

 **NEW CLASS A  
INDUSTRIAL PARK**

**±86,199 SF  
AVAILABLE**

**KINGS ROAD**  
COMMERCE CENTER

2800 E. COMSTOCK AVENUE | NAMPA, ID



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# KINGS ROAD

COMMERCE CENTER



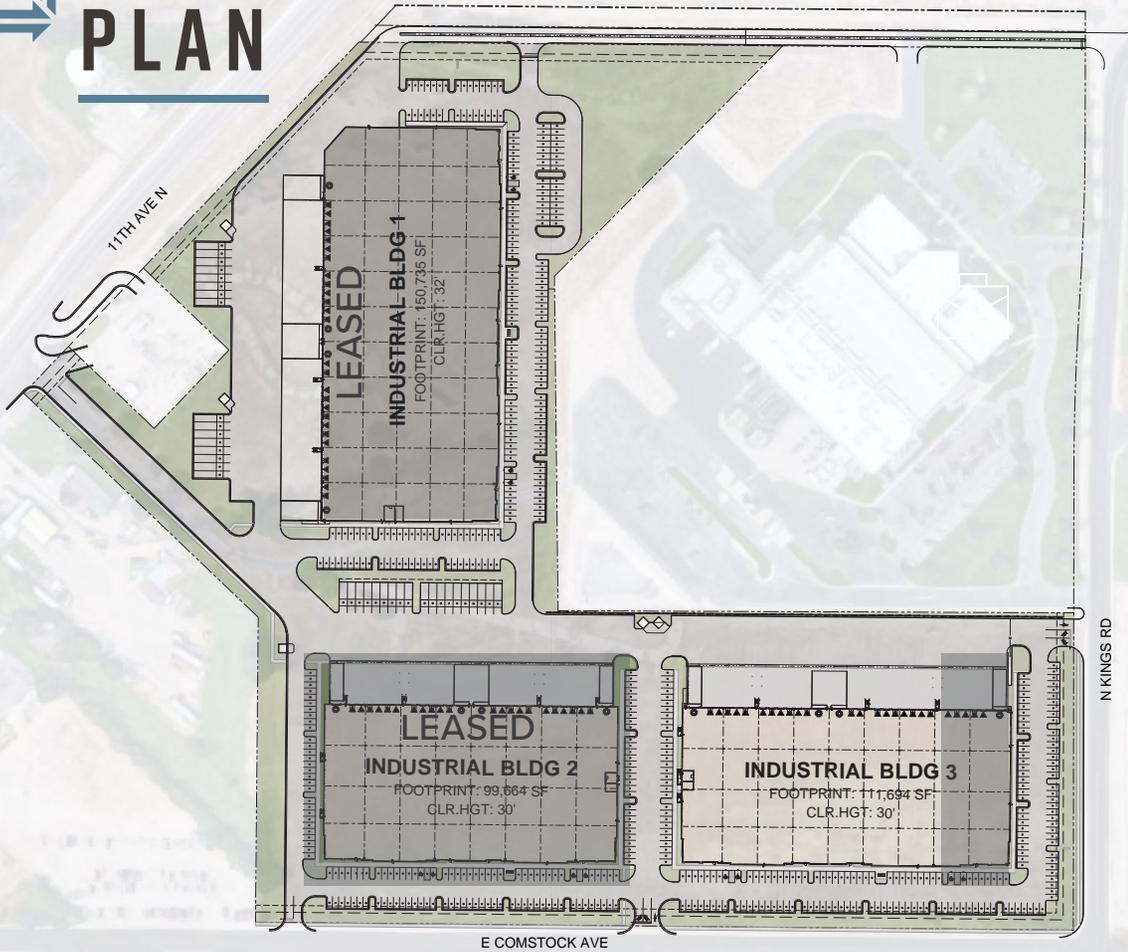
## PROJECT HIGHLIGHTS

- » Three Class A industrial buildings
- » Available SF ±86,199:
  - **Building 3:** ±86,199 SF (min. divisible ±25,760 SF)
- » Industrial Park (IP) Zoning allows for wide variety of industrial uses
- » Less than two miles from multiple I-84 on-ramps
- » 30'–32 clear height
- » ESFR sprinklers
- » Tenant highway signage available
- » Spec. Offices Planned



