



For Sale/Lease

3270 N. Black Butte Court,
Nampa, ID

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Property Overview

	Building	\$1.25 PSF
Lease Price	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	

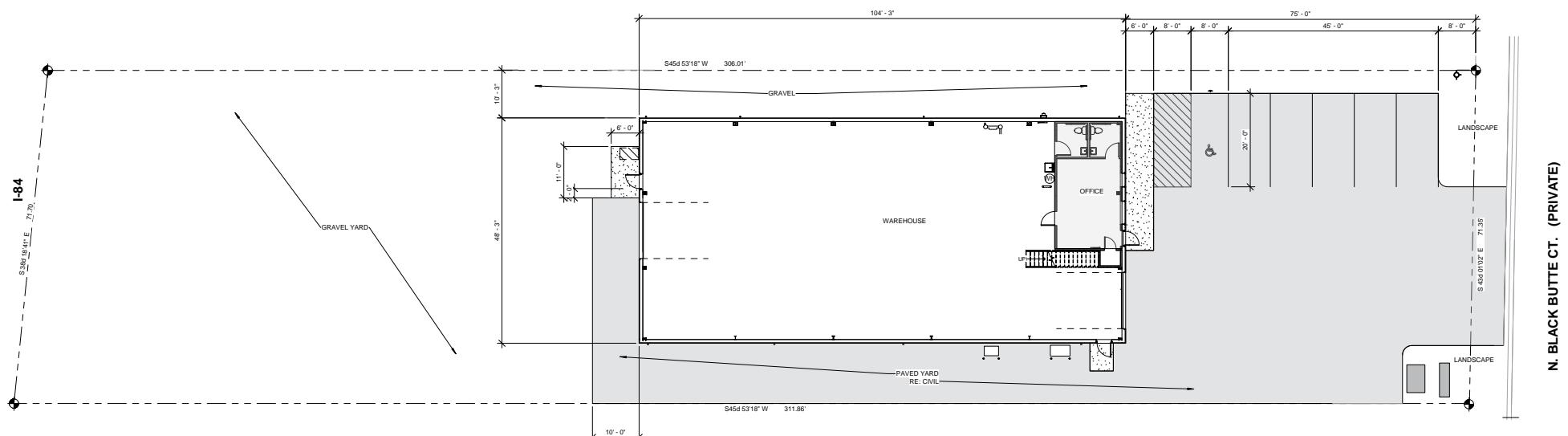
* *Estimated at \$.20 PSF (\$1,080) per month*



