

INDUSTRIAL SPACE FOR LEASE

CHERRY & MADISON SW Corner, Nampa

INFORMATION

Available :	1st quarter of 2009
Offer for:	Lease
Vacant:	Yes
Divisible:	Yes
Building Type:	Concrete Tilt-Up
Building Size:	Approx. 83,000 SF
Warehouse:	Approx. 55,000 SF
Office:	Approx. 28,000 SF
Building Quality:	Class A
Floors:	2
Parking:	Ample

LEASE TERMS

Preferred Term:	5-10 years
Lease Type:	NNN
Rent/SF:	\$0.95 office \$0.55 warehouse
TI Allowance:	Negotiable
Estimated Monthly NNN Expenses:	\$0.13

* Shown by appointment only



LISTING REMARKS

- New Industrial/ Flex building in Nampa's newly created light industrial area
- Central Treasure Valley location with excellent access to I-84
- Approximately 28,000 SF of Office/R&D space on two floors, and 55,000 SF of warehouse/manufacturing space
- The building is fully sprinkled
- Warehouse clear height is approx. 40'
- 1-Overhead door & 4-dock high doors
- Ample parking and truck access
- Adjacent 10.6 acres parcel also available

CONTACT INFORMATION

Agent:	Jim Hosac	Darin Burrell
Phone:	(208) 343.9300	(208) 343.9300
Fax:	(208) 426.0456	(208) 426.0456
Email:	jim@icbre.com	darin@icbre.com

Website: www.icbre.com



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CHERRY & MADISON

1st Floor



Warehouse

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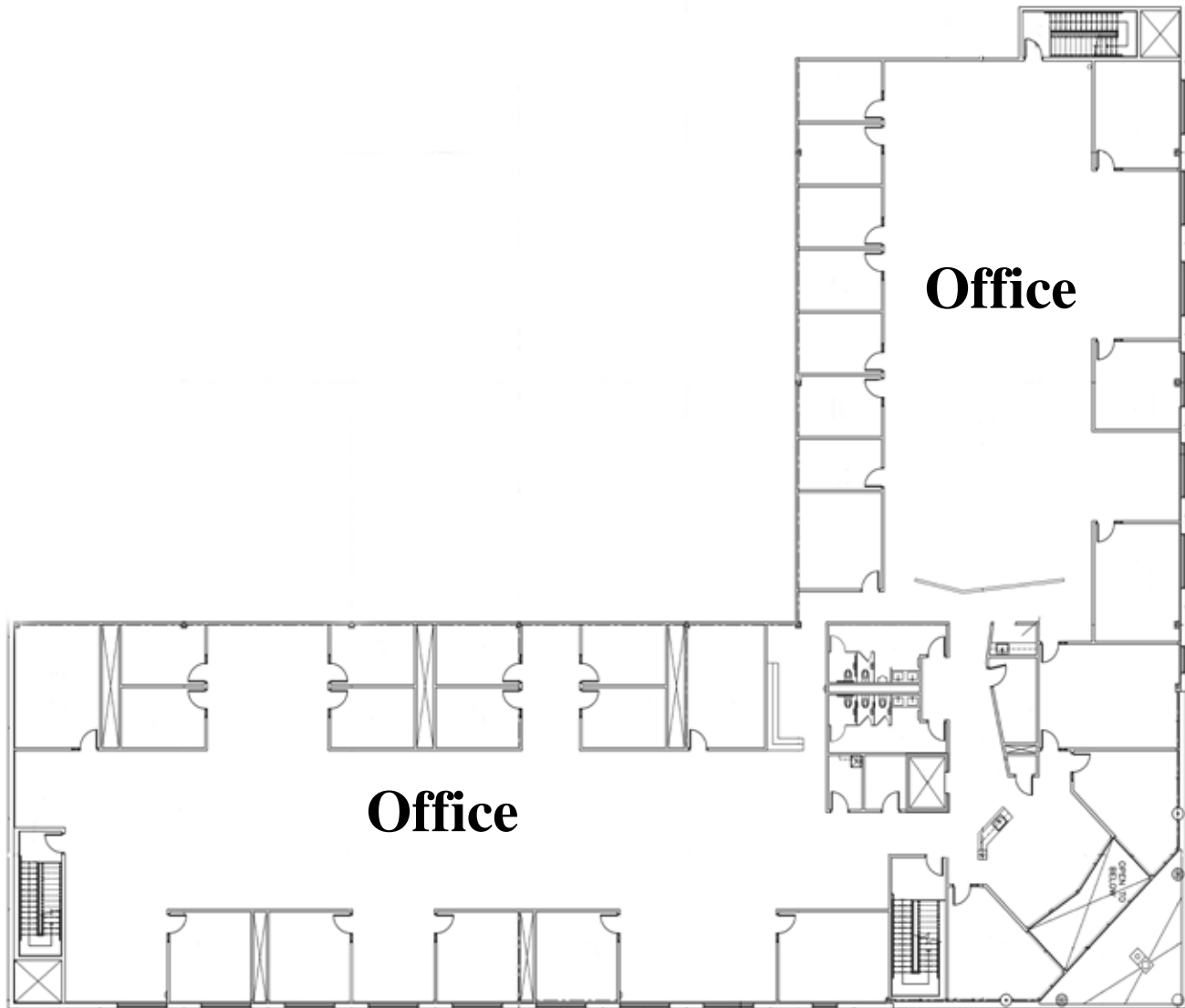
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CHERRY & MADISON

2nd Floor



Agent: Jim Hosac Darin Burrell
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Website: www.icbre.com

ICB
IDAHO COMMERCIAL BROKERAGE

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