

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The background of the entire advertisement is a photograph of a modern industrial building. The building has dark green vertical siding, a large green roll-up door, and a stone-textured base. It is situated on a paved lot under a clear blue sky with wispy clouds. Other industrial buildings are visible in the background.

For Sale/Lease

3270 N. Black Butte Court,
Nampa, ID

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Property Overview

Lease Price	Building	\$1.25 PSF
	Yard	\$.08 PSF
	Total	\$7,560 /month + NNNs*
Sale Price	\$1,460,000	
Property Type	Industrial Warehouse	
Building Size	5,400 SF	
Warehouse	4,600 SF	
Office	400 SF	
Mezzanine	400 SF	
Construction Type	Metal	
Year Built	2025 - Estimated Completion May	
Land Size	0.505 SF	
Zoning	IL - Light Industrial	
Yard	~10,000 SF	
Ceiling Height	18 Ft. Clear	
Grade Level Drive-In Doors	2 - 12x14	
Power	3 Phase - 400 Amp	
Lighting	LED	
Heating & Cooling	Heat in Warehouse, heat/cool in office	

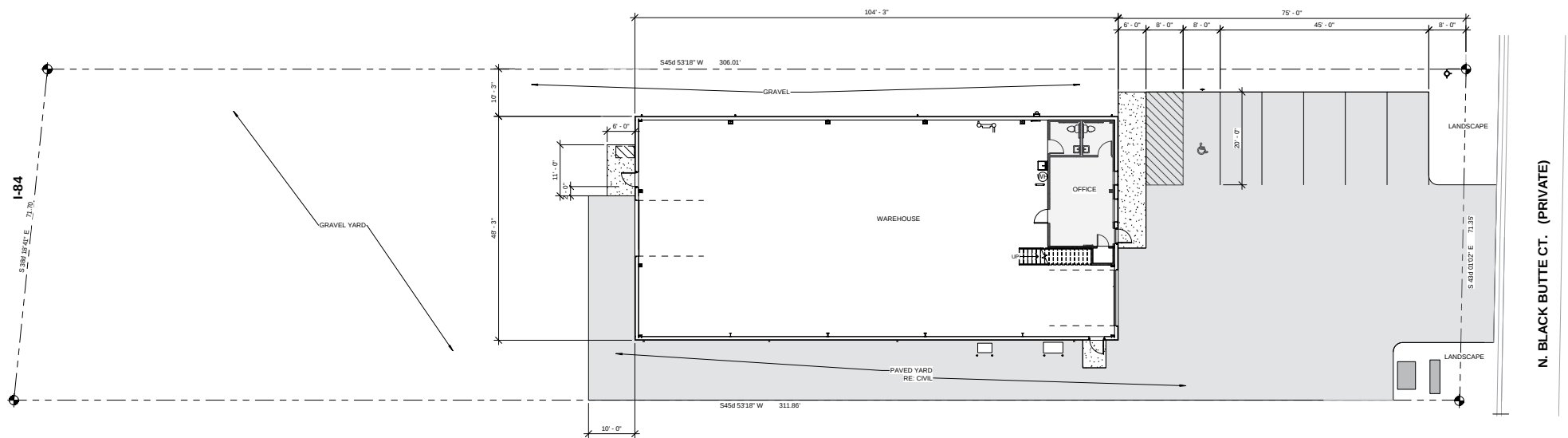
* Estimated at \$.20 PSF (\$1,080) per month



