

FOR LEASE

NORTHGATE OFFICE SPACE

1309 North 39th Street, Nampa, Idaho 83687



OFFICE/WAREHOUSE SPACE



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PROPERTY HIGHLIGHTS

1309 N 39th -	Ste 106: 4,000 SF Ste 108: 2,000 SF
Lease Rate	\$1.10/SF
Lease Type	NNN Est. \$0.20/SF
Zoning	City of Nampa-IL (Light Industrial)
Parcel Number	R3114100000
Lot Size	2 Acres
Parking	±6 Dedicated Stalls Per Unit

LISTING FEATURES

- Modernized open space with exposed ceiling, concrete flooring and functional roll-up doors
- Current configuration in 106 includes a front office with cabinets, current configuration in 108 includes a small front entry reception area
- Located west of the intersection of Interstate 84 and Garrity Boulevard - on/off ramp 38 - [Google 360 View](#)
- Co-tenants include Marshall Industries, Mountain Alarm, Idaho Gun School - classroom only, Infinity Drywall, Price Painting and Design, Microbial Solutions, Glow Group, and Organic Infusions



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FULLY BUILT-OUT MOVE-IN READY CREATIVE OFFICE SPACE



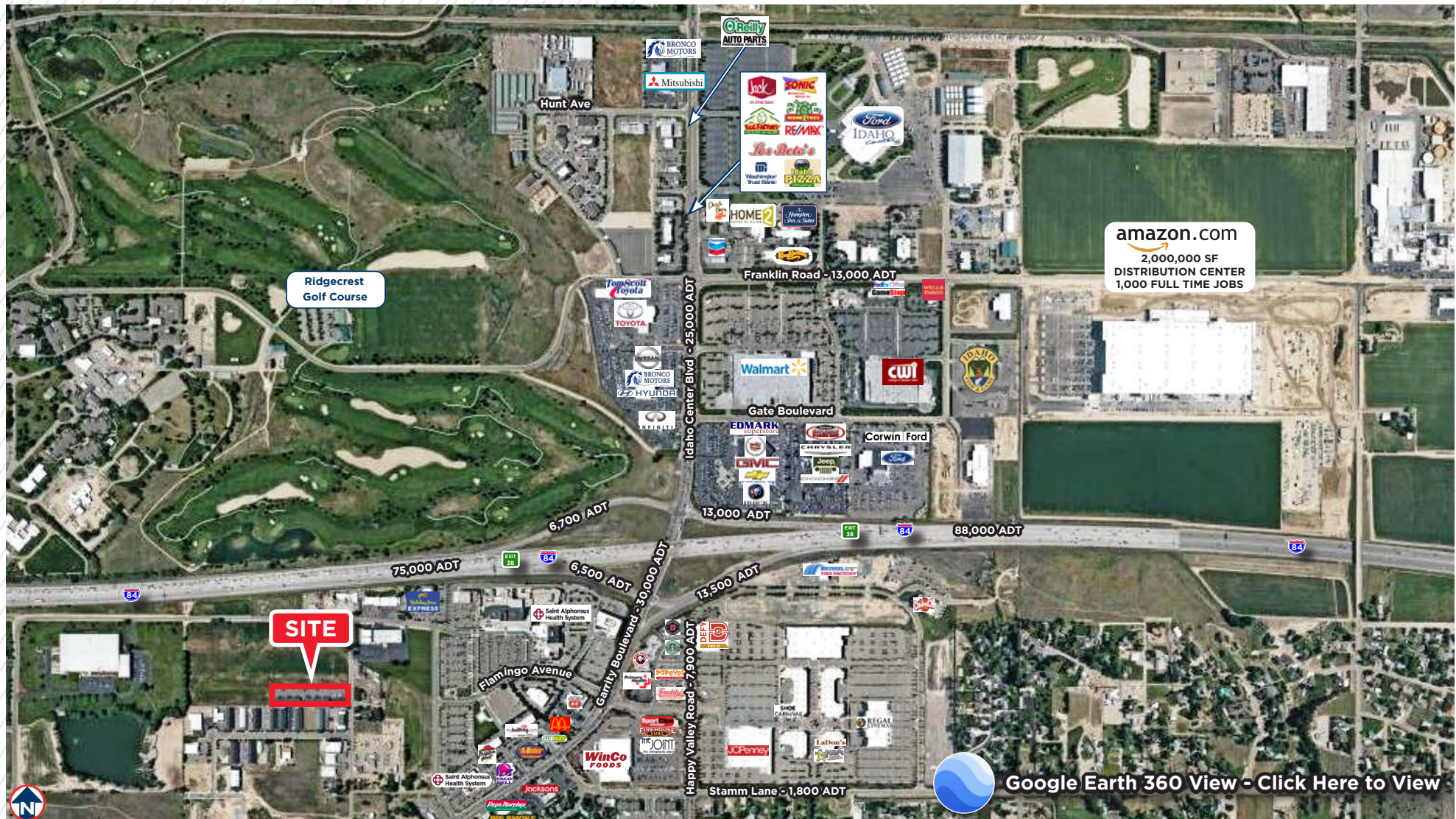
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PRIME LOCATION IN NAMPA AT GARRITY BOULEVARD AND INTERSTATE 84 - EASY ACCESS



