

# BINGHAM INDUSTRIAL

SUITE A 2025 BINGHAM DR | NAMPA, ID 83651



## PROPERTY SUMMARY

<b>Submarket:</b>	Nampa
<b>Bldg Type:</b>	Industrial Office/Warehouse
<b>Bldg Size:</b>	5,800 SF
<b>Lot Size:</b>	0.68 Acres
<b>Clear Height:</b>	14'
<b>Grade Level:</b>	1 - 10' x 12'
<b>Power:</b>	125 Amp 240 Volt Single-Phase
<b>Listing Type:</b>	Lease
<b>Available:</b>	7/1/2026
<b>Zoning:</b>	BC - Community Business

## PROPERTY HIGHLIGHTS

- Rare flex-industrial opportunity located in Nampa, near 3 major thoroughfares and I-84.
- Secured and powered storage units available to tenants.
- Paved and secured yard available to tenants.
- Tenant improvement allowance will be considered.
- Location anchored by Lowes, Karcher Mall and Home Depot.
- Ideal layout; 900sf office and 2000sf warehouse.

## AVAILABLE SPACE

SPACE	RSF	RATE
Suite A	2,900 SF	\$1.35/SF, NNN
	<b>EST. NNN'S</b>	<b>\$0.22/SF</b>



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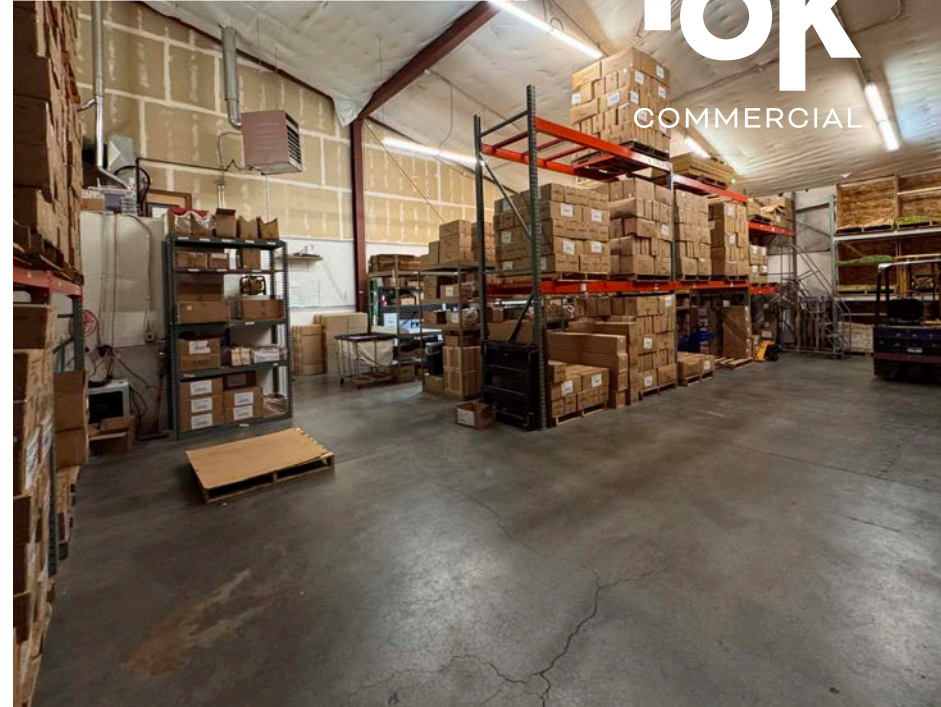
UPDATED: 3.27.2026

