

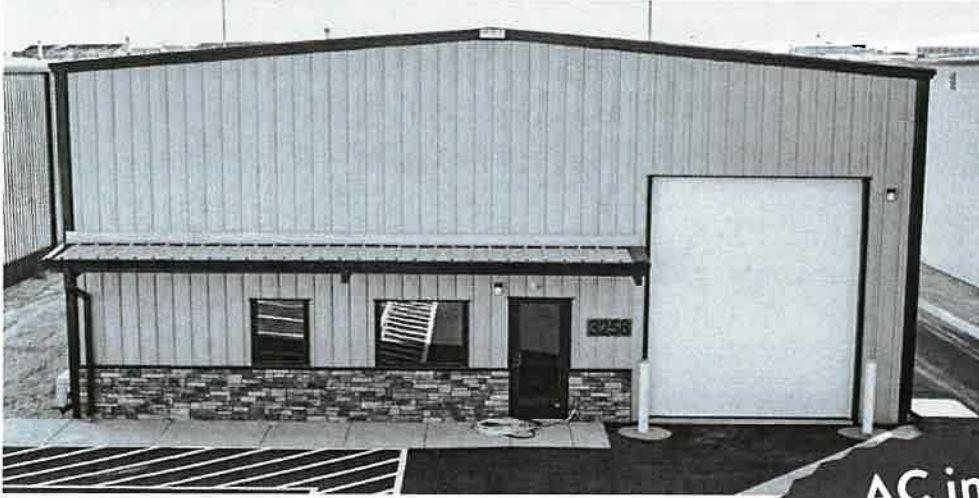
FOR SALE | FLEX / WAREHOUSE / SHOP/BLDG

3258 N. BLACK BUTTE CT. | NAMPA, ID

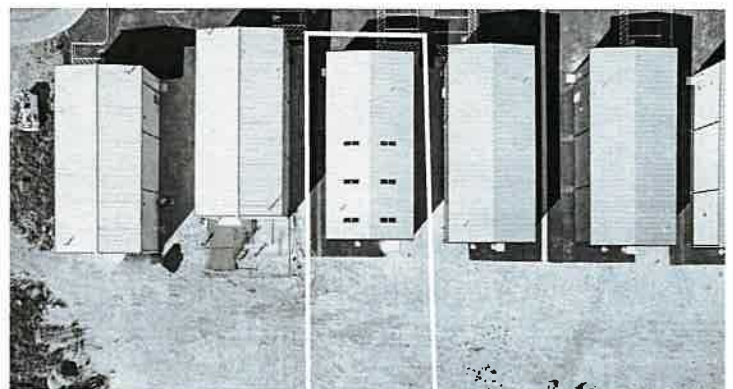
SALE PRICE | \$1,520,000

PROPERTY HIGHLIGHTS

- Lot 29
- Brand new construction +/- 5000sf
- +/- 420sf office space, plus +/- 420sf 2nd level storage/office
- 21,780 sf lot +/- .50 acres
- 2 overhead doors 12x14 & 14x14
- 20 ft clear height inside
- **6ft chain link fenced yard area!!!**
- Owner user or investment property
- Potentially for lease with 7yr term & NNN lease
- Prime I-84 frontage/signage



