

FOR LEASE | 10,000 SF Industrial Building

3028 Landon Lane / Nampa, ID 83651

Rick McGraw

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COLDWELL BANKER
COMMERCIAL
TOMLINSON

► United States • ID • C

Paved Yard Area

10,000 SF Industrial Building

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LEASE SUMMARY

- **Lease Rates**

⇒ **Building:** \$1.20/SF NNN

⇒ **Yard Area:** \$0.14/SF

PROPERTY SUMMARY

- **Completion Date:** On or Before September 15, 2026
- **Building Size:** 10,000 SF
- **Zoning:** Light Industrial
- **Parcel Size:** 1.01 acres
- **Yard Area:** 30,000 SF +/-

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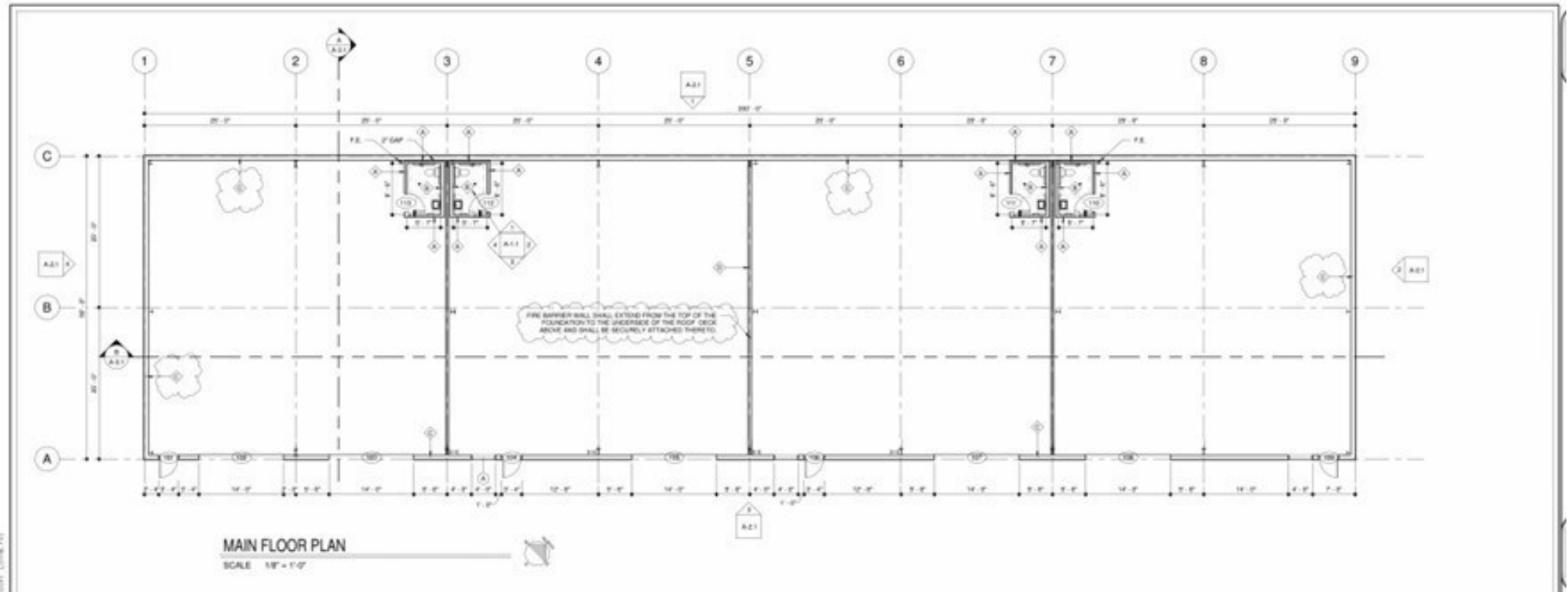
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PROPERTY HIGHLIGHTS

- **Warehouse Area:** 16' Clear Height
- **(5) 14' X 14' Overhead Doors**
- **Power:** 3 Phase with 1,000 AMP's
- **Yard Area:**
 - ⇒ One Acre
 - ⇒ Paved & Fenced
 - ⇒ Gated