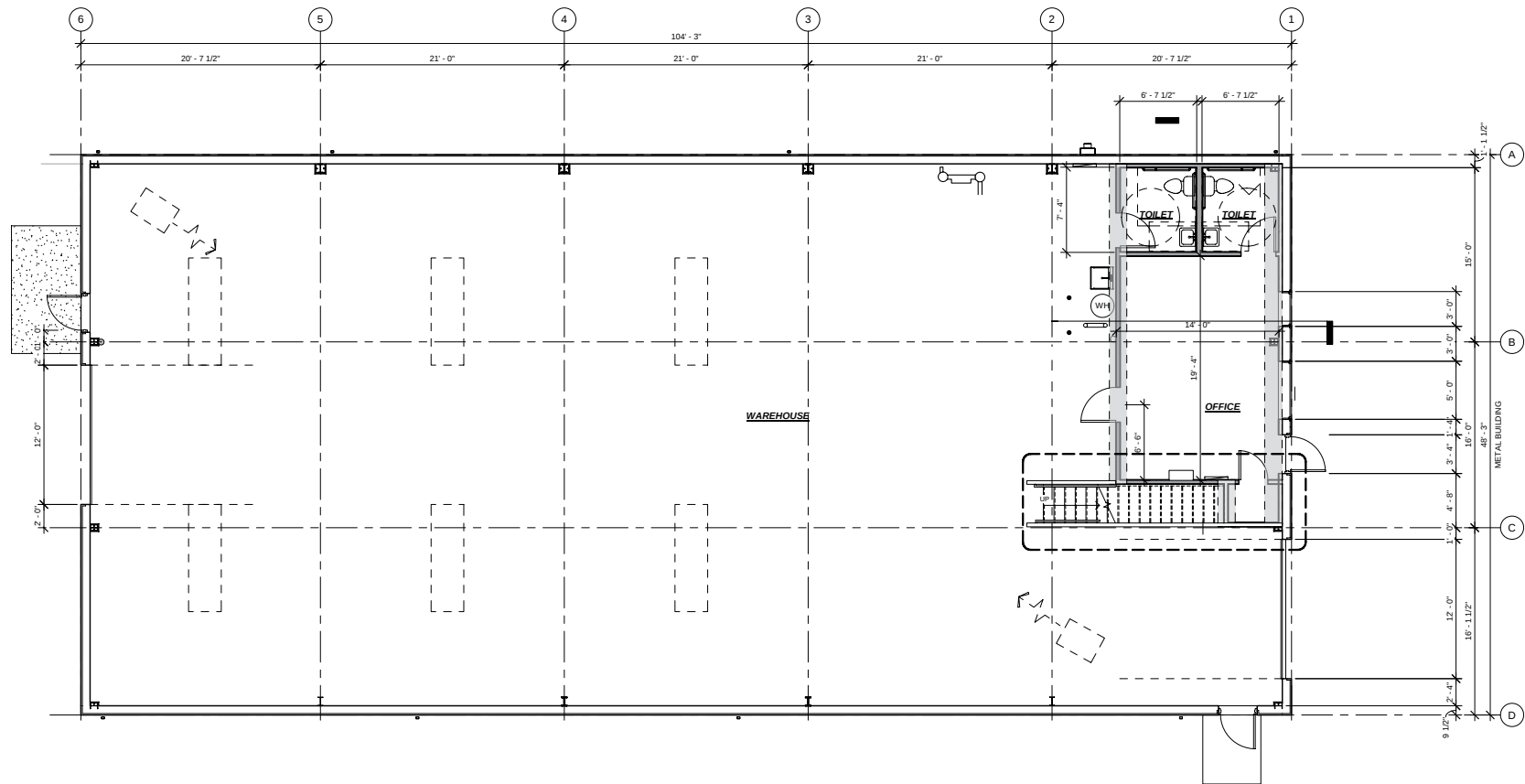
Key Highlights

- Freeway Visibility
- Location off Middleton Road/Caldwell Boulevard
- Two Restrooms
- Large Yards
- Located in Industrial Hub
- Close to Retail/Freeway

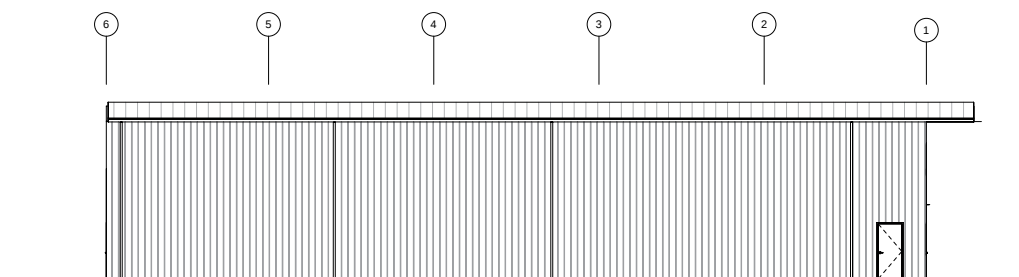
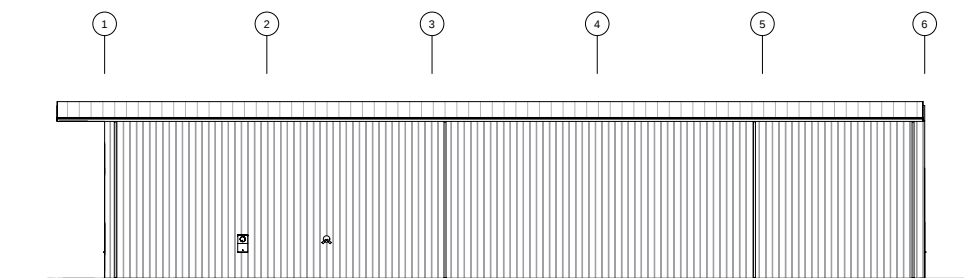
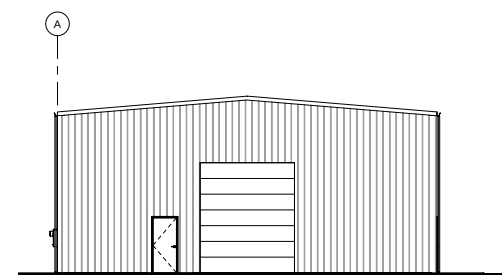
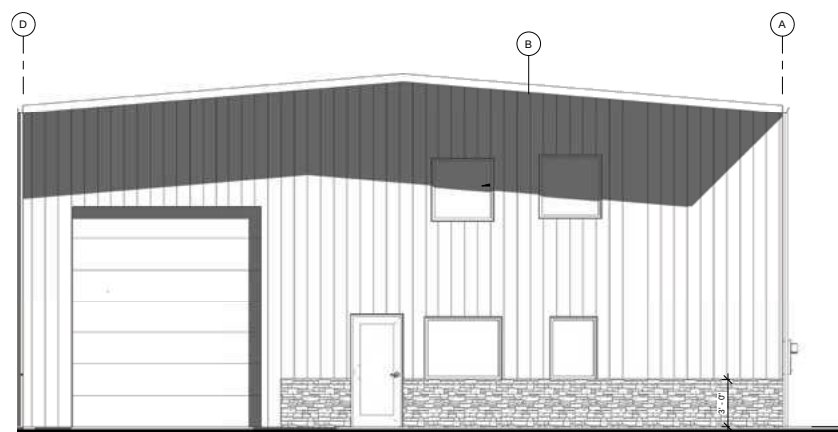
Site Plan