# SITE PLAN

INTERSTATE 84



# KINGS ROAD

COMMERCE CENTER



SPEC. OFFICES PLANNED



NEARBY AMENITIES



AMPLE POWER AVAILABLE



ESFR SPRINKLERS



LEASE RATE:  
CONTACT AGENTS



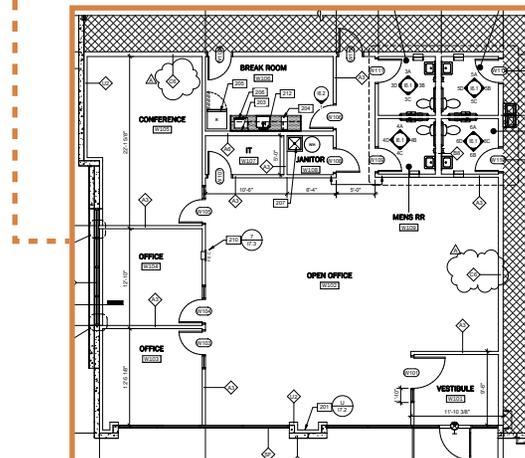
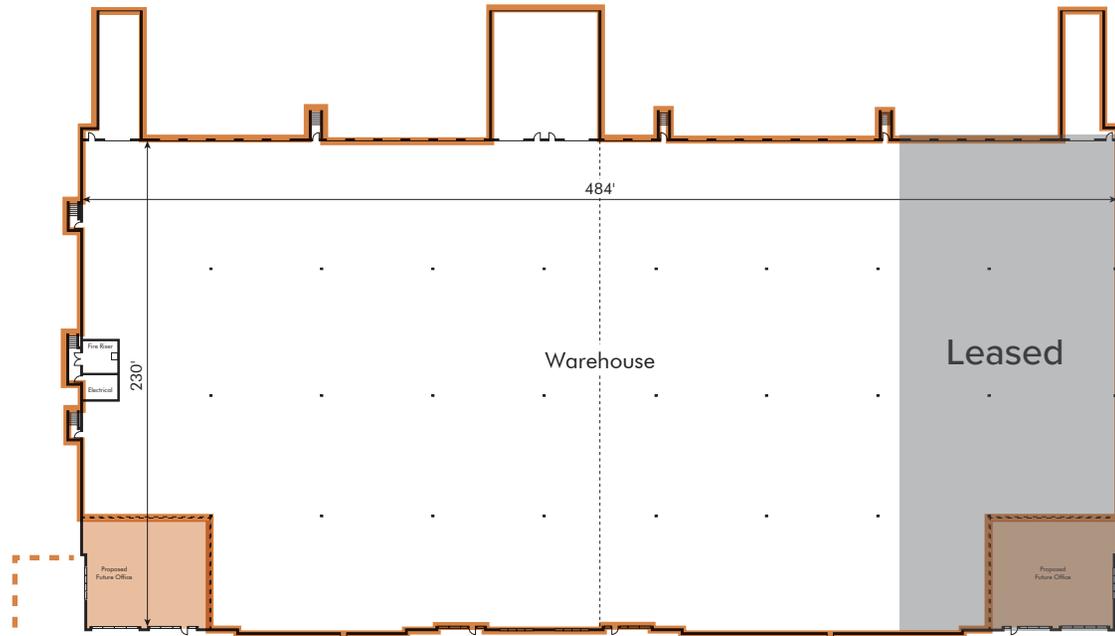
# BUILDING FEATURES

|                                    | BUILDING 3                     |
|------------------------------------|--------------------------------|
| <b>SQUARE FOOTAGE</b>              | ±111,694                       |
| <b>AVAILABLE SF</b>                | ±86,199                        |
| <b>MINIMUM DIVISIBLE</b>           | ±25,760 SF                     |
| <b>CLEAR HEIGHT</b>                | 30'                            |
| <b>COLUMN SPACING / SPEED BAYS</b> | 54' x 50' / 54' x 60'          |
| <b>BUILDING DEPTH</b>              | 230'                           |
| <b>TRUCK COURT DEPTH</b>           | 135'                           |
| <b>DOCK / GRADE LEVEL DOORS</b>    | 25 / 4                         |
| <b>OFFICE SPACE</b>                | Two (2) ±2,500 SF Spec Offices |
| <b>PARKING</b>                     | 198 Stalls                     |

# FLOORPLAN BUILDING 3

**KINGS ROAD**  
COMMERCE CENTER

|                        |             |
|------------------------|-------------|
| AVAILABLE              | Now         |
| SUBMARKET              | Nampa       |
| PROPERTY TYPE          | Industrial  |
| BUILDING SIZE          | ±111,694 SF |
| AVAILABLE SF           | ±86,199SF   |
| MINIMUM DIVISIBILITY   | ±25,760 SF  |
| CLEAR HEIGHT           | 30'         |
| SPRINKLERS             | ESFR        |
| DOCK/GRADE LEVEL DOORS | 25/4        |
| PARKING                | 198 stalls  |





