



For Sale/Lease

3270 N. Black Butte Court,
Nampa, ID

Bryant Jones
+1 208 472 1663
bryant.jones@colliers.com

Mike Peña
+1 208 472 1666
mike.pena@colliers.com

Lincoln Hagood, J.D.
+1 208 472 1667
lincoln.hagood@colliers.com

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	

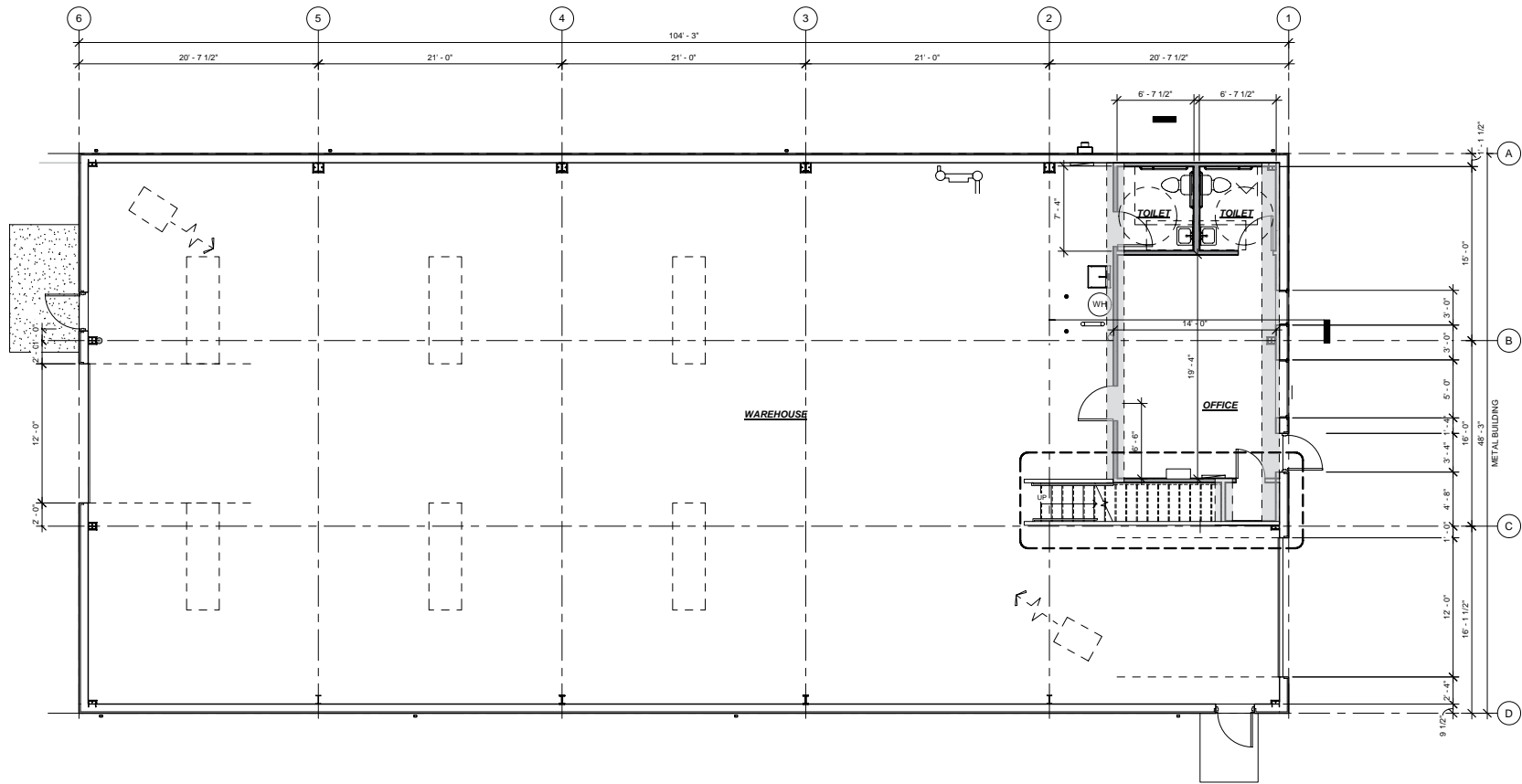
* Estimated at \$.20 PSF (\$1,080) per month



