



**FLEX WAREHOUSE
FOR SALE**
Amity Crossing
Nampa, ID

Located at the intersection of Amity and
Grays Lane

**INVEST IN YOUR BUSINESS
WITH WAREHOUSE
OWNERSHIP**

**NOW TAKING
RESERVATIONS!**



Introducing Amity Crossing, the premier warehouse park strategically nestled at the intersection of Amity and Grays Lane in the thriving city of Nampa, Idaho. Anchored by the remarkable growth and development of Nampa, this offers an exceptional opportunity for businesses to flourish in an expanding market. With units ranging from 1,750 to 3,500 square feet, Amity Crossing presents a unique proposition by providing individual purchase options rather than leases, allowing entrepreneurs to build equity and secure their own professional space.

Flexibility is key at Amity Crossing, as units can be seamlessly combined to accommodate growing enterprises that require larger spaces.

While warehouses are sold as shells, Amity Crossing offers the convenience of standard layout build-outs that can be added at an additional cost. Contact us today to explore the endless possibilities that await you in this exceptional warehouse park.

FEATURES INCLUDE:

- Sizes range from 1,750 SQFT to 3,500 SQFT
- 14'x14' roll up doors
- 20' ceiling height
- Buildings sold as insulated shells
- Standard build out options available for additional cost
- One phase power
- Conduit in place to upgrade to three phase if desired

Address: 609 Grays Ln, Nampa, ID 83768
Office: 1430 W Ustick Rd, Meridian, ID 83646

Mark Bigelow
208.490.8229
www.jrdidaho.com



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Now Taking Reservations!

We are thrilled to announce that we are now accepting reservations for these exceptional units offering you the opportunity to secure your ideal workspace before sales officially commence. To reserve your preferred unit simply make a refundable deposit of \$7000. This deposit locks in your price and ensures that your desired office condominium will be held in reserve until five days after you receive notification of the commencement of construction or the finalization of the plot, whichever occurs sooner.

CURRENT PRICING :

Shell Building

3,500 SQFT End Unit - \$630,000*
3,500 SQFT Mid Unit - \$620,000*