**AC in
Warehouse
AND Office!**



*The provided information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

**MICHENER
INVESTMENTS, LLP**
COMMERCIAL REAL ESTATE

michenerinvestments.com
106 N. 6th Street #206
BOISE ID 83702

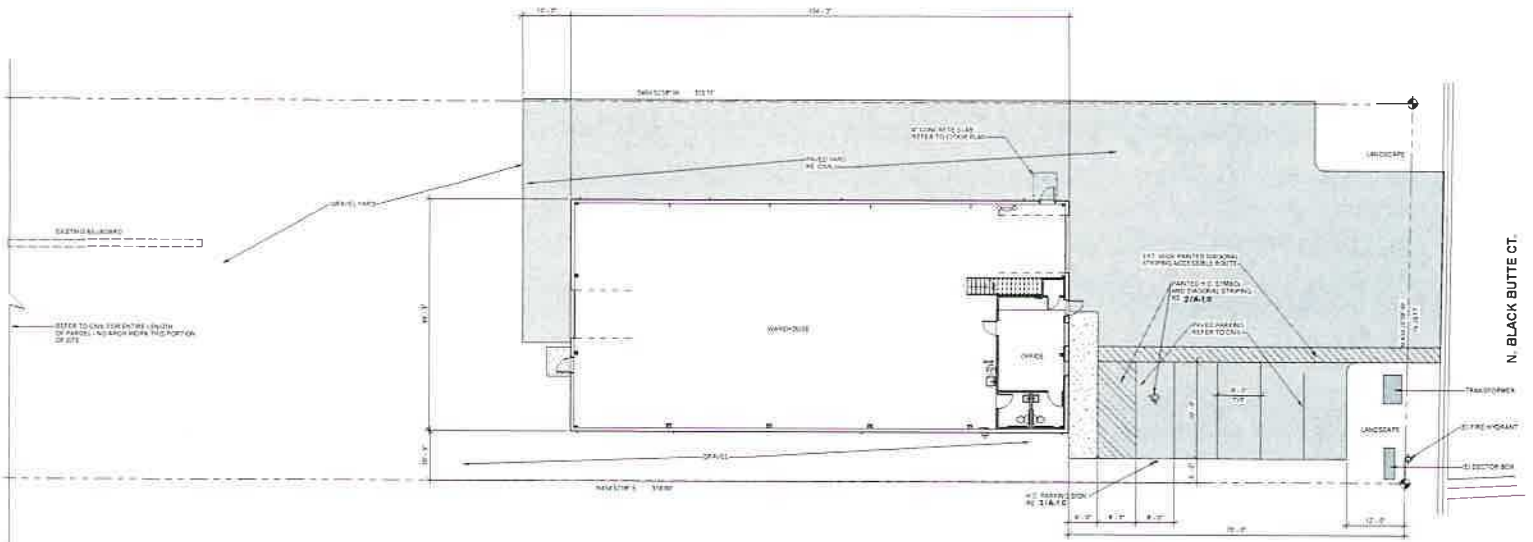
HOYT MICHENER, CCIM
hoyt@michenerinvestments.com
208.870.1990



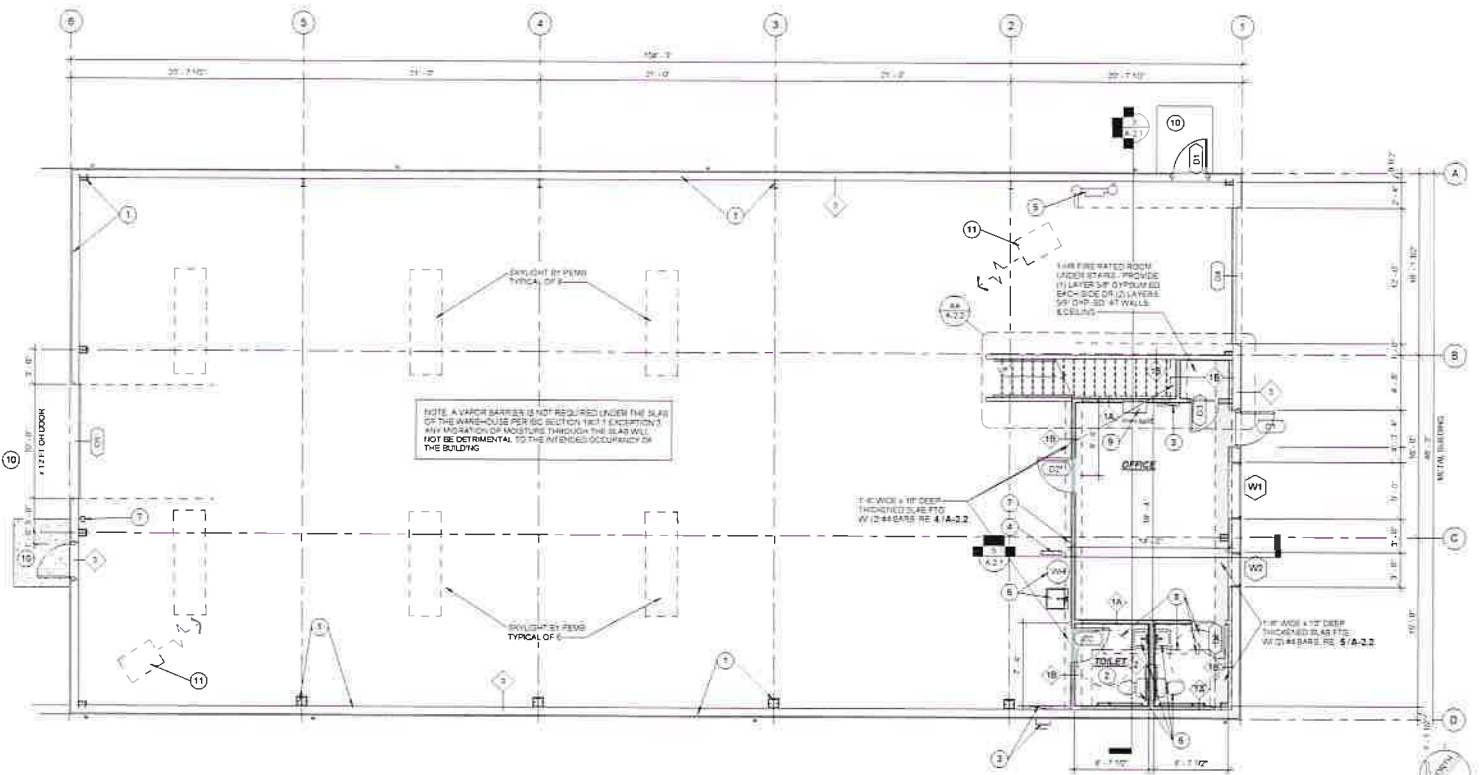
**MICHENER
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208.870.1990



