



## FOR LEASE

### Unmatched Power Capabilities

Manufacturing/Whse, Office, & Yard Space For Lease

1551 11TH AVENUE N / NAMPA, IDAHO 83687



Heavy manufacturing industrial space with unmatched power capabilities.

Positioned strategically along I-84, providing preminent visibility, and located directly between two interstate exits.

Central position at the northwestern entry point of the Treasure Valley, just west of Boise, and along a primary distribution and manufacturing corridor.

Spacious industrial & second floor office space.

Three dock doors in an enclosed area and an overhead door with a ramp.

T.I. allowance available.

### HIGHLIGHTS



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### CONTACT



### AVAILABLE



SPACE	SIZE	RATE
Manufacturing/Whse	Up to 76,553 SF	\$0.55/SF, NNN
Office	8,703 - 30,298 SF	\$15.00/SF, FSEJ
Yard	2.88 AC	\$0.08/SF/Mo.

UPDATED: 11.14.2023

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# FLOOR PLAN

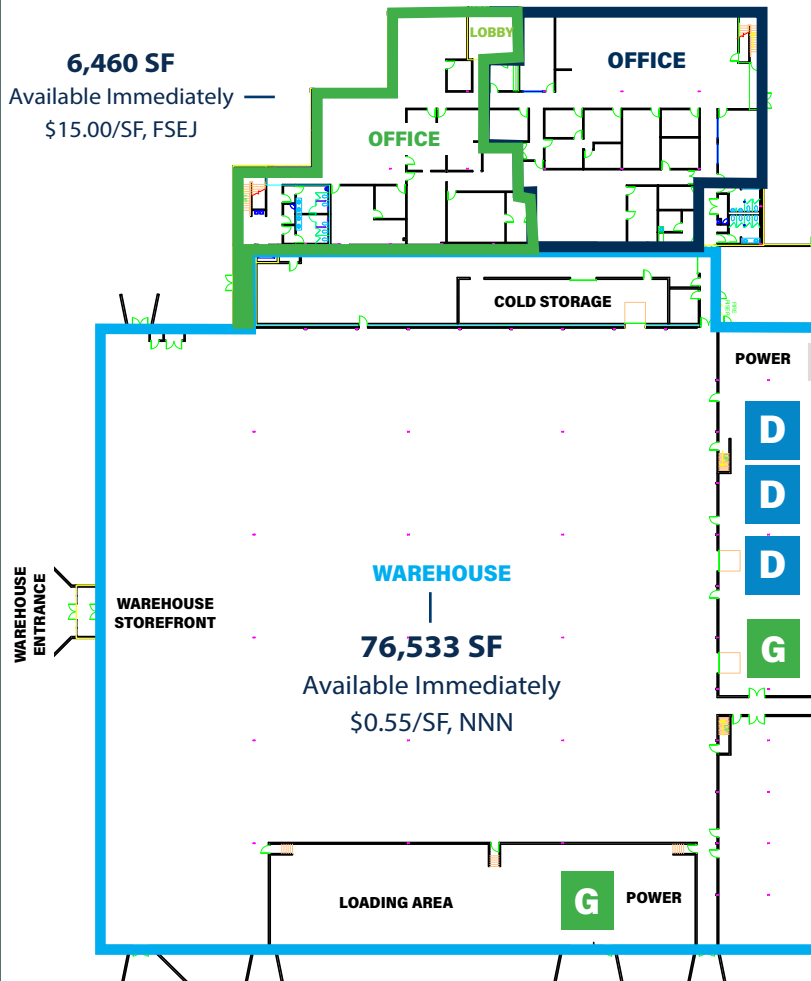
**D DOCK DOOR**

**G GRADE DOOR**

## FIRST FLOOR

**6,460 SF**  
Available Immediately  
\$15.00/SF, FSEJ

**8,703 SF**  
Available Immediately  
\$15.00/SF, FSEJ



## SECOND FLOOR



**15,235 SF**  
Available Immediately  
\$15.00/SF, FSEJ

### WAREHOUSE SPECS

- 76,533 SF warehouse area
- Three (3) docks in enclosed area
- Overhead door with ramp
- Ceiling heights up to 20' clearance
- Steel column spaces 40' x 60'
- 14,150 Amps/480 Volt/3 Phase



