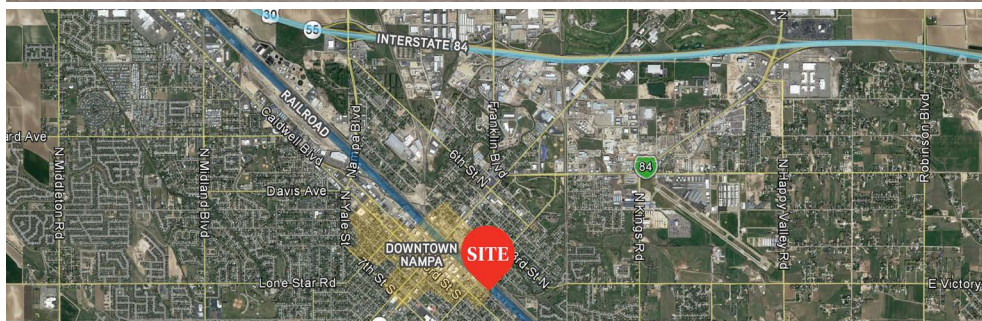


**FOR  
SALE**

## **SHEPPARD WOOD**

4 17TH AVENUE S | NAMPA, ID 83651

***Reduced  
Pricing!***



### **PROPERTY INFORMATION**

Property Type:	Industrial	Dock High Doors:	3
Building Size:	22,150 SF	Grade Level Doors:	1 — small warehouse
Construction	Concrete block & wood frame	Drive-In Doors:	1 — large warehouse
Land Size:	0.77 Acres Yard: 3,300 SF	Parking:	10 stalls, yard can be used for more parking
Ceiling Height:	Varies 16'	Asking Price:	\$499,000
Rail:	2 rail docks possible	Price / SF	\$22.53
Zoning:	Light Industrial		

### **HIGHLIGHTS**

- » Affordable warehouse near downtown Nampa and easy I-84 access
- » Possible rail service through rail docks
- » Two buildings with 21,118 SF of warehouse and 1,030 SF office
- » Main warehouse is split over two levels
- » Smaller warehouse has fire sprinklers

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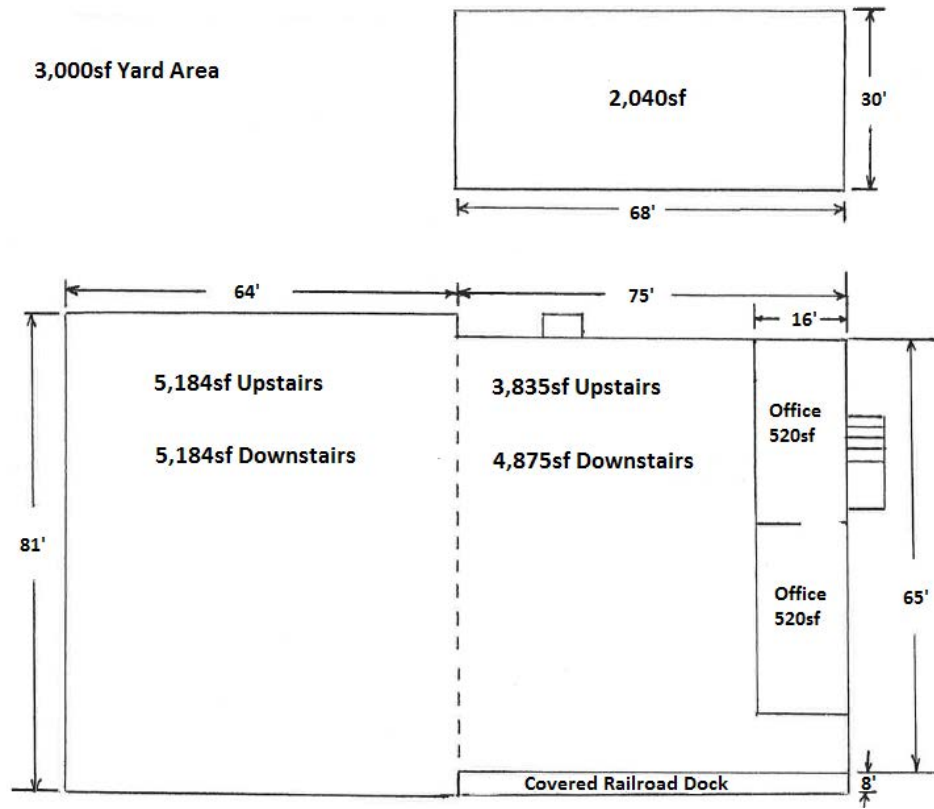
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**FOR  
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3,000sf Yard Area



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