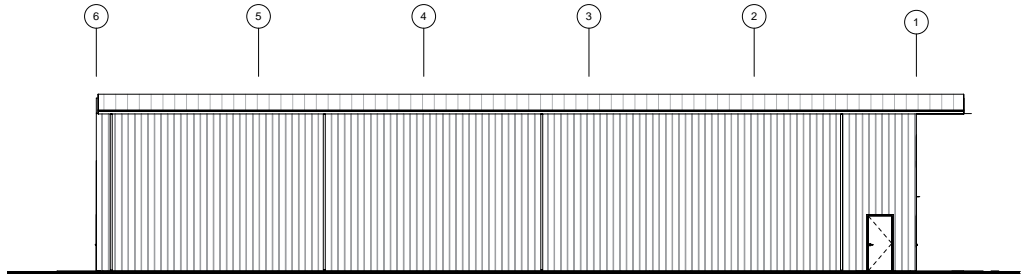
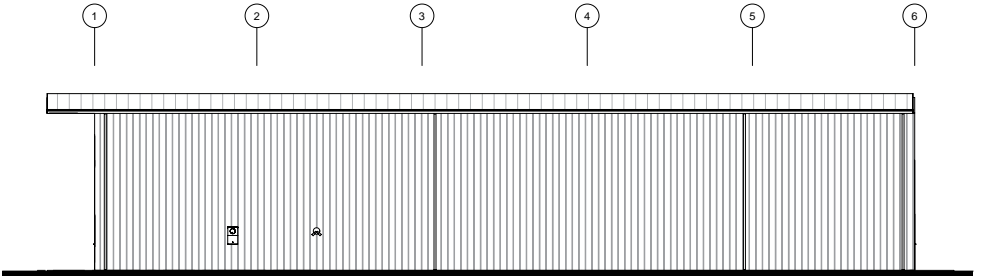
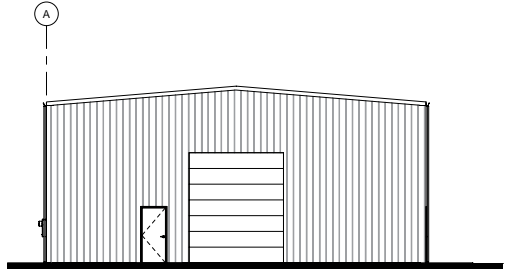
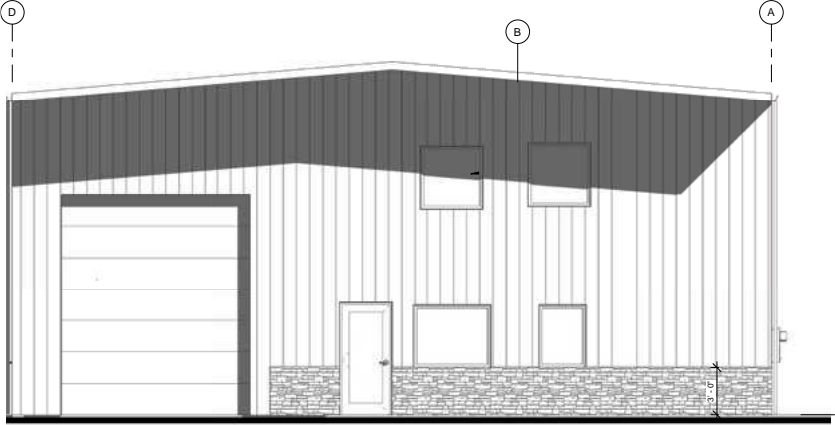
Key Highlights