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**GRADE-LEVEL DOOR**



**2,000 SF WAREHOUSE**



**TOK**  
COMMERCIAL

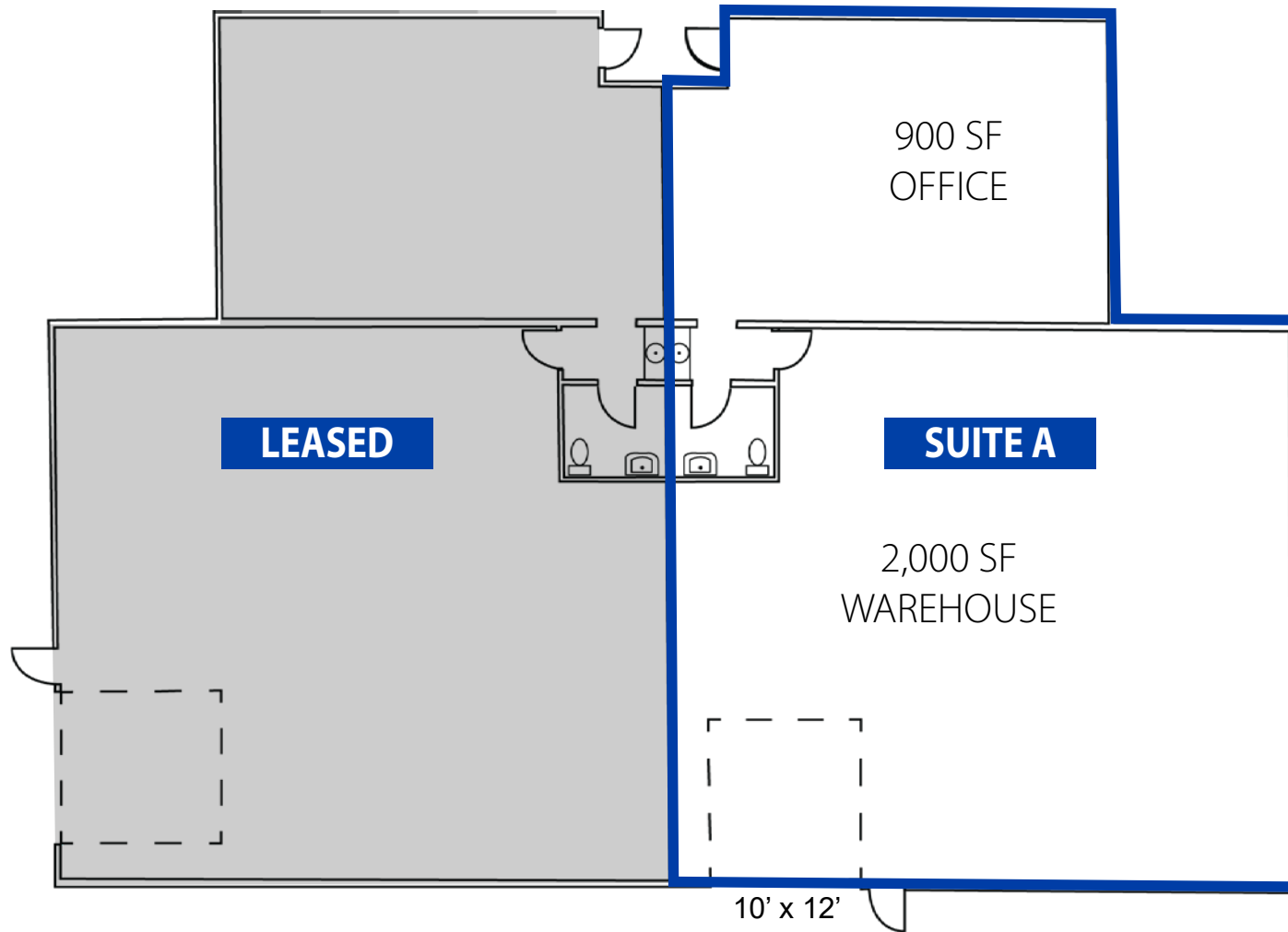
**900 SF OFFICE**



**PHOTOS**

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# FLOOR PLAN



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KARCHER RD



1,224 SF  
FENCED YARD

16 SECURED STORAGE  
UNITS

SUITE A

FINCH DR

HEMINGWAY BLVD

## FLEX-INDUSTRIAL LAYOUT

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1 MILE RADIUS



POPULATION  
**8,206**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**1.6%**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$73,843**  
1 MI. RADIUS

3 MILE RADIUS



POPULATION  
**71,518**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.7%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$85,345**  
3 MI. RADIUS

5 MILE RADIUS



POPULATION  
**157,866**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.7%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$91,519**  
5 MI. RADIUS

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