175 Shannon Drive, Nampa, Idaho 83687



PRECISION MANUFACTURING FACILITY

FOR SALE

AVAILABLE SPACE: ± 19,159 SF

Purchase Price: $4,750,000

Total Building Size: ± 19,159 Sq. Ft.

- **Warehouse:** ± 15,000 Sq. Ft.
- **Office/Lab:** ± 4,159 Sq. Ft.
- **Warehouse Ceiling Height:** 16' - 20'
- **Grade Level Loading Door(s):** (3) 14'x16', (1) 8'x8'
- **Construction Type:** Stucco & Metal Panel
- **Year Built:** 2020
- **Total Land Size:** ± 1.31 Acres
- **Outdoor Yard Storage:** Paved & Secured
- **Zoning:** BC (Business Commercial)

Property Highlights

• Full Warehouse Heating & Air-Conditioning • Dedicated Climate-Controlled Lab Rooms • Precision Manufacturing & Technical Workspace

• **HVAC:** 70 Tons (5 Units) • **Compressed Air:** Distribution Lines Throughout Building • **Electrical Power:** 1,200 Amps, 480 Volts, 3-Phase

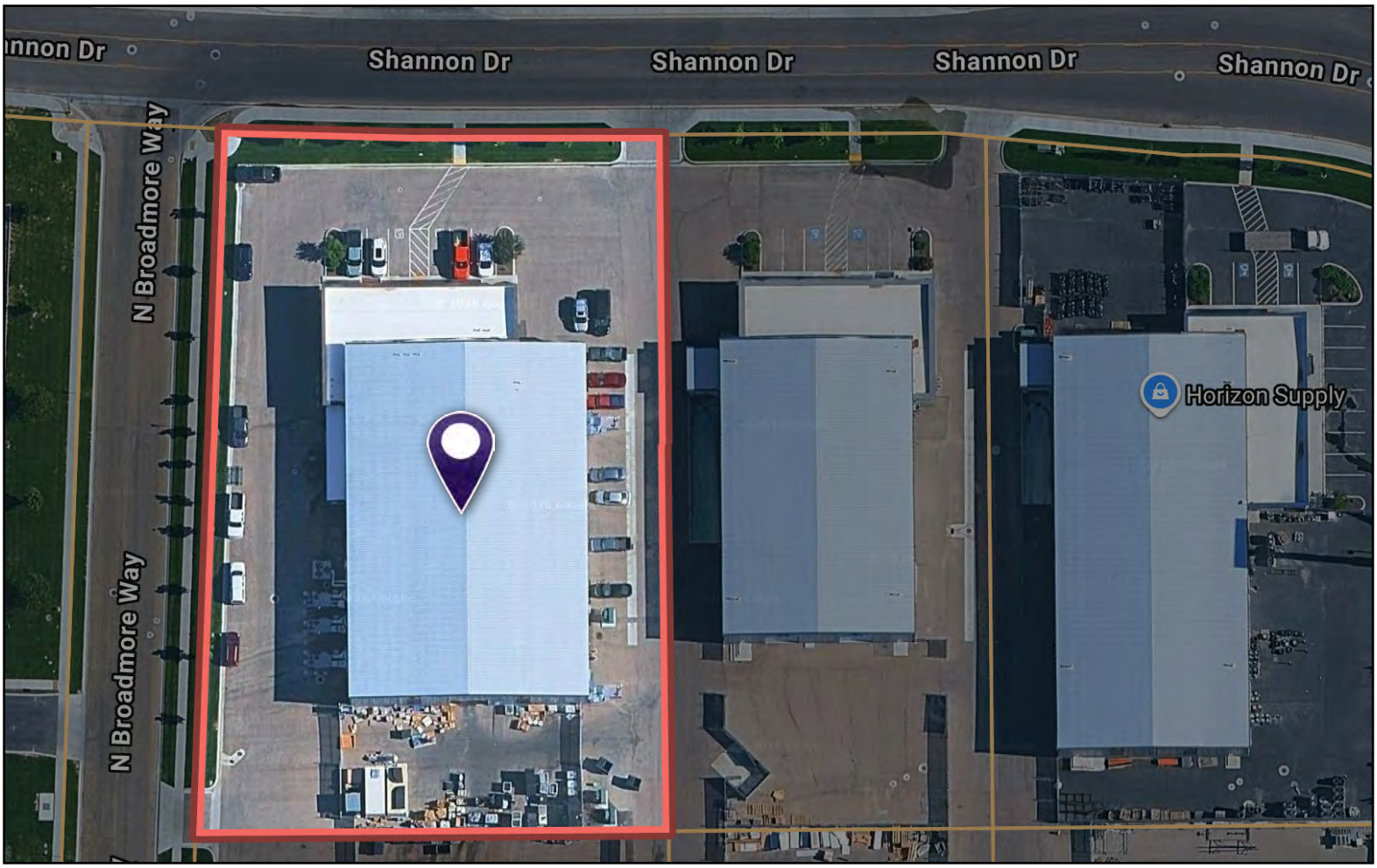
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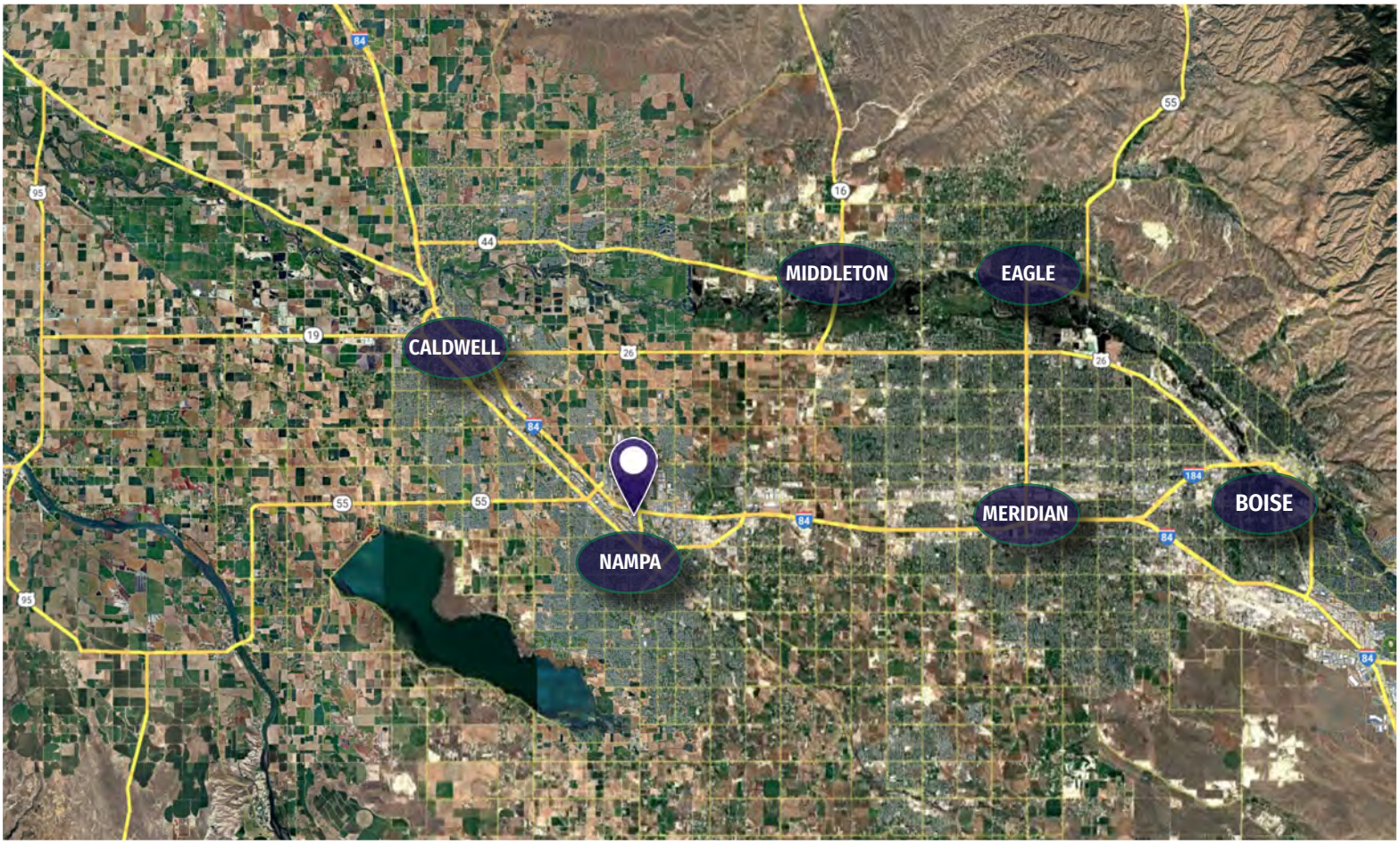
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