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

Floor Plans



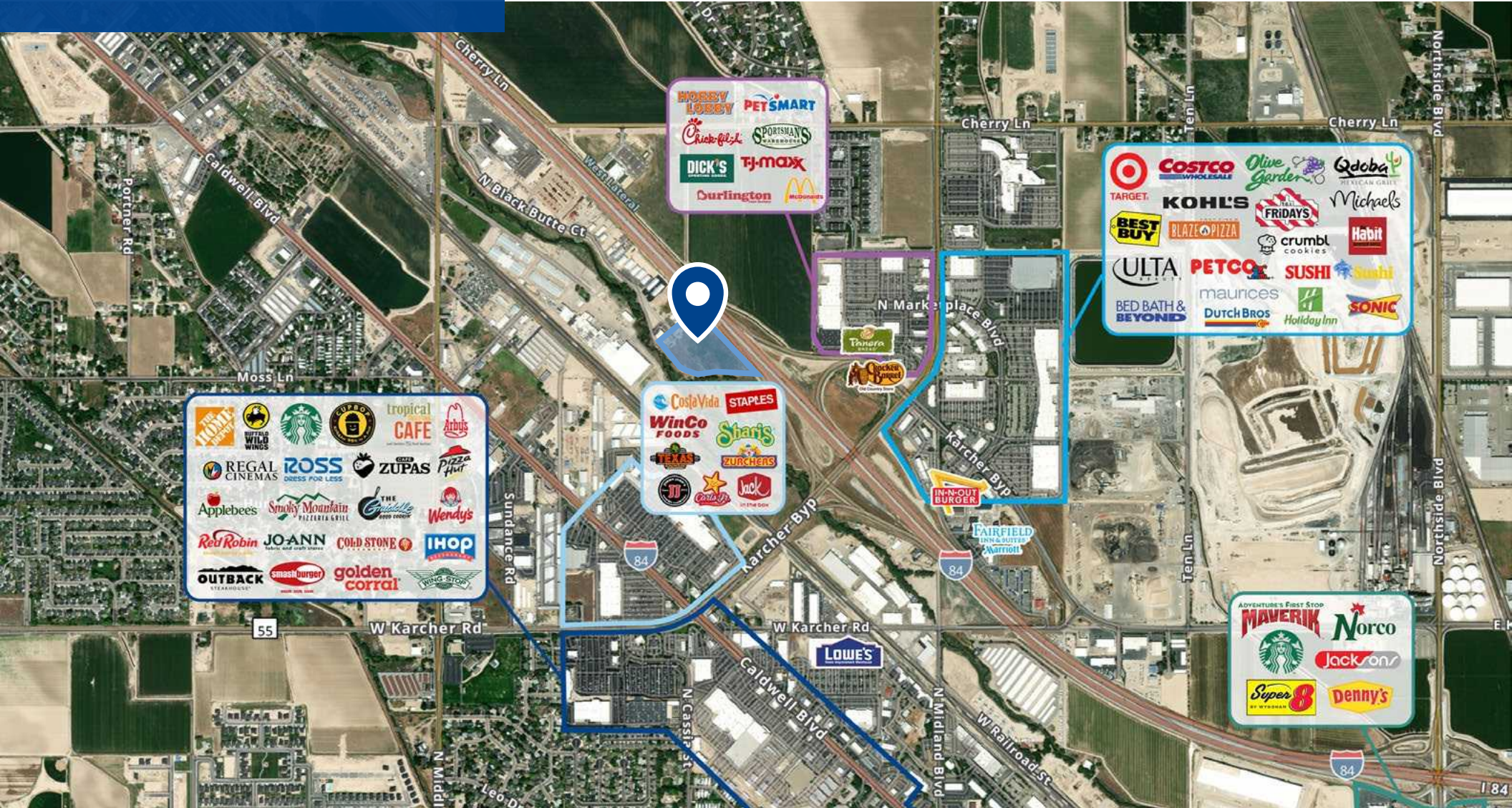
Renderings



Location

Google Map

Street View



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

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