SITE PLAN



OVERALL FLOOR PLAN



FOR SALE | FLEX / WAREHOUSE / SHOP/BLDG

3294 N. BLACK BUTTE CT. | NAMPA, ID

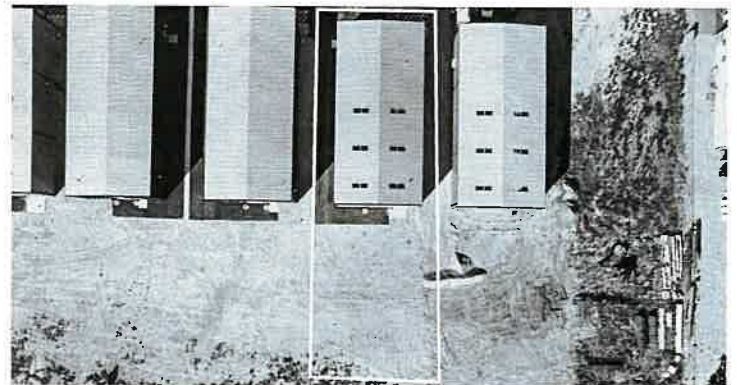
SALE PRICE | \$1,520,000



PROPERTY HIGHLIGHTS

- Lot 32
- Brand new construction +/- 5000sf
- +/- 420sf office space, plus +/- 420sf 2nd level storage/office
- 21,780 sf lot +/- .50 acres
- 2 overhead doors 12x14 & 14x14
- 20 ft clear height inside
- **6ft chain link fenced yard area!!!**
- Owner user or investment property
- Potentially for lease with 7yr term & NNN lease
- Prime I-84 frontage/signage