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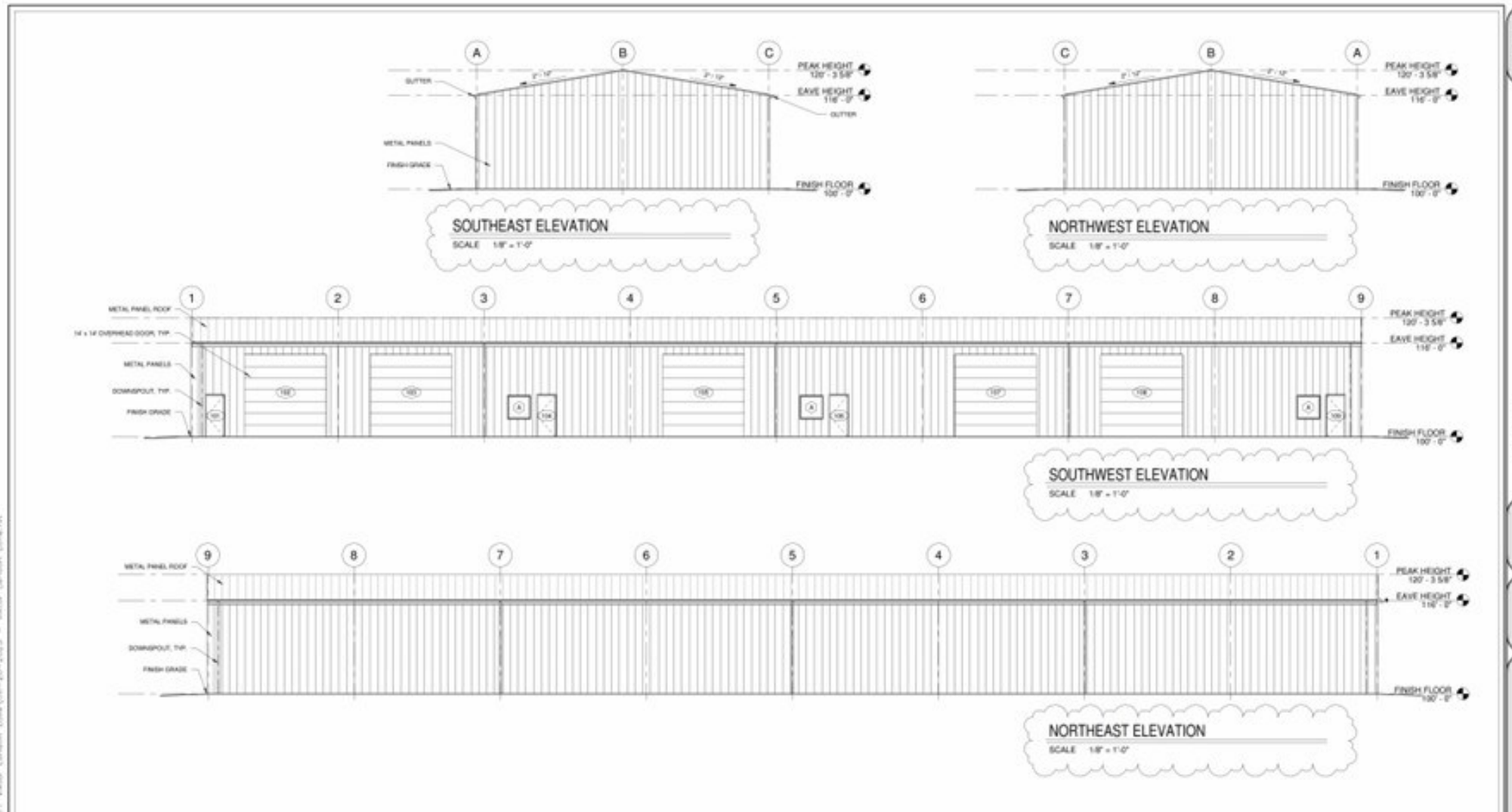


