

Colliers

***Available* for**
January Occupancy

For Lease

3774 E Comstock Ave.
Nampa, ID 83687

Bryant Jones
+1 208 472 1663
bryant.jones@colliers.com

Mike Peña
+1 208 472 1666
mike.pena@colliers.com

Lincoln Hagood
+1 208 472 1667
lincoln.hagood@colliers.com

Property Overview

Property Type	Industrial
Total Building Size	8,395 SF *(see right for breakdown)*
Land Size	0.45 acres
Yard	~6,000 SF paved yard
Zoning	IL
Year Built	2023
Ceiling Height	20’
Power	400 Amp | 220v | 3-Phase
Heating & Cooling	Warehouse and office temperature controlled
Lighting	LED and skylights



Space Available

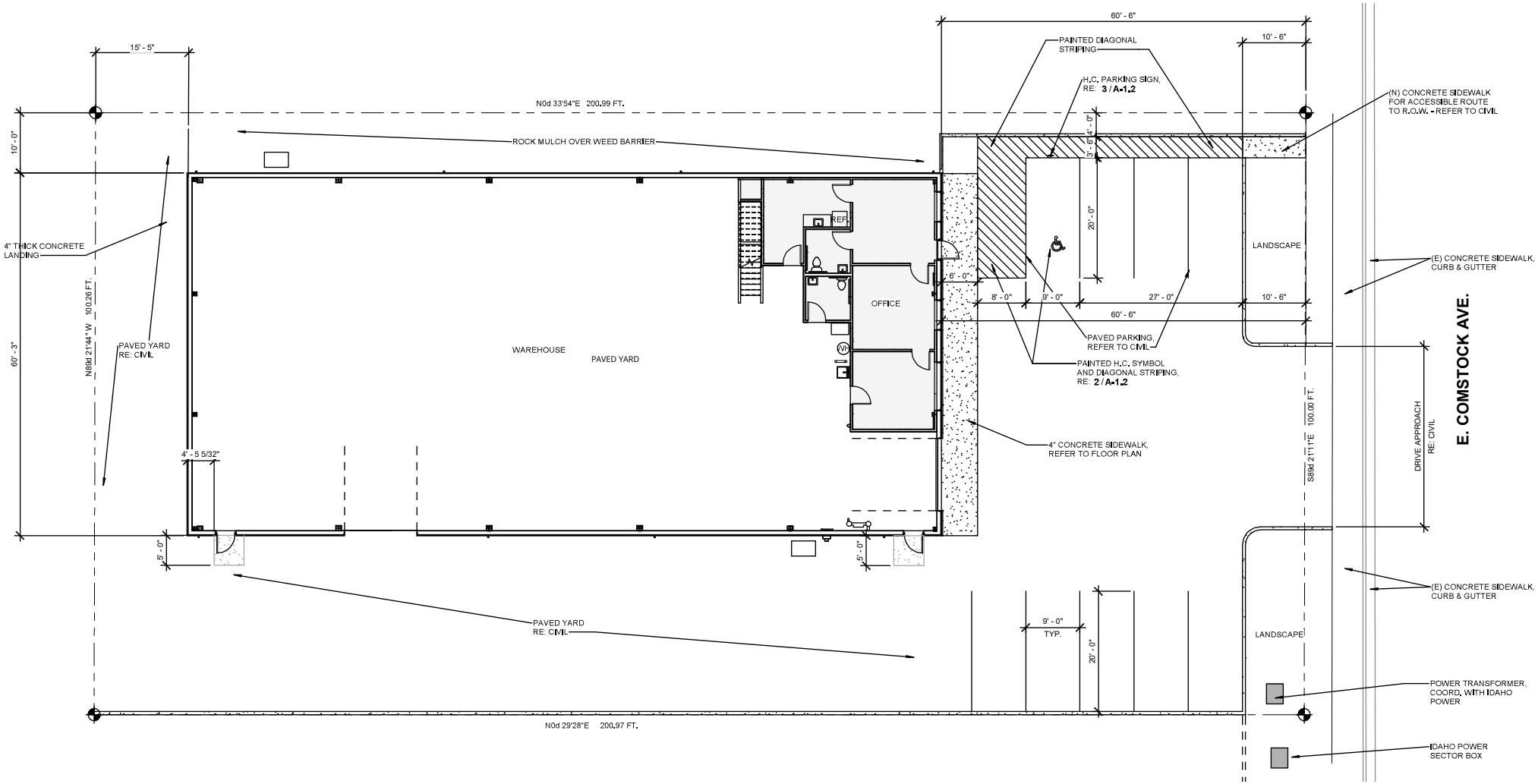
Suite	**Size**	
Warehouse	6,605 SF	
Office	895 SF	
Mezzanine	895 SF	
Paved Yard	~6,000 SF	
Total	**8,395 SF**	**$8,800 + NNNs**