**AC in
Warehouse
AND Office!**



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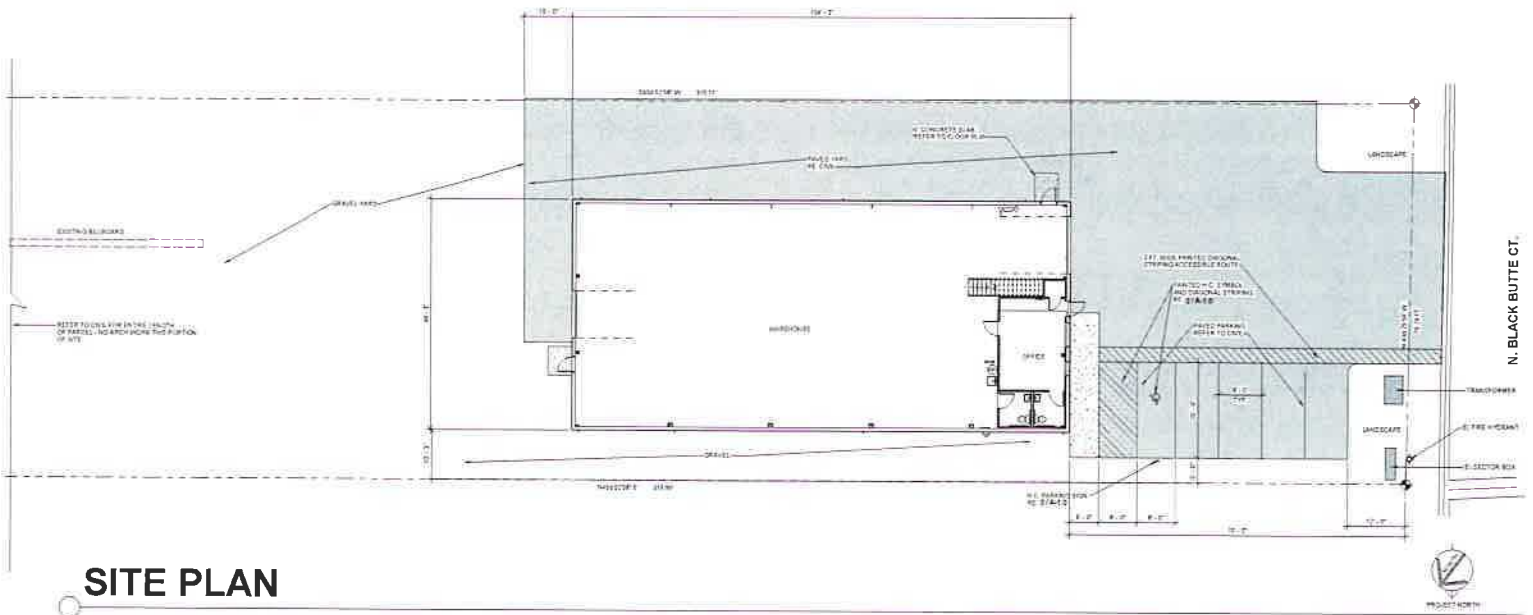
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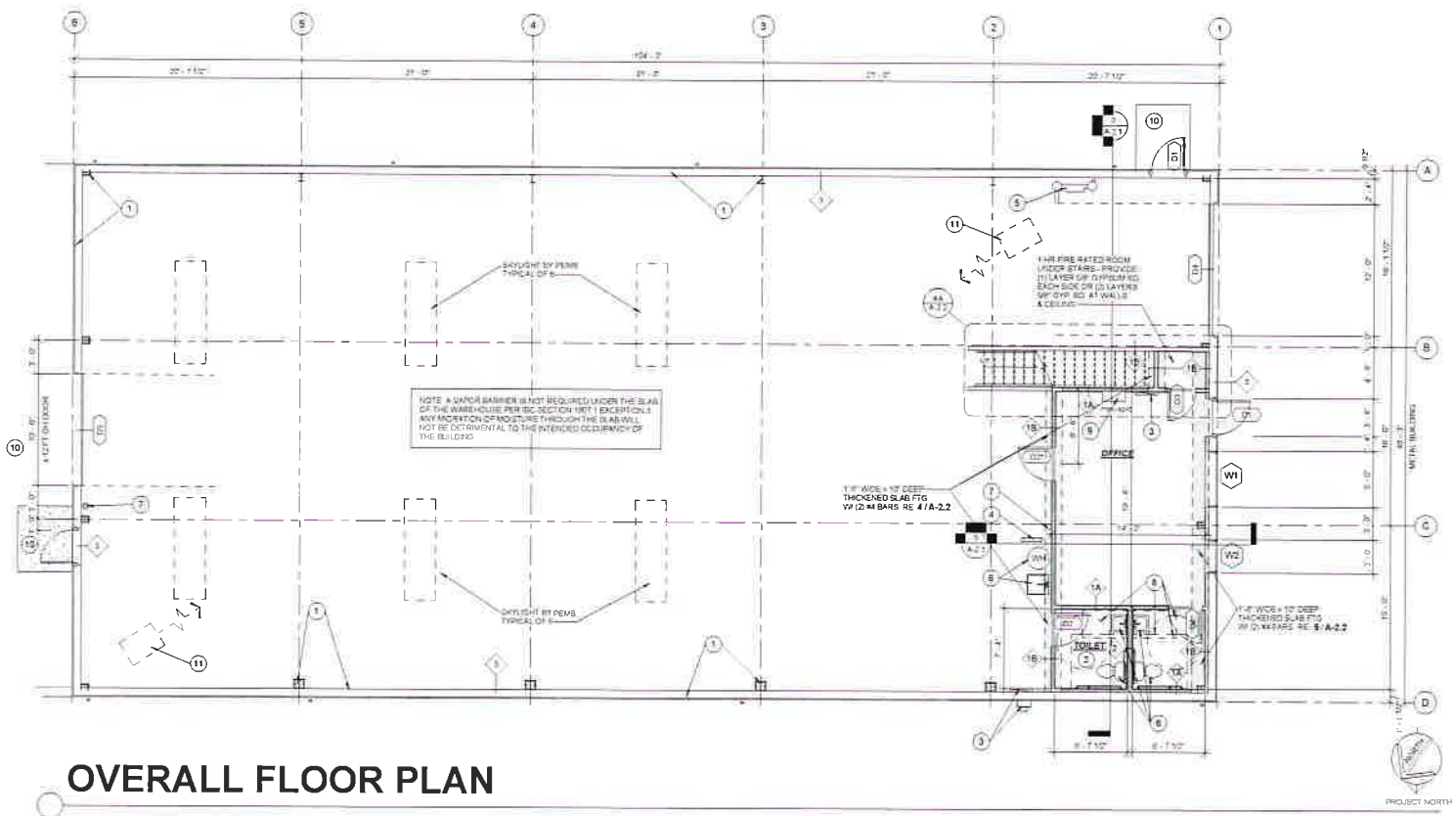
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SITE PLAN



OVERALL FLOOR PLAN