# SITE LAYOUT

<b>Submarket</b>	Nampa
<b>Bldg. Type</b>	Warehouse / Office
<b>Bldg. Size</b>	106,931 Sq. Ft.
<b>No. of Floors</b>	2
<b>Lot Size</b>	12.11 Acres
<b>Parking</b>	TBD
<b>Power</b>	14,150 Amps/480 Volt/ 3 Phase
<b>Dock Doors</b>	3
<b>Grade Doors</b>	2
<b>Columns Spacing</b>	40' x 60'
<b>Fire Sprinklers</b>	Yes



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**Positioned Along I-84 | 1,162 SF of Interstate Frontage!**



**11TH AVEN**

**2.88 AC  
POTENTIAL  
YARD SPACE**



**Tour Inside!**

**DRONE TOURS**



**Tour Outside!**

**AVAILABLE!**



**Interstate Center**

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FORD IDAHO CENTER



GATEWAY CENTER



**TOX**  
COMMERCIAL

Saint Alphonus

NAMPA  
MUNICIPAL  
AIRPORT

**SITE**

11th Ave N

Garrity Blvd

N Sugar St

Industrial Rd



POPULATION  
**134,378**  
5 MI. RADIUS



DAYTIME WORKFORCE  
**38,036**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$87,385**  
5 MI. RADIUS

