

# 16719 & 16743 N. Idaho Center Blvd.

Nampa, ID

**FLEX / OFFICE / RETAIL / SHOWROOM BLDG FOR LEASE  
DEVELOPMENT LAND FOR SALE**



### Property Information:

<b>Submarket:</b>	Nampa
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Office / Flex
<b>Bldg Size:</b>	6,529 SF
<b>Divisible:</b>	Yes
<b>Clear Height:</b>	15.5'
<b>Dock Doors:</b>	No
<b>Overhead Doors:</b>	3
<b>Power:</b>	3 Phase • 240
<b>Zoning:</b>	GB-2
<b>Parking:</b>	31 Spaces
<b>Lease Term:</b>	2 - 5 Years
<b>Lease Type:</b>	NNN

### Listing Comments:

Perfect for medical, auto related, daycare or retail users.

Directly across from College of Western Idaho.

Just north of I-84 & Garrity Exit retail strip centers and 1.4 miles from St. Alphonsus Hospital.

Sprinklered landscaping, concrete sidewalks, asphalt paved parking, trash enclosure.

Pylon signage.

Excess land available for possible development.

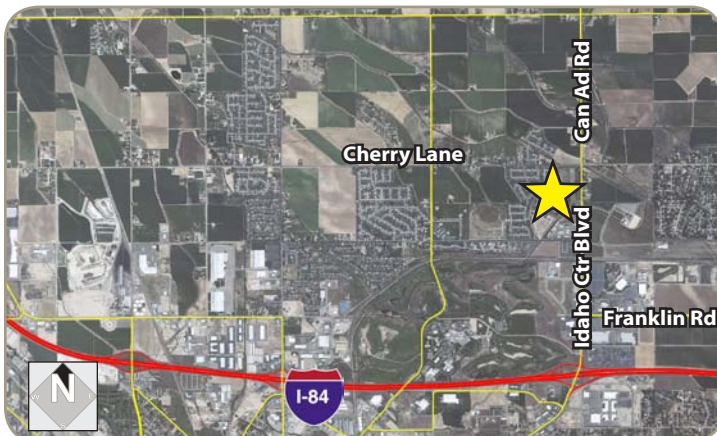
### Available Space:

#### 16719 Idaho Center Blvd. for Lease

	RSF:	RATE/SF:	MONTHLY:
Office / Showroom	3,170 SF	\$1.00	\$3,170
Warehouse	<u>3,359 SF</u>	\$0.50	<u>\$1,680</u>
<b>Total:</b>	<b>6,529 SF</b>		<b>\$4,850 NNN</b>

#### 16743 Idaho Center Blvd. for Sale

<b>Size:</b>	0.72 Acres
<b>Price:</b>	\$150,000
<b>Zoning:</b>	GB-1 Gateway Business
<b>Utilities:</b>	To Site



### Contact:

#### Gavin Phillips

Ph: 208.947.0812  
Fx: 208.947.0869  
gavin@tokcommercial.com  
www.tokcommercial.com

#### Brianna Hansen

Ph: 208.947.5519  
Fx: 208.947.0869  
brianna@tokcommercial.com  
www.tokcommercial.com



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

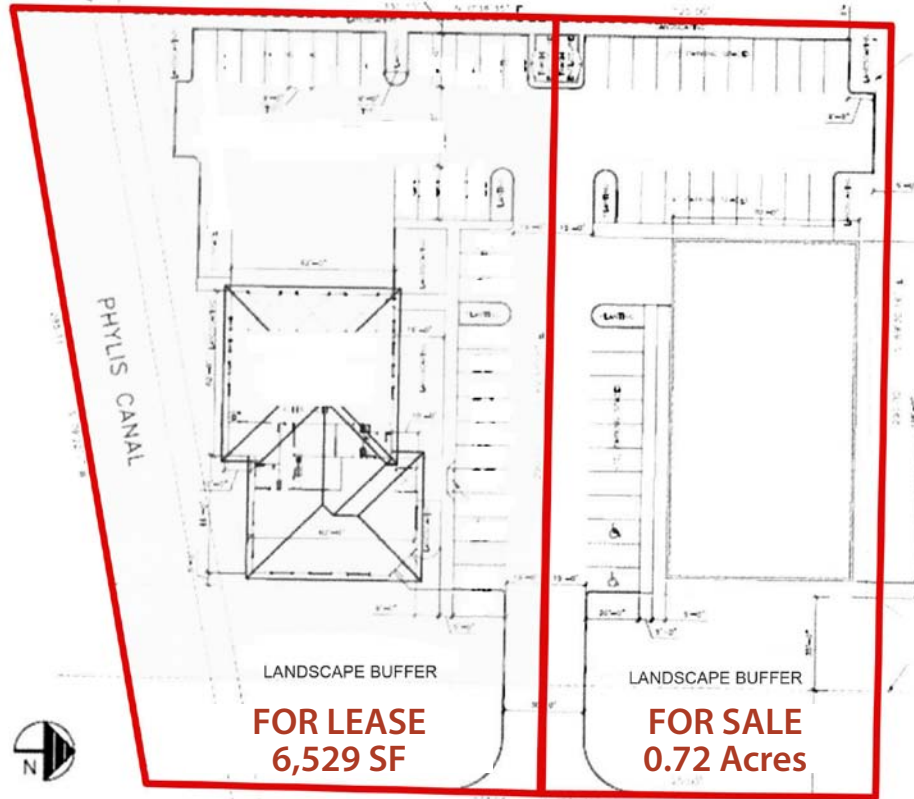
# 16719 & 16743 N. Idaho Center Blvd.

Nampa, ID

**FLEX / OFFICE / RETAIL / SHOWROOM BLDG FOR LEASE  
DEVELOPMENT LAND FOR SALE**

16719 N. Idaho Center Blvd.

16743 N. Idaho Center Blvd.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.