Key Highlights

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

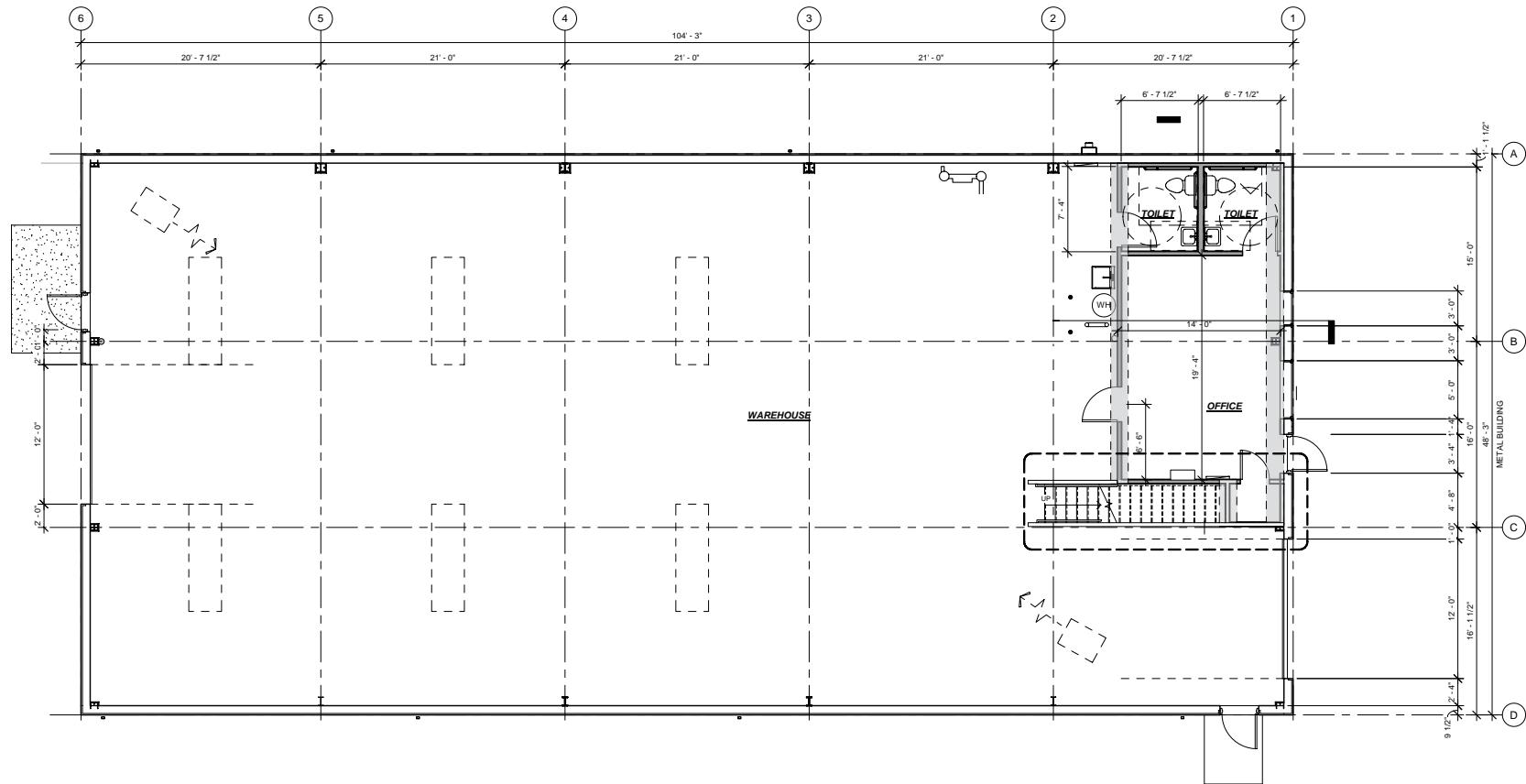
Site Plan



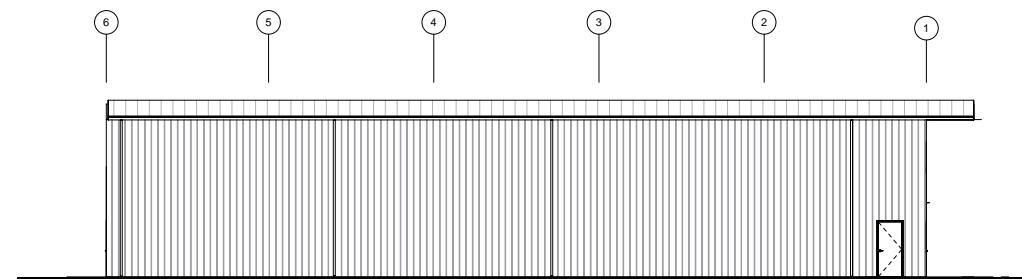
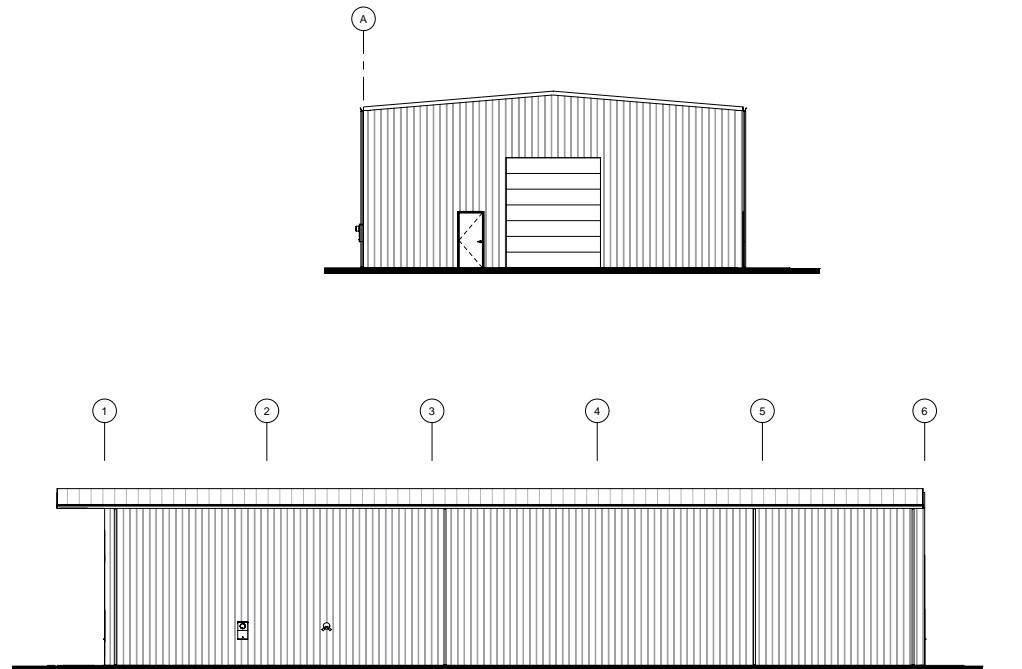
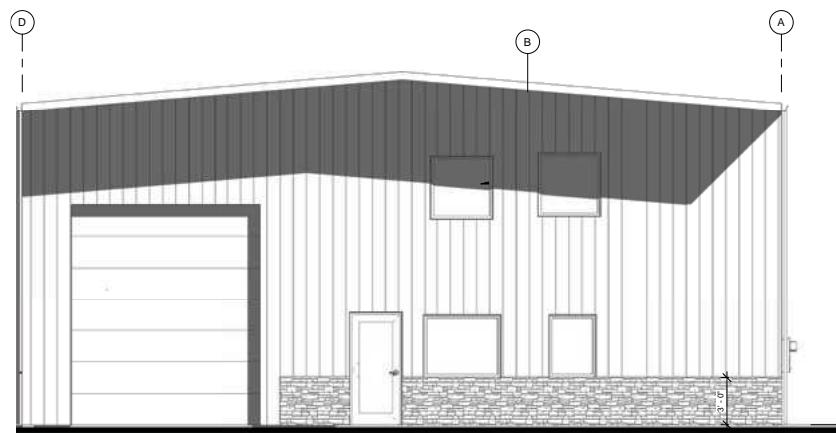
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Floor Plans

