



FOR LEASE

# 1310 N 39<sup>TH</sup> STREET

Nampa, Idaho

5,280 SF AVAILABLE



## CONTACT US:

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1310 N 39TH ST NAMPA



## LISTING HIGHLIGHTS

Lease Rate: \$1.30/mo per SF NNN (\$0.20)

Building Size: 5,280 SF

Lot Size: .9 Acres

Parcel ID #: R3110201100

Zoning: Light Industrial

## MARKETING DESCRIPTION

Be among the first to occupy this **brand-new industrial facility in Nampa, Idaho**, one of the fastest-growing industrial markets in the Treasure Valley. Strategically located on a **.9-acre lot**, this modern light industrial building is designed to meet the needs of today's industrial users—from manufacturers and fabricators to distributors and logistics providers.

With **competitive lease rates at \$1.30/SF/month NNN**, and **\$0.20/SF in estimated CAM charges**, this property provides an excellent value in a booming submarket.

The site offers **excellent accessibility**, with quick connections to I-84, Highway 55, and major local arterials—perfect for companies that need efficient regional distribution.





# PROPERTY PHOTOS





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