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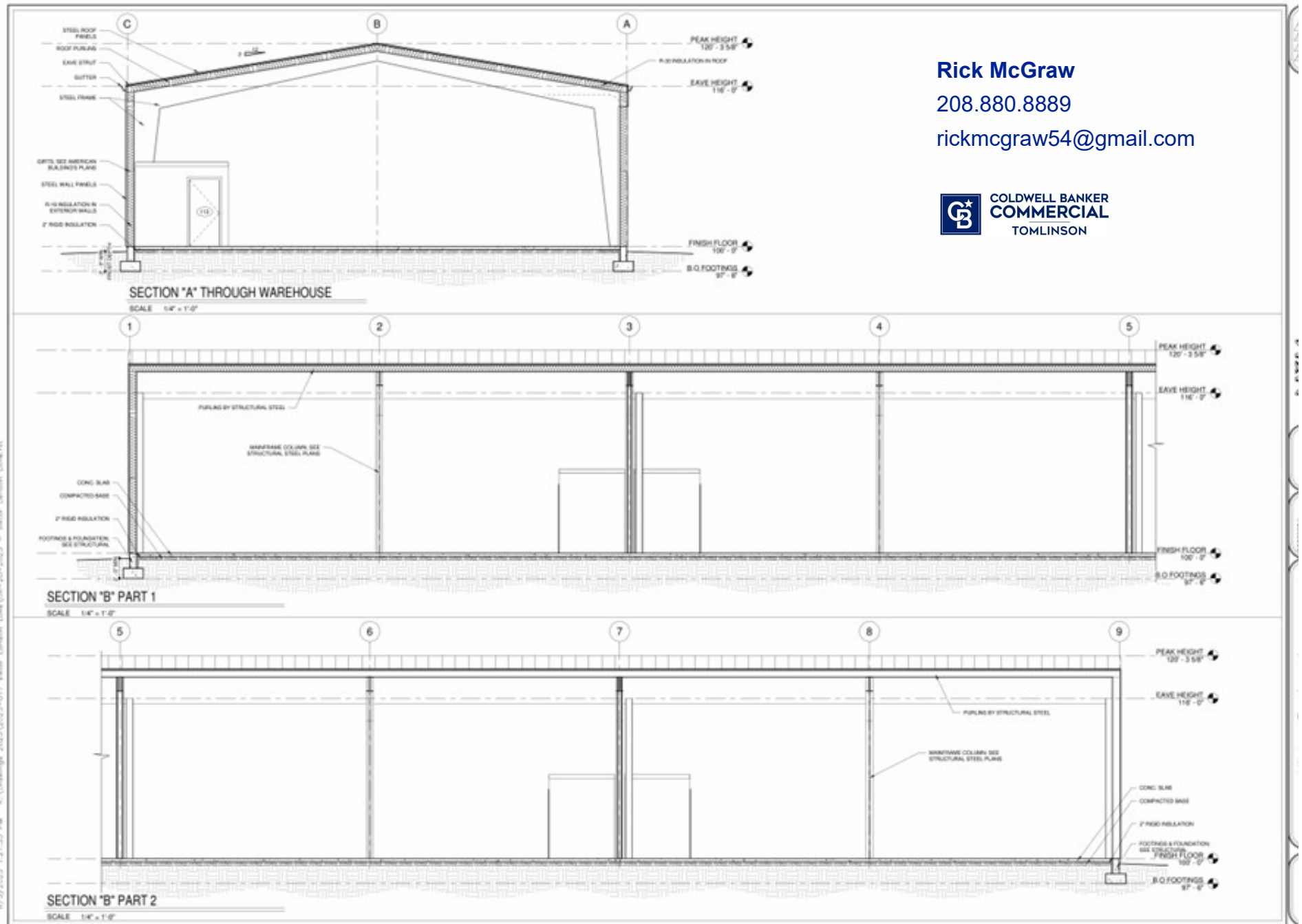


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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

Nampa / Caldwell, Idaho



Area Summary

The Nampa and Caldwell communities are among the fastest-growing markets within the Boise metropolitan area, offering an ideal location for business growth and investment. Situated just 25 minutes from the Boise International Air port and with convenient access to Interstate 84, the area provides exceptional connectivity for regional and national commerce.

Home to the College of Western Idaho and the region's expansive Amazon Fulfillment Center, Nampa and Caldwell continue to attract a diverse mix of employers, residents, and investment opportunities. The communities boast a strong business climate, an established and highly motivated workforce, and ongoing economic development initiatives that encourage business retention, expansion, and new investment.

Long recognized for their strengths in food processing, agribusiness, and manufacturing, Nampa and Caldwell have also experienced significant growth in retail, dining, healthcare, professional services, and logistics. As population growth and commercial development continue to accelerate, businesses across a wide range of industries are finding long-term success in these thriving communities.

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AERIAL



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