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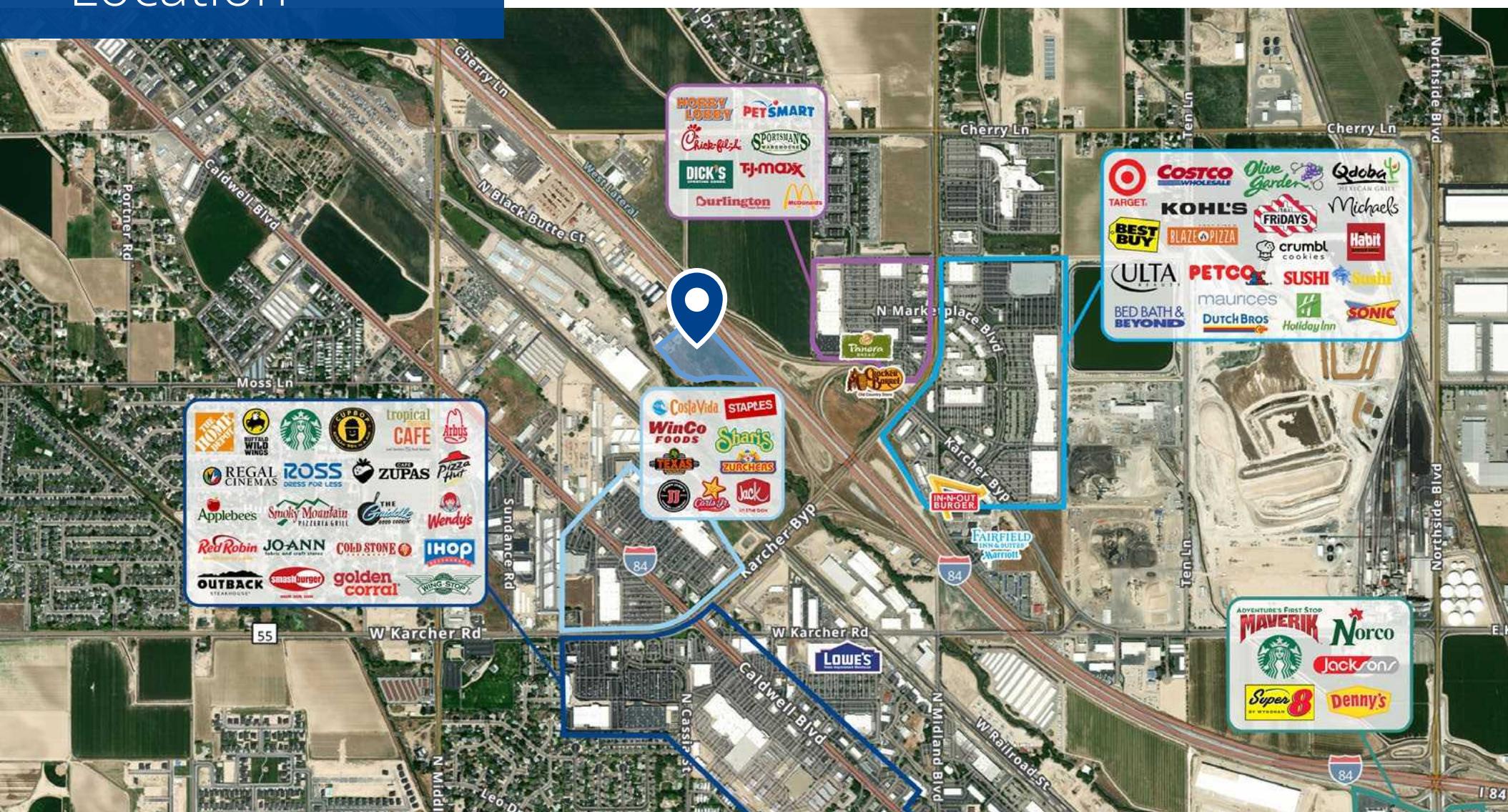
Renderings



Location

[Google Map](#)

[Street View](#)



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