N Kings Rd

NOT PART OF

LEASED

BUILDING 3

LEASED  
BUILDING 2

E Comstock Ave

LEASED  
BUILDING 1

11 Ave N

NAMPA

84

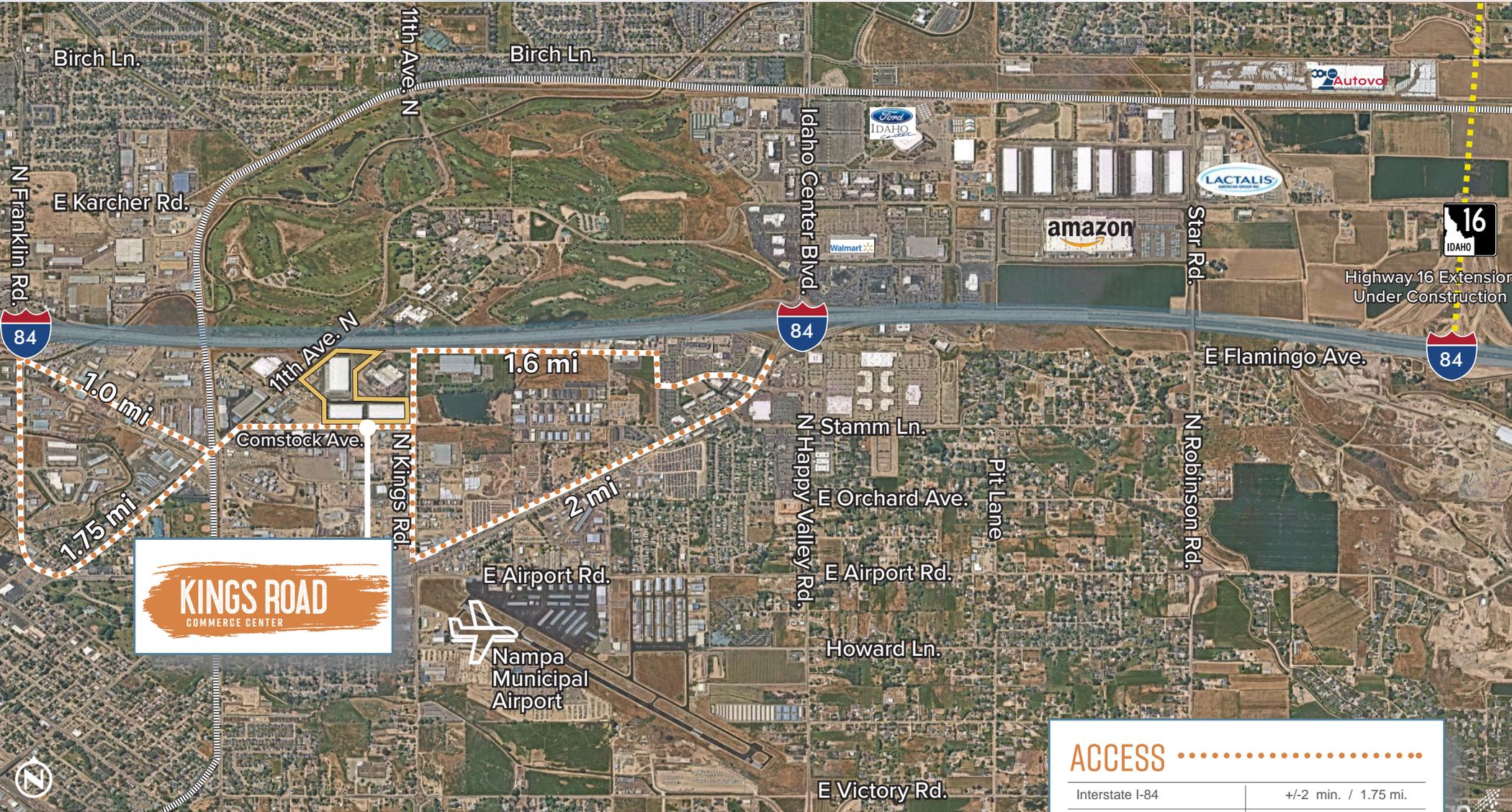
# PHOTOS

AUGUST 2023

# KINGS ROAD COMMERCE CENTER



# AERIAL HIGHLIGHTS



| ACCESS .....    |                      |
|-----------------|----------------------|
| Interstate I-84 | +/-2 min. / 1.75 mi. |
| Downtown Boise  | +/-21 min. / 20 mi.  |
| Boise Airport   | +/-19 min. / 19 mi.  |

# CONTACT

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