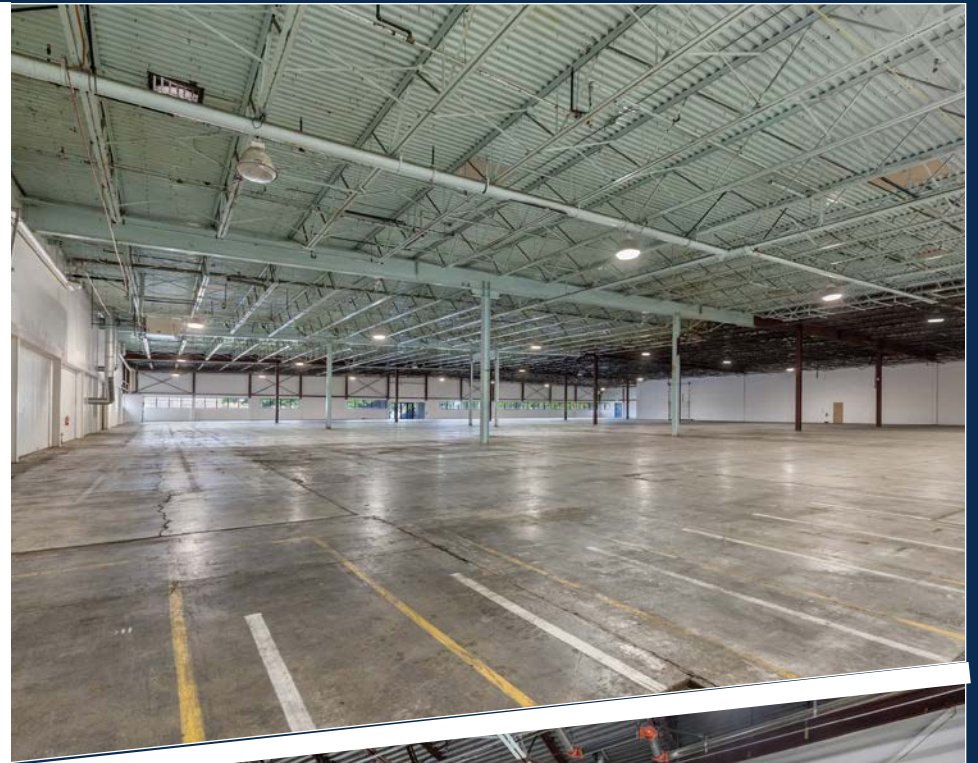
MAIN OFFICE ENTRANCE



WAREHOUSE ENTRANCE



**TOK**  
COMMERCIAL





TO EVERYTHING

# ONE DAY DRIVE IN THE WEST



**SEATTLE, WA**  
**479 MILES**  
TRUCK: 1 DAY



**TRI-CITIES, WA**  
**289 MILES**  
TRUCK: 1/2 DAY



**HELENA, MT**  
**499 MILES**  
TRUCK: 1 DAY



**IDAHO FALLS, ID**  
**293 MILES**  
TRUCK: 1/2 DAY



**DENVER, CO**  
**738 MILES**  
TRUCK: 1 DAY



**PORTLAND, OR**  
**416 MILES**  
TRUCK: 1 DAY



**SALT LAKE CITY, UT**  
**352 MILES**  
TRUCK: 1/2 DAY



**SAN JOSE, CA**  
**656 MILES**  
TRUCK: 1 DAY



**SAN FRAN, CA**  
**642 MILES**  
TRUCK: 1 DAY



**RENO, NV**  
**407 MILES**  
TRUCK: 1/2 DAY



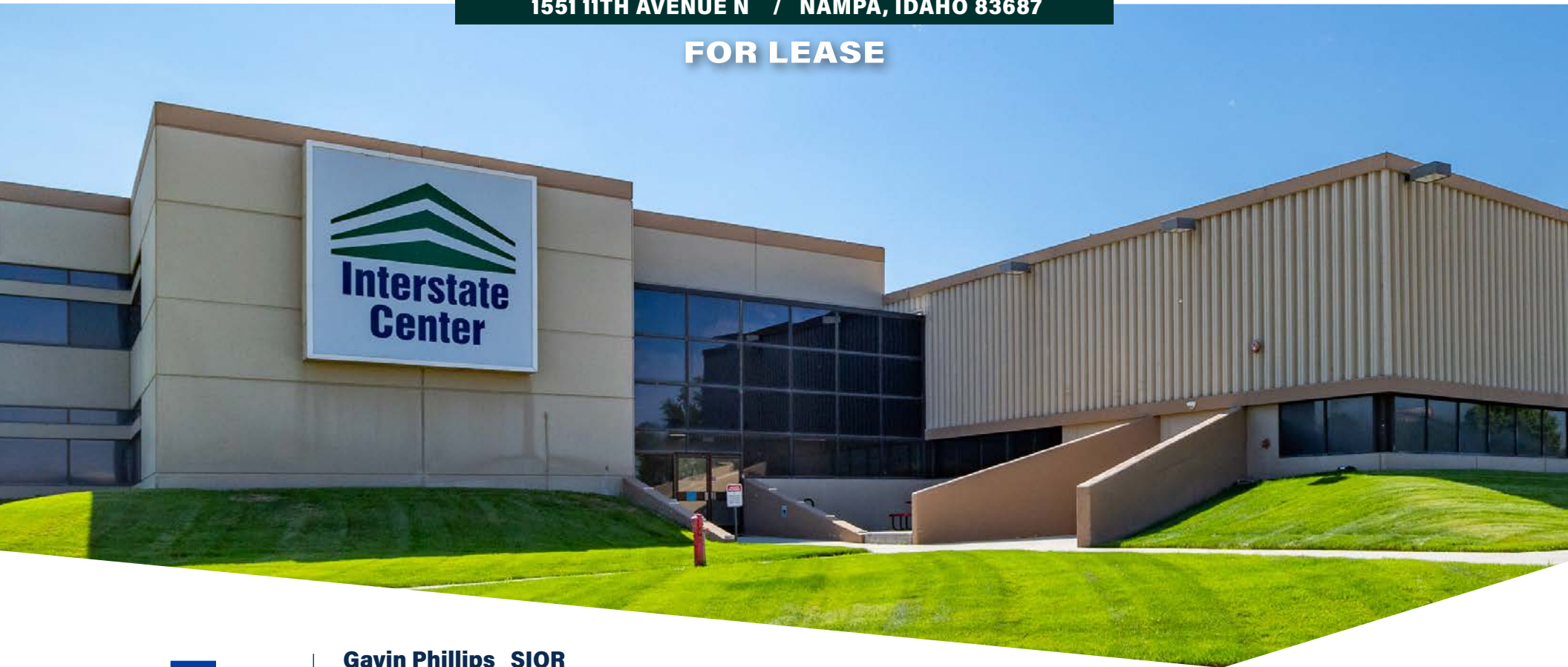


# Interstate Center

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