

# INDUSTRIAL BUILDING FOR SUBLEASE 3653 E. COMSTOCK AVE.

Nampa, ID 83687, ID 83687



## ECONOMIC DATA

**LEASE RATE:** \$1.01 SF/month (NNN)

## PROPERTY INFORMATION

**COUNTY:** Canyon

**MARKET:** Nampa

## BUILDING DATA

**TOTAL BLDG. SF:** 8,500 SF

**ZONING:** IL

## LISTING DATA

**AVAILABLE:** 8,500 SF

**OFFICE:** 1,000 SF

**WAREHOUSE:** 7,500 SF

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this newly built 8,500 SF industrial building for sublease, ideally located just off I-84 in Nampa. Featuring two 12' x 14' grade-level doors and 20' clear height, this property is designed to accommodate a wide range of business operations. The building includes two private offices, a reception area, an open conference space, and a mezzanine for additional storage.

## PROPERTY HIGHLIGHTS

- Convenient access just off I-84
- Two 14' roll-up doors
- Ample office space
- 600 Amp
- Fully air-conditioned warehouse
- Sublease through October 30, 2027
- Available 01/01/2026

Matt Mahoney, SIOR | Managing Principal  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

Parker Brakebill | Associate  
parkerb@leeidaho.com  
C 208.995.9823

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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INDUSTRIAL BUILDING FOR SUBLEASE FOR LEASE  
**3653 E. COMSTOCK AVE.**

Nampa, ID 83687, ID 83687



**AVAILABLE SPACES**

| SUITE            | SIZE (SF) | LEASE TYPE | LEASE RATE      | AVAILABLE              |
|------------------|-----------|------------|-----------------|------------------------|
| 3653 E. Comstock | 8,500 SF  | NNN        | \$1.01 SF/month | Available - 01/01/2026 |

