

135 Shannon Drive, Nampa, Idaho 83687



INDUSTRIAL BUILDING & SECURED YARD(S) FOR SALE OR LEASE

AVAILABLE SPACE: 16,468 SF
Purchase Price: \$3,925,000
Lease Rate: \$1.35 PSF (NNN)

Total Building Size: 16,468 Sq. Ft.

- **Warehouse:** 14,252 Sq. Ft.
- **Office/Showroom:** 2,216 Sq. Ft.
- **Warehouse Ceiling Height:** 20'-24'
- **Truck Well Loading Door:** (1) 8'x9'
- **Grade Level Loading Doors:** (2) 14'x16'

- **Construction Type:** Stucco & Metal Panel
- **Year Built:** 2019
- **Total Land Size:** 1.57 Acres
- **Outdoor Yard Storage:** Paved & Secured
- **Zoning:** BC (Business Commercial)

Property Highlights

- Quick Access to I-84 (within 1/4 Mile)
- Paved & Secured Yard(s)
- Ample Power Capacity



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