NNN Fees: **$1,850 NNNs**

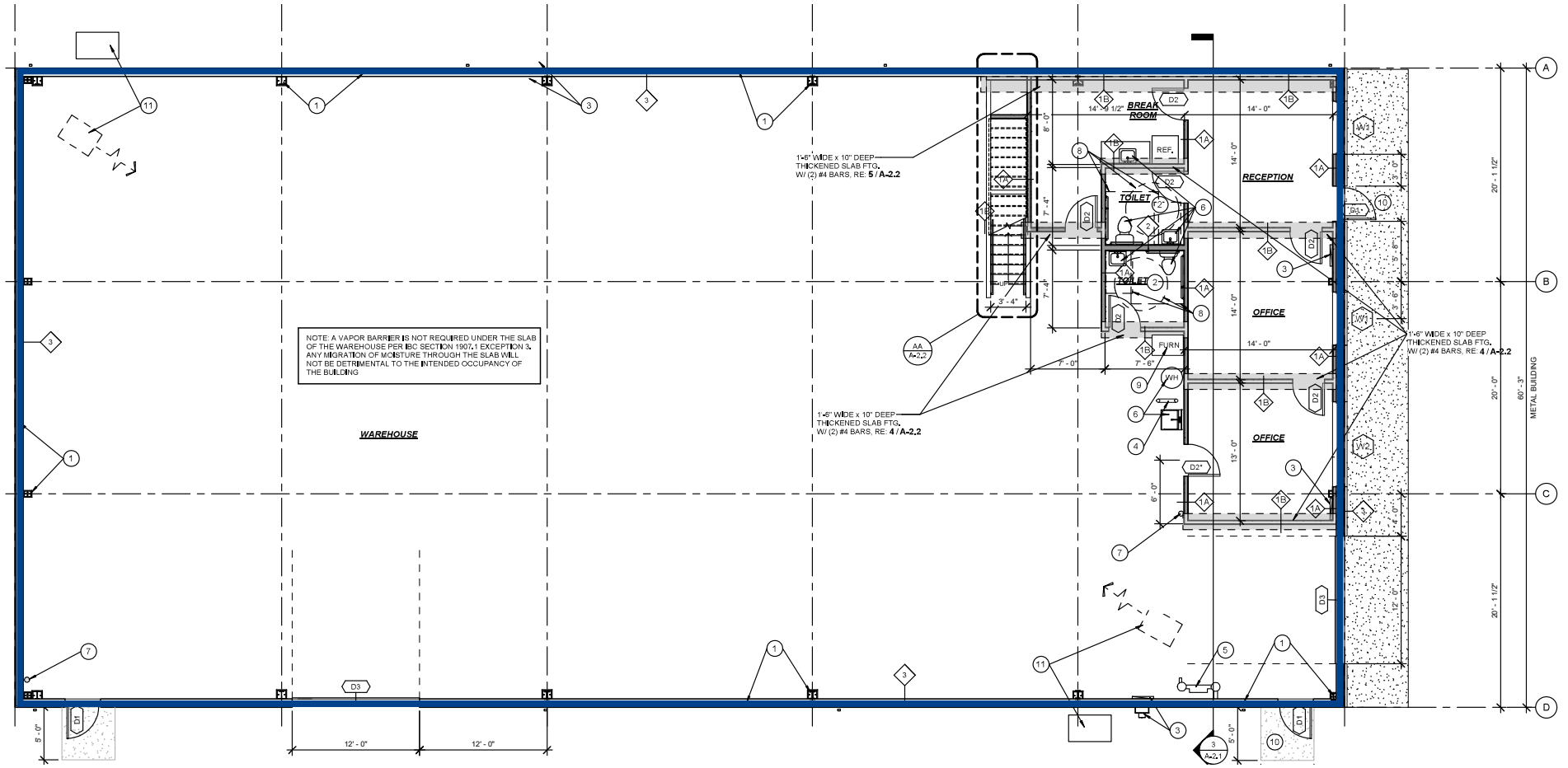
Key Highlights

- Located in industrial hub
- HVAC in warehouse
- Paved yard
- Fully sprinkled

Site Plan


15' - 5"
N0d 33'54"E 200.99 FT.
ROCK MULCH OVER WEED BARRIER
10' - 0"
4" THICK CONCRETE LANDING
N89d 21'44"W 100.26 FT.
60' - 3"
PAVED YARD RE: CIVIL
WAREHOUSE
PAVED YARD
REF.
OFFICE
WH
4' - 5 5/32"
5' - 0"
5' - 0"
PAVED YARD RE: CIVIL
N0d 29'28"E 200.97 FT.
60' - 6"
PAINTED DIAGONAL STRIPING
H.C. PARKING SIGN, RE: 3 / A-1.2
10' - 6"
(N) CONCRETE SIDEWALK FOR ACCESSIBLE ROUTE TO R.O.W. - REFER TO CIVIL
1' - 0"
3' - 6"
20' - 0"
LANDSCAPE
(E) CONCRETE SIDEWALK, CURB & GUTTER
6" - 0"
8' - 0"
9' - 0"
27' - 0"
10' - 6"
60' - 6"
PAVED PARKING, REFER TO CIVIL
PAINTED H.C. SYMBOL AND DIAGONAL STRIPING, RE: 2 / A-1.2
4" CONCRETE SIDEWALK, REFER TO FLOOR PLAN
S89d 21'11"E 100.00 FT.
DRIVE APPROACH RE: CIVIL
