

# 1208 Madison Avenue

Nampa, ID

**INDUSTRIAL SPACE FOR LEASE / SALE**



## Property Information:

<b>Submarket:</b>	Nampa
<b>Available:</b>	Now
<b>Bldg Type:</b>	Steel
<b>Total Size:</b>	30,935 (3 Bldgs.)
<b>Divisible:</b>	Yes
<b>Dock Doors:</b>	4
<b>Grade Level:</b>	5
<b>Zoning:</b>	I-L
<b>Parking:</b>	Ample
<b>Lease Term:</b>	3 - 5 Yrs
<b>Lease Type:</b>	NNN
<b>Est. NNN Costs:</b>	\$0.05/SF

## Listing Comments:

Single tenant property or can be divided.

HVAC unit for office areas and ceiling hung gas heaters for warehouse.

Parcel size 1.8 acres.

2,000 SF mezzanine storage in Bldg 3.

Dock & grade level doors.

Great access to I-84.

Outside covered storage.

## Available Space:

SPACE:	RSF:	RATE/SF:	MONTHLY:
Bldg 1	Office 575 SF Whse <u>7,785</u> SF Total 8,360 SF	\$0.29	\$2,424
Bldg 2	Office 578 SF Whse <u>9,922</u> SF Total 10,500 SF	\$0.29	\$3,045
Bldg 3	Whse 12,075 SF	\$0.29	\$3,502
<b>TOTAL</b>	<b>30,935 SF</b>	<b>\$0.29</b>	<b>\$8,971</b>

## Sale Terms:

**Price for All Bldgs:** \$1,083,000 (\$35/SF)



## Contact:

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(12/08/11)

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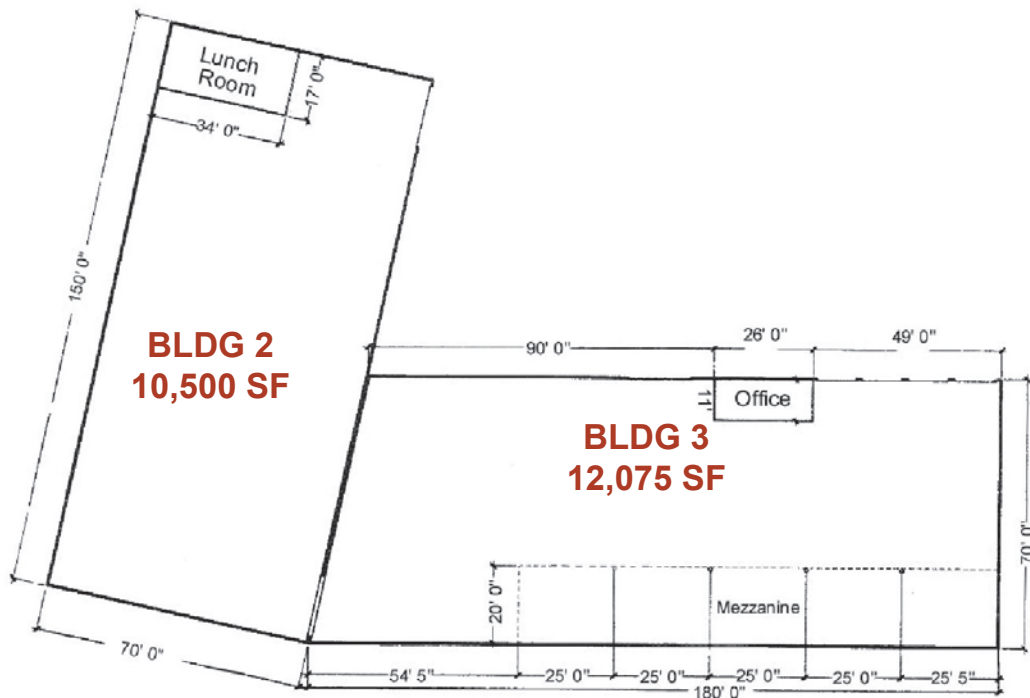
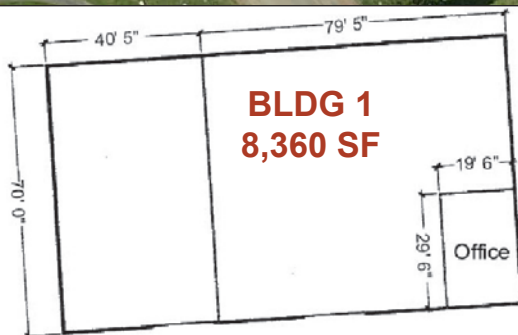


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