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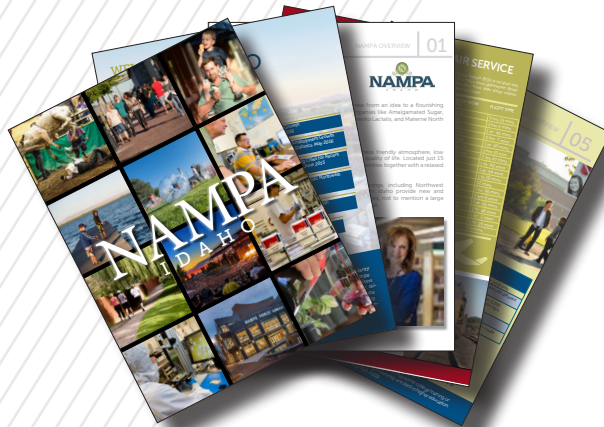


MANY SUCCESSFUL WORLD-CLASS COMPANIES HAVE CHOSEN TO LOCATE IN NAMPA

LOCATION...LOCATION...LOCATION

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.



CLICK HERE TO VIEW THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://www.cityofnampa.us/711/The-Facts>

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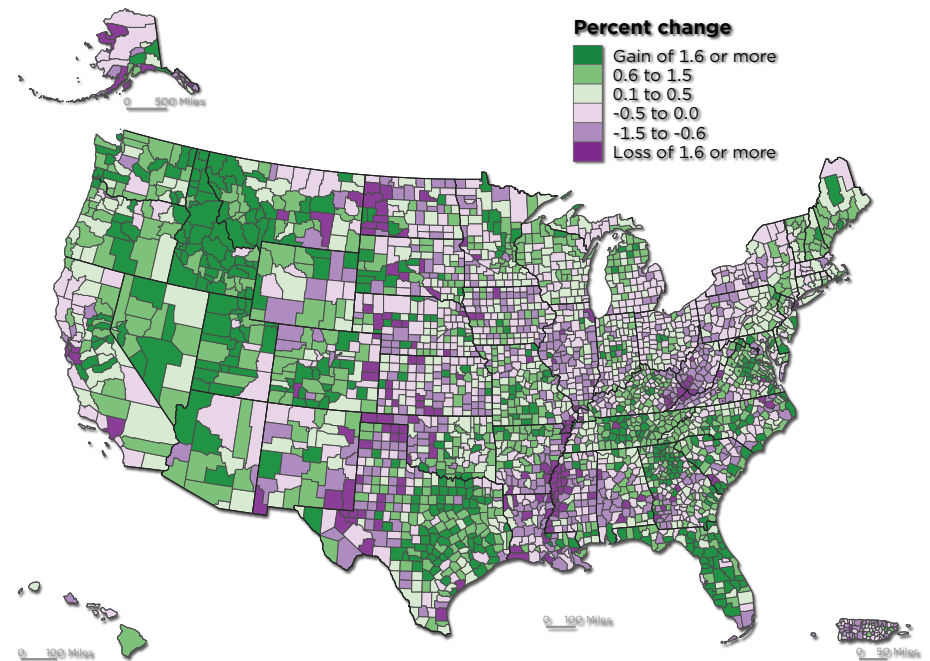
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WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

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