

BINGHAM INDUSTRIAL

SUITE A 2025 BINGHAM DR | NAMPA, ID 83651



PROPERTY SUMMARY

Submarket:	Nampa
Bldg Type:	Industrial Office/Warehouse
Bldg Size:	5,800 SF
Lot Size:	0.68 Acres
Clear Height:	14'
Grade Level:	1 - 10' x 12'
Power:	125 Amp 240 Volt Single-Phase
Listing Type:	Lease
Available:	Immediately
Zoning:	BC - Community Business

PROPERTY HIGHLIGHTS

Rare flex-industrial opportunity located in Nampa, near 3 major thoroughfares and I-84.

Secured and powered storage units available to tenants.

Paved and secured yard available to tenants.

Tenant improvement allowance will be considered.

Location anchored by Lowes, Karcher Mall and Home Depot.

Ideal layout; 900sf office and 2000sf warehouse.

AVAILABLE SPACE

SPACE	RSF	RATE
Suite A	2,900 SF	\$1.20/SF, NNN
	EST. NNN'S	\$0.22/SF



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UPDATED: 9.1.2026

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GRADE-LEVEL DOOR



2,000 SF WAREHOUSE



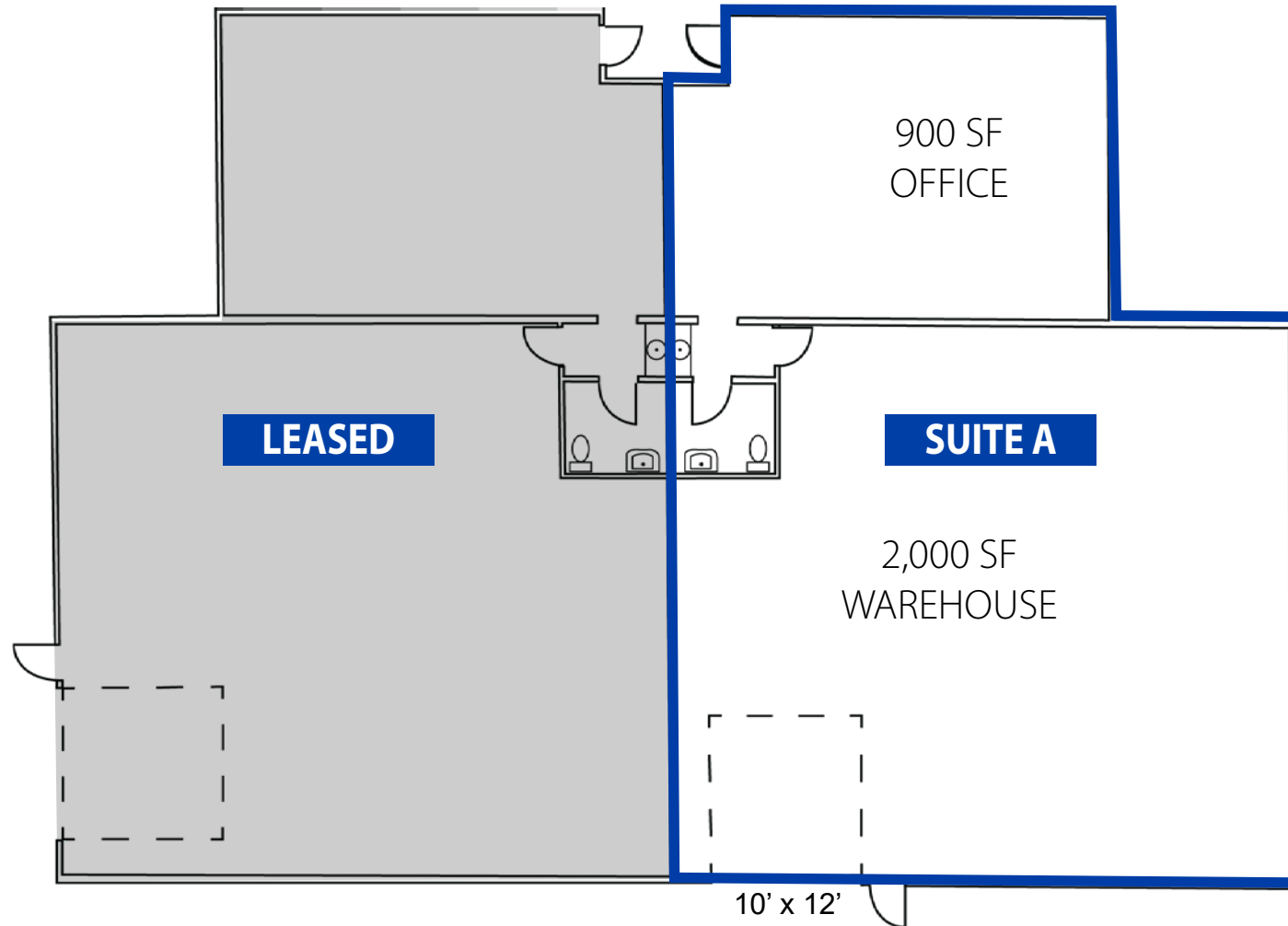
900 SF OFFICE



PHOTOS

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FLOOR PLAN



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FLEX-INDUSTRIAL LAYOUT

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1 MILE RADIUS



POPULATION
8,206
1 MI. RADIUS



HISTORIC ANN. GROWTH
1.6%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$73,843
1 MI. RADIUS

3 MILE RADIUS



POPULATION
71,518
3 MI. RADIUS



HISTORIC ANN. GROWTH
3.7%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$85,345
3 MI. RADIUS

5 MILE RADIUS



POPULATION
157,866
5 MI. RADIUS



HISTORIC ANN. GROWTH
3.7%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$91,519
5 MI. RADIUS

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