

PRIME INDUSTRIAL WAREHOUSE/OFFICE

1415 MADISON AVE.
NAMPA, IDAHO

**FOR
SALE**

**FOR
LEASE**



FOR SALE:

- \$1,195,000 BUILT IN 2007
- ZONING LIGHT INDUSTRIAL
- 18,000 SQUARE FEET ON 2.81 ACRES WITH FENCED YARD
- APPROXIMATELY 15,000 FEET OF WAREHOUSE AND 3,000 FEET OF CLASS A OFFICE
- TWO LARGE 25 x 50 SHOPS, MAINTENANCE AREAS, HOIST, AND THREE PHASE POWER
- EXCEPTIONALLY CLEAN AND MAINTAINED
- WAREHOUSE RESTROOMS AND INVENTORY ROOMS
- MULTIPLE OFFICE SUITES, WORK AREAS, AND CONFERENCE ROOM
- ADDITIONAL 1.62 AC AVAILABLE SEPARATLY

FOR LEASE:

- \$.40 BLENDED RATE NNN
- AVAILABLE 30 DAYS NOTICE

NAI Pinnacle

Commercial Real Estate Services, Worldwide.

Dennis L Kelley
Cell: 208-890-7700
Office: 208-947-0019
dkelley@naipinnacle.com

Industrial • Investment • Land • Office • Retail

NAI Pinnacle • Fax (208) 947-0024 • 1409 W. Main Street, Suite 110 • Boise, Idaho 83702

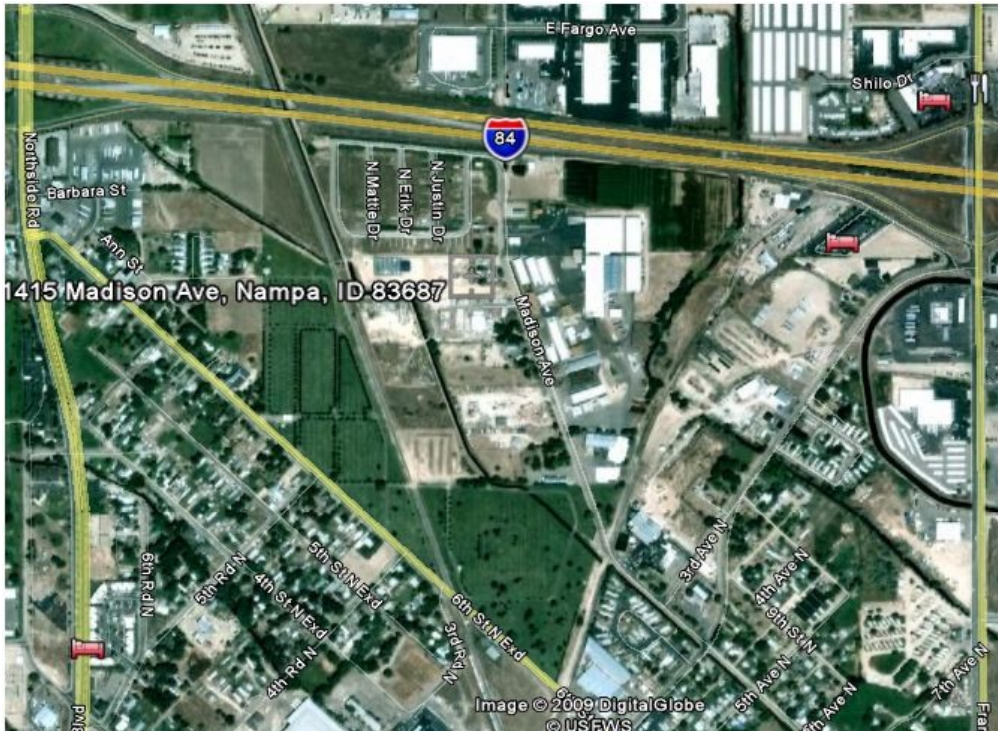
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11/13/2009

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