E. COMSTOCK AVE.
(E) CONCRETE SIDEWALK, CURB & GUTTER
9' - 0" TYP.
20' - 0"
LANDSCAPE
POWER TRANSFORMER, COORD. WITH IDAHO POWER
IDAHO POWER SECTOR BOX

Floor Plans


WAREHOUSE
NOTE: A VAPOR BARRIER IS NOT REQUIRED UNDER THE SLAB OF THE WAREHOUSE PER ISC SECTION 1907.1 EXCEPTION 3. ANY MIGRATION OF MOISTURE THROUGH THE SLAB WILL NOT BE DETRIMENTAL TO THE INTENDED OCCUPANCY OF THE BUILDING
1'-6" WIDE x 10" DEEP THICKENED SLAB FTG. W/ (2) #4 BARS, RE: 5 / A-2.2
1'-6" WIDE x 10" DEEP THICKENED SLAB FTG. W/ (2) #4 BARS, RE: 4 / A-2.2
BREAK ROOM
RECEPTION
TOILET
TOILET
OFFICE
OFFICE
FURN.
REF.
WH
1'-6" WIDE x 10" DEEP THICKENED SLAB FTG. W/ (2) #4 BARS, RE: 4 / A-2.2
METAL BUILDING
12' - 0"
12' - 0"

Location

Google Map

Street View



Colliers

5700 E Franklin Road, Suite 100
Nampa, Idaho 83687
+1 208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.