

INDUSTRIAL VALUE-ADD INVESTMENT WITH EXCESS GROUND

218 8th St. N., Nampa, ID 83687

IMPROVED OFFERING



EXECUTIVE SUMMARY

This industrial property, a former food processing site, located in the thriving Boise-Nampa Metropolitan Area, offers a unique opportunity with its existing infrastructure and development potential. The site features six buildings, including the Main Office/Production/Cooler, the Main Production Building, and Warehouse D, along with two additional mobile offices and a brand new 40x40 auxiliary building. The property is zoned "IL" (Light Industrial), which supports a diverse range of commercial, professional office, and industrial uses while maintaining a lower impact on neighboring properties. Strategically located in Nampa, known for its excellent rail and highway access, this site is well-positioned for businesses seeking to capitalize on the region's robust industrial growth and logistical advantages.

PROPERTY HIGHLIGHTS

- » Rare value-add opportunity in Nampa near interstate
- » Existing industrial buildings
- » 10 Acres of industrial land
- » Substantial power at site
- » Possible IOS site
- » Multiple site access points with gated entry



PROPERTY DETAILS

SALE PRICE	\$4,000,000
TOTAL SITE SIZE	10.07 AC
COUNTY	Canyon
MARKET	Nampa
ZONING	IL
PARCELS	R14259, R14260, R14261, R14262, R14263, R14268012

BUILDINGS

1. MAIN OFFICE BUILDING/PRODUCTION/COOLER:

Built 1959, two-story, 3 restrooms, 18,000 SF, Concrete and Steel construction, Sewer line, natural gas, floor drains, no fire suppression, 1 501 KVA meter to building, 2" City Water line. There is also unmeasured Mezzanine off warehouse (low ceilings).

2. MAIN PRODUCTION BUILDING:

Built 1959, minor office, break room, 2 restrooms, mechanical room, 20,000 SF (not including mezzanines), metal building, 1 (300 KVA) pole, 2 (501 KVA) poles. 3 meters, Natural Gas, Sewer line, Floor Drains, 6" city water main + additional 2" city water supply, fire protection in place.

3. WAREHOUSE D:

Built 1959, concrete block, minor office, dry storage, 6,000 SF, 15 KVA Power - 1meter, natural gas line, no fire protection, ceiling height ~18 ft, newer gas heaters. *western edge of warehouse D sits on land that McCain currently leases from Union Pacific Railroad (rail spur is not active)

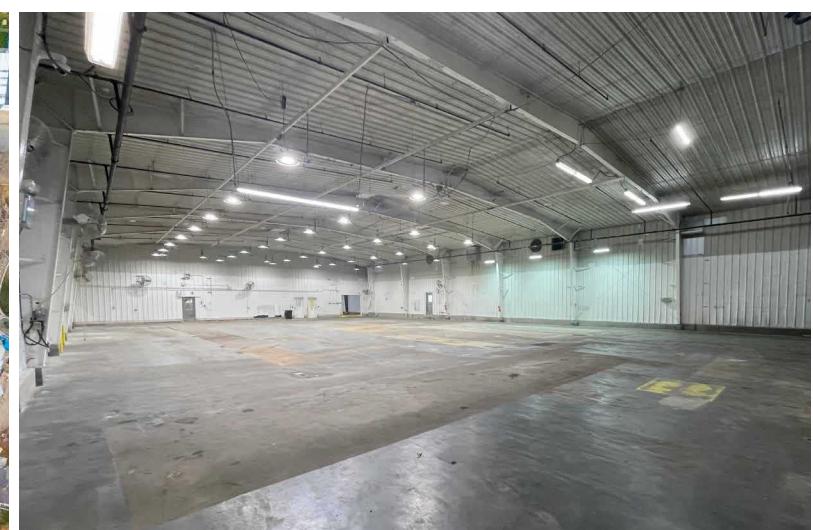
4, 5, 6. OFFICE TRAILERS:

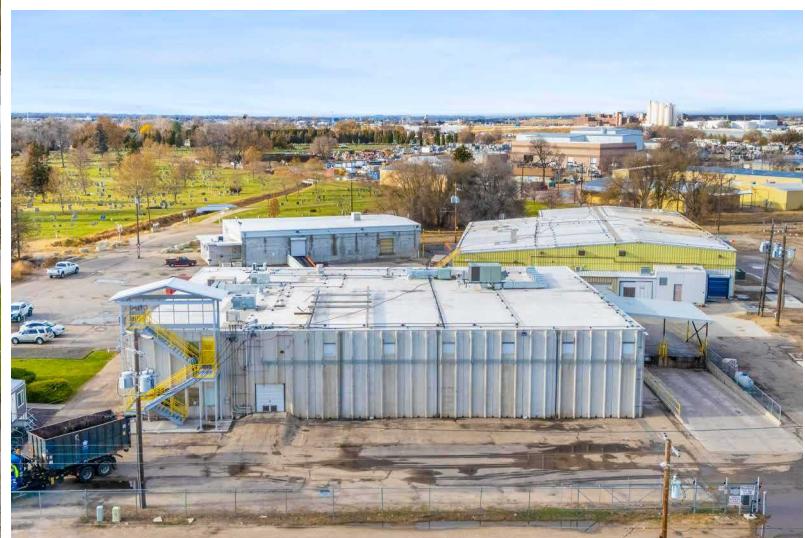
Office 1 (410 SF), built in 2020, sewer at site. Office 2 (980 SF), built in 2020. Lift Station: Built 2023, 1600 SF, metal building.





I-84
1 MIN. | 0.6 MI.





AREA ANALYTICS

POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	36,530	115,660	161,693

INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$71,302	\$84,646	\$91,237

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	13,319	40,338	55,226

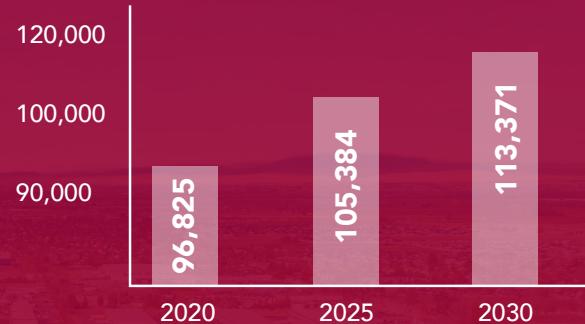
LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	17,328	54,810	77,042

KEY EMPLOYERS

Nampa School District #131
St. Alphonsus Health System Inc
Plexus Corp
Wal-Mart Associates Inc
College of Western Idaho

GROWTH PROJECTION



AREA OVERVIEW

NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly neighborhoods, affordable housing, and a strong sense of community.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 218 8th St. N., Nampa, ID 83687 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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