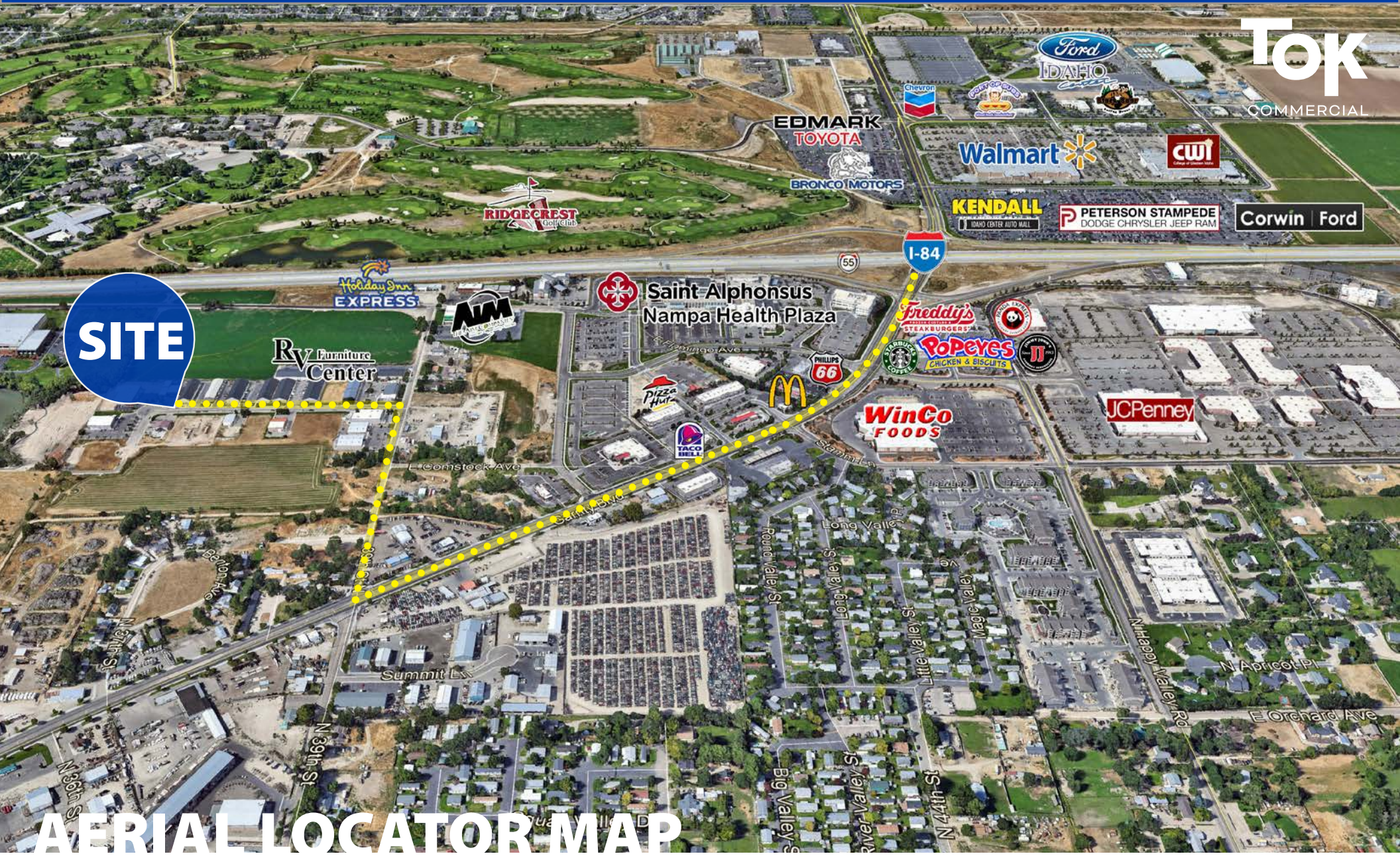


ZONING- IL (LIGHT INDUSTRIAL)



The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.

- Warehouses
- Distribution and logistics facilities
- Low-impact manufacturing and assembly
- Flex space combining office and industrial uses
- Service industries and contractor facilities
- Professional offices related to industrial activities
- (Heavy polluting or noise-intensive uses are generally NOT allowed)



SITE

AERIAL LOCATOR MAP

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