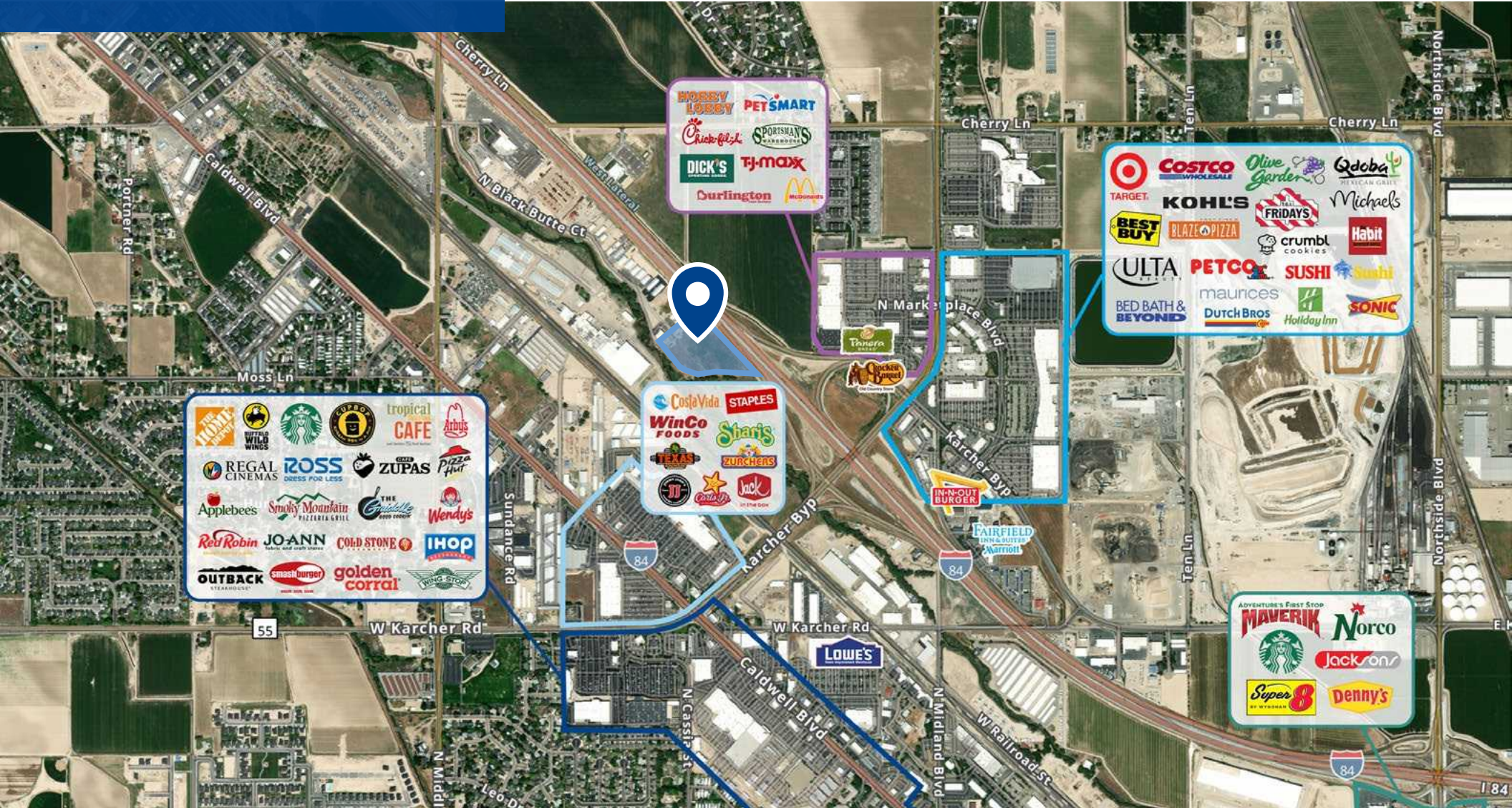
Floor Plans



Renderings



Location



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