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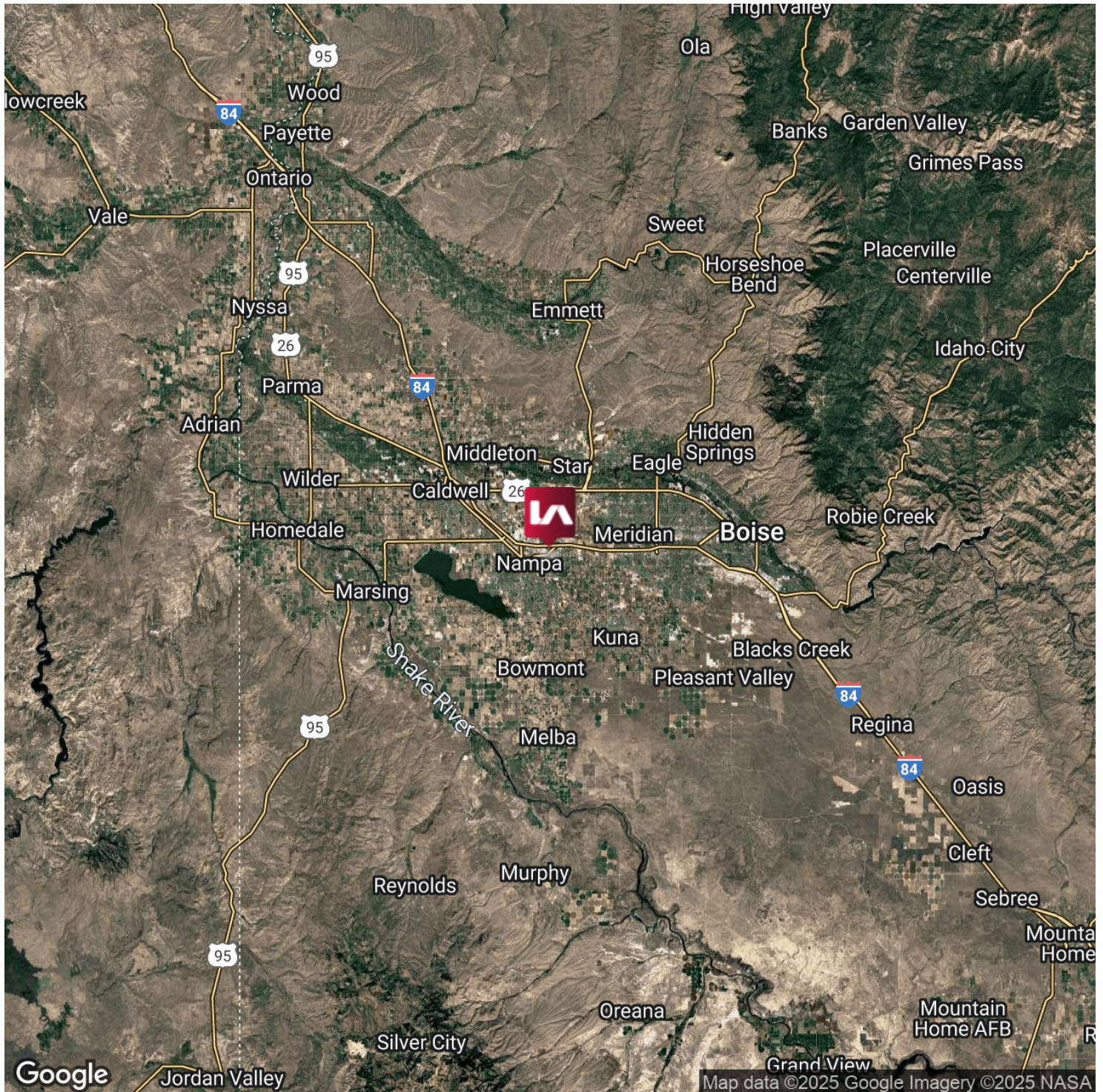
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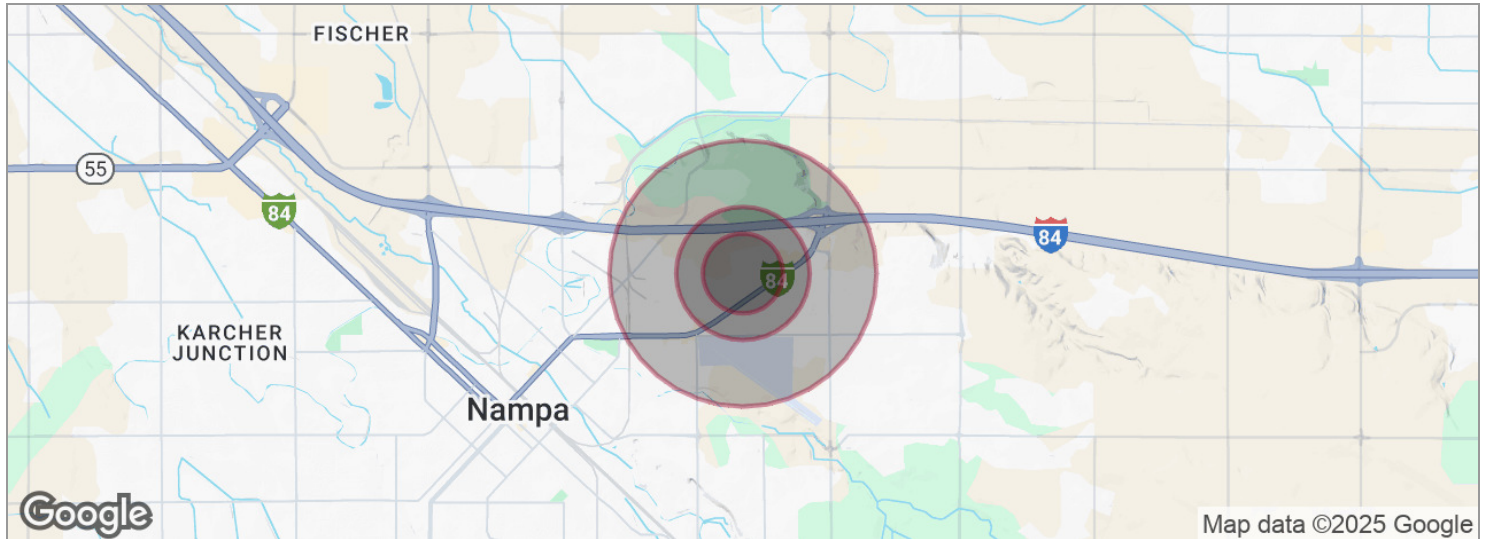
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# INDUSTRIAL BUILDING FOR SUBLEASE FOR LEASE 3653 E. COMSTOCK AVE.

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| POPULATION          | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total population    | 122       | 1,656     | 3,739     |
| Median age          | 37        | 34        | 35        |
| Median age (Male)   | 36        | 33        | 34        |
| Median age (Female) | 37        | 34        | 35        |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total households    | 49        | 657       | 1,413     |
| # of persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH income   | \$82,343  | \$67,337  | \$71,140  |
| Average house value | \$312,990 | \$212,460 | \$262,826 |

\*Demographic data derived from 2020 ACS - US Census

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