

READY-TO-BUILD, INDUSTRIAL SITES | FOR SALE OR LEASE

HAPPY VALLEY LOTS

245 N HAPPY VALLEY & 4513 AIRPORT RD | NAMPA, ID 83687



Tok
COMMERCIAL



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OFFERING DETAILS

PROPERTY ADDRESS

245 N Happy Valley Rd
& 4513 Airport Rd
Nampa, ID 83687

PROPERTY TYPE

Industrial

ZONING

IL

UTILITIES

To-Site

POWER

3-Phase

APPROVED PROJECT

Two 17,000 SF Industrial Buildings
(4-6 month construction timeline)

PREPAID MATERIALS

Architecture/Construction Plans
Steel Package (Purchased &
Delivered to Site)

245 HAPPY VALLEY RD

LOT SIZE

1.97 Acres

TOTAL PRICE

\$4,396,350

PRICE/SF

\$237/SF

(based upon finished building)

LEASE RATE

Contact Agent

(Tenants can move in based upon completion
of building)

4513 AIRPORT RD

LOT SIZE

1.96 Acres

TOTAL PRICE

\$4,396,350

PRICE/SF

\$237/SF

(based upon finished building)

LEASE RATE

Contact Agent

(Tenants can move in based upon completion
of building)



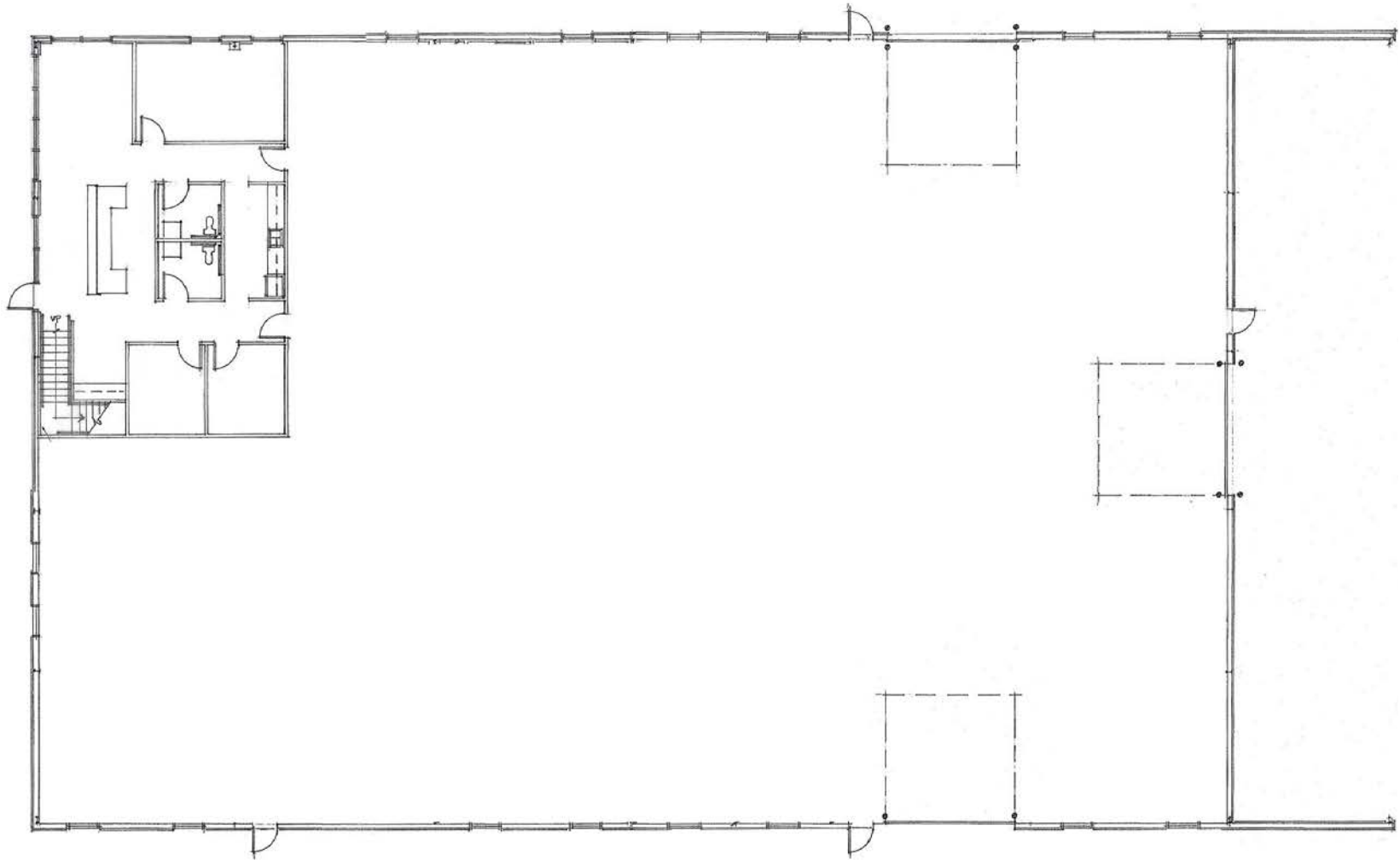
OFFERING HIGHLIGHTS

- Buildings to be built, sold together or separate
- 4-6 month construction timeline
- Buildings available for lease upon completion
- Hard Corner, 5 Minutes from the Freeway
- *Parcels also for sale as-is, including existing improvements and steel packages (contact agent for details)*



PERFECTLY SITUATED BETWEEN AMENITIES





FLOOR PLAN

GRADE LEVEL LOADING

TOTAL SIZE - 17,000 SF

FUNCTIONAL LAYOUT



EXTERIOR RENDERINGS





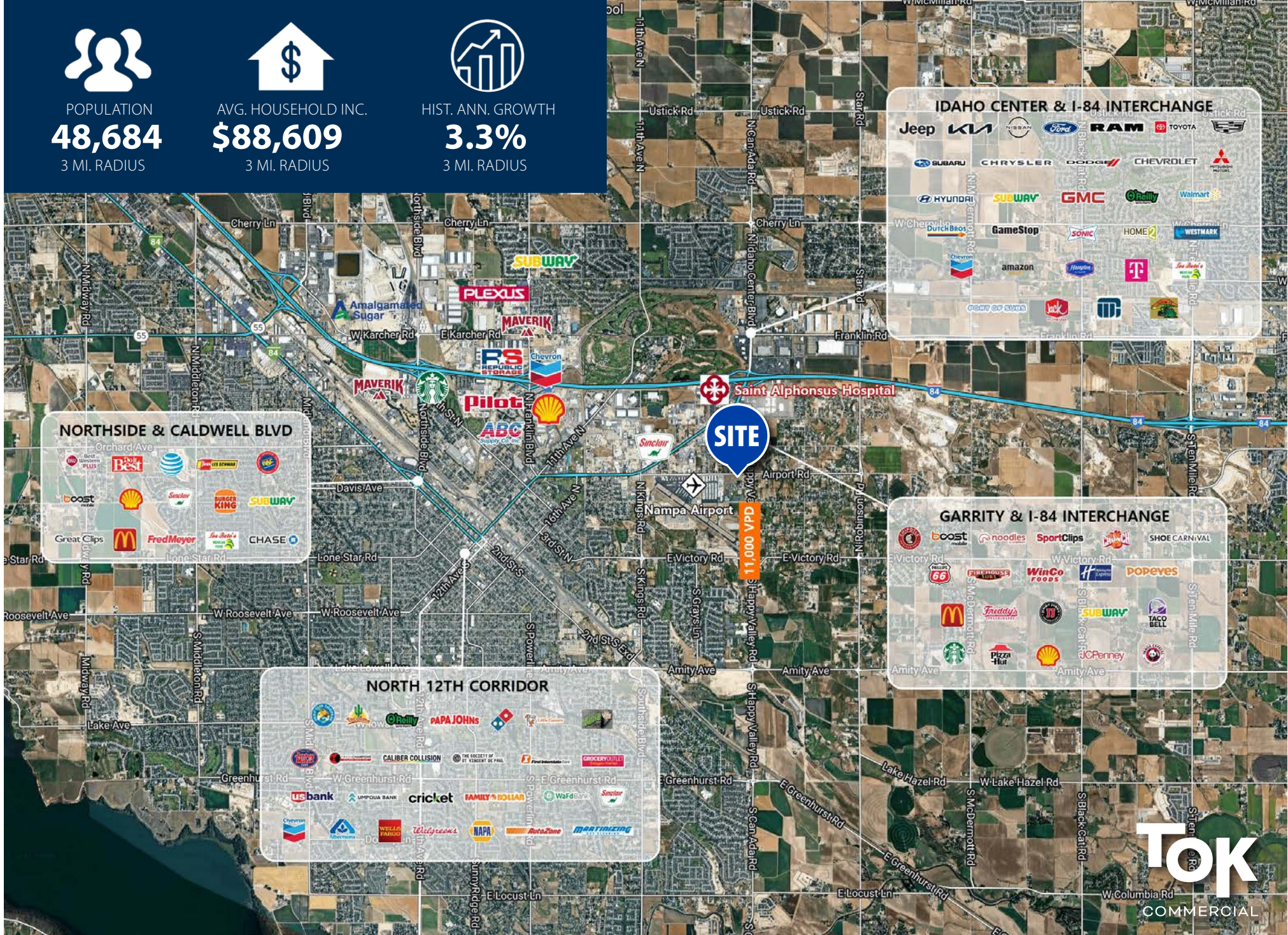
POPULATION
48,684
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$88,609
3 MI. RADIUS



HIST. ANN. GROWTH
3.3%
3 MI. RADIUS



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