

NORCO 4 BUILDING INDUSTRIAL BUILDING

16240 NORCO WAY | NAMPA IDAHO 83687

FLEXIBLE LEASE TERMS!



— PROPERTY INFORMATION:

Available:	Immediately	NNN Est.:	\$0.16/SF
Bldg Type:	Industrial	Sprinklers:	ESFR
Bldg Size:	90,000 SF	Zoning:	M-1D
Clear Height:	26'	Lease Expiration:	11/30/2027
Grade Level:	6 (14x14)	Power:	800 AMPS/ 480 VOLT/3 PHASE
Dock Door:	23		

— AVAILABLE SPACE:

SPACE:	RATE:
Office 4,329 SF	
Whse 85,671 SF	
Total 90,000 SF	
	<u>\$0.65 /SF</u>

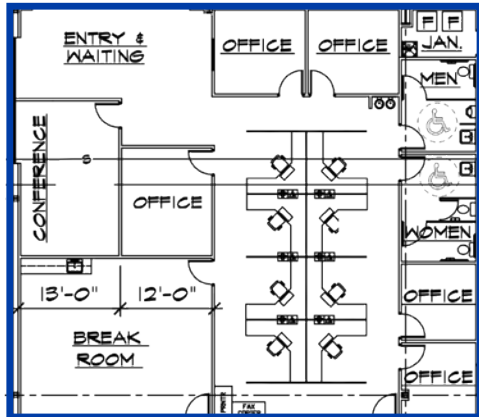
— LISTING COMMENTS:

- Located in a highly desirable industrial area.
- Excellent freeway accessibility.
- Close to commercial services.
- Dock & grade level loading.

CONTACT AGENT FOR SHOWING INSTRUCTIONS

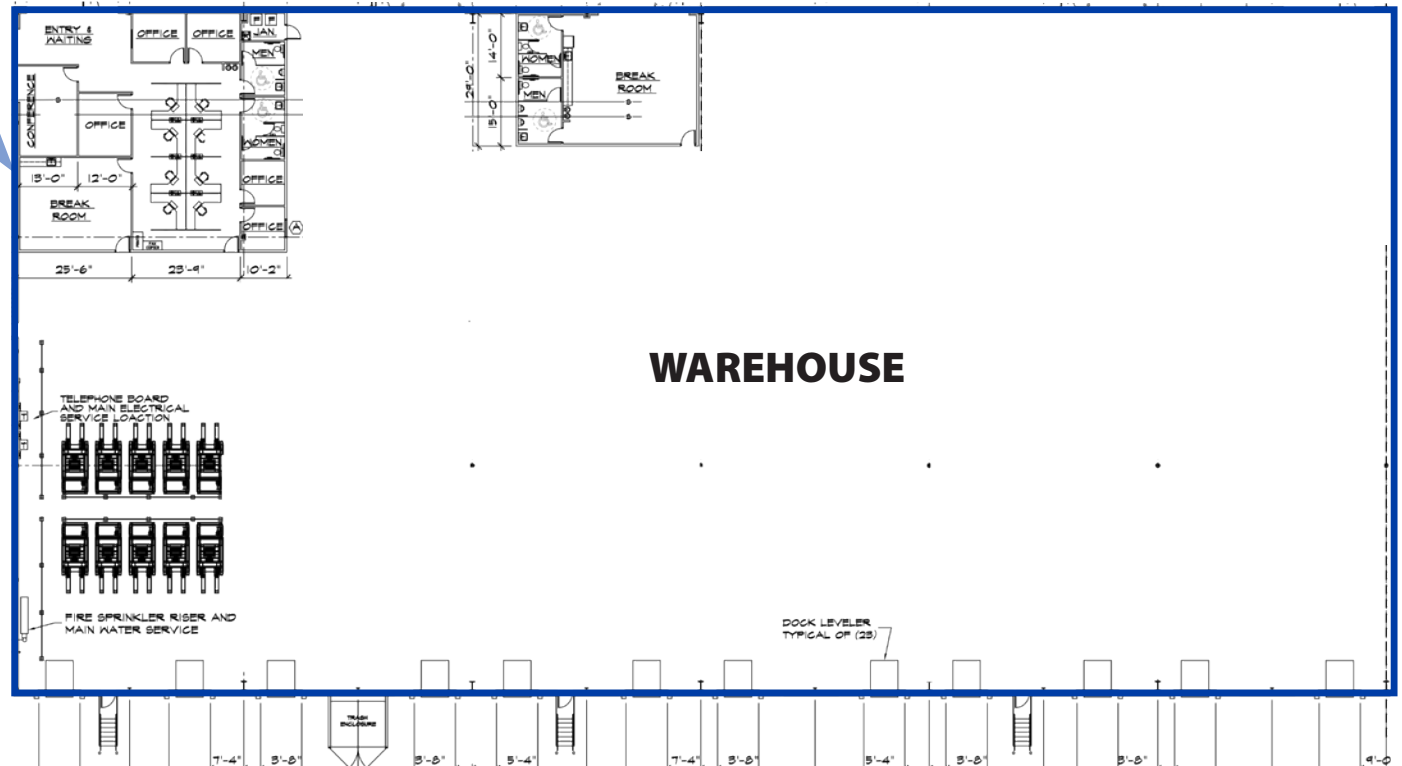
CHRIS PEARSON, SIOR 208.947.0859 | chris@tokcommercial.com

PROPERTY FLOOR PLAN



OFFICE

BREAK ROOM



NEW CONSTRUCTION OFFICE SPACE IN RAPIDLY GROWING AREA

