

2520 SUNDANCE ROAD

INDUSTRIAL SPACE FOR LEASE | NAMPA, ID 83651



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Rare ±22,000 SF IOS opportunity

Strategic Location within minutes of I-84

Versatile 6,667 SF warehouse layout ideal for a variety of industrial uses

Quality 1,333 SF office build-out

Close to Nampa's commercial core, offering convenient access to workforce and amenities

Spacious layout suitable for manufacturing, warehousing, or distribution operations

SUITE A:	RSF:	RATE/SF:	MONTHLY:
Office	1,333 SF		
Whse	6,667 SF		
Total	8,000 SF	\$0.95/SF	\$7,600

YARD SPACE:	±22,000 SF	\$0.10/SF	\$2,200
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BLDG SIZE:	20,400 SF	LEASE TERM:	3-5 Years
CLEAR HEIGHT:	20'	AVAILABLE:	Immediately
GRADE LEVEL:	(4) 12' x 12'	ZONING:	IL- Industrial

CONTACT



HIGHLIGHTS



DETAILS

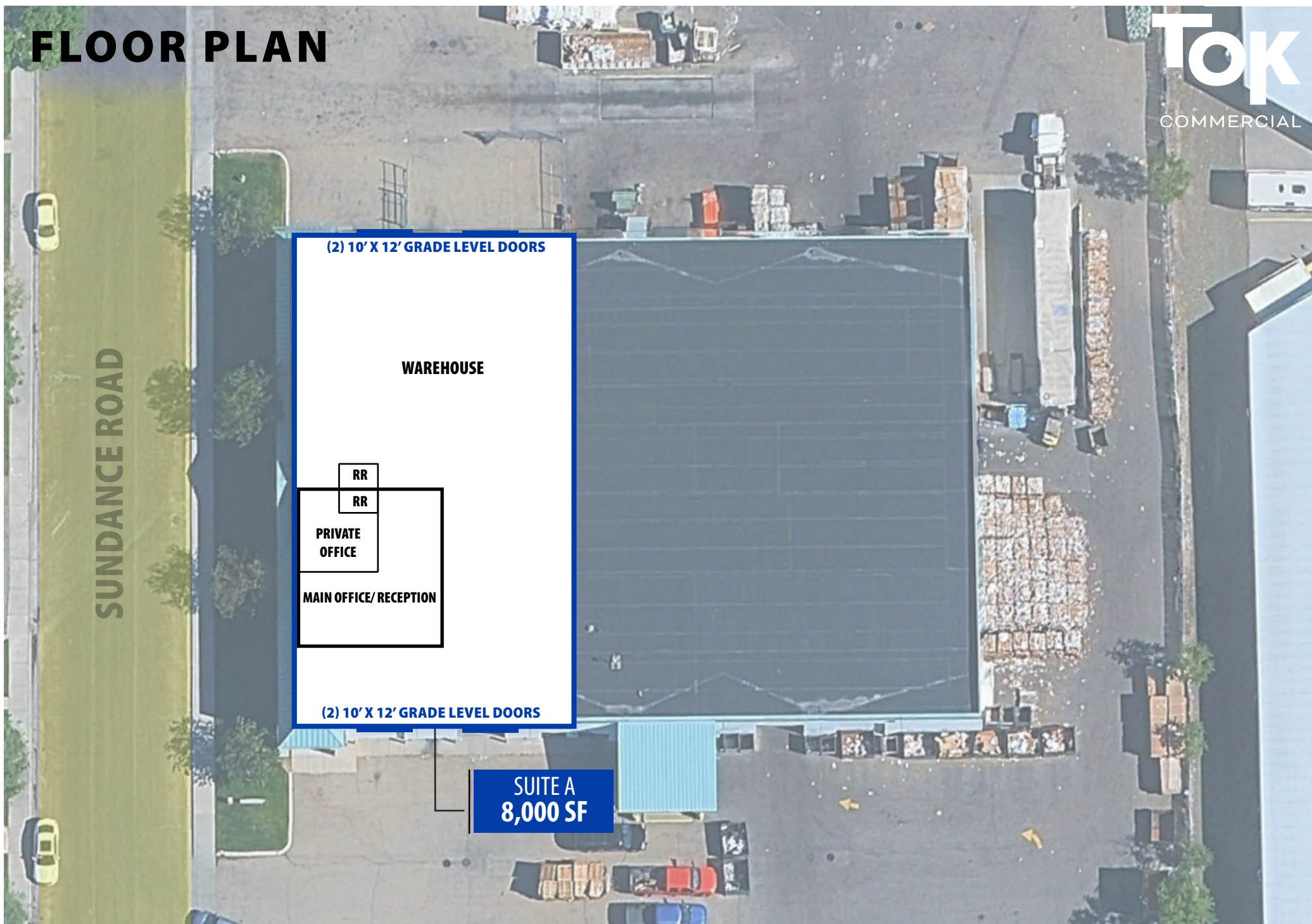


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FLOOR PLAN

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(2) 10' X 12' GRADE LEVEL DOORS

WAREHOUSE

RR

RR

PRIVATE
OFFICE

MAIN OFFICE/RECEPTION

(2) 10' X 12' GRADE LEVEL DOORS

SUITE A
8,000 SF

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YARD SPACE | I-84 LESS THAN 1.5 MILES FROM SITE

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KARCHER RD

SUITE A | 8,000 SF

YARD SPACE: ±22,000 SF

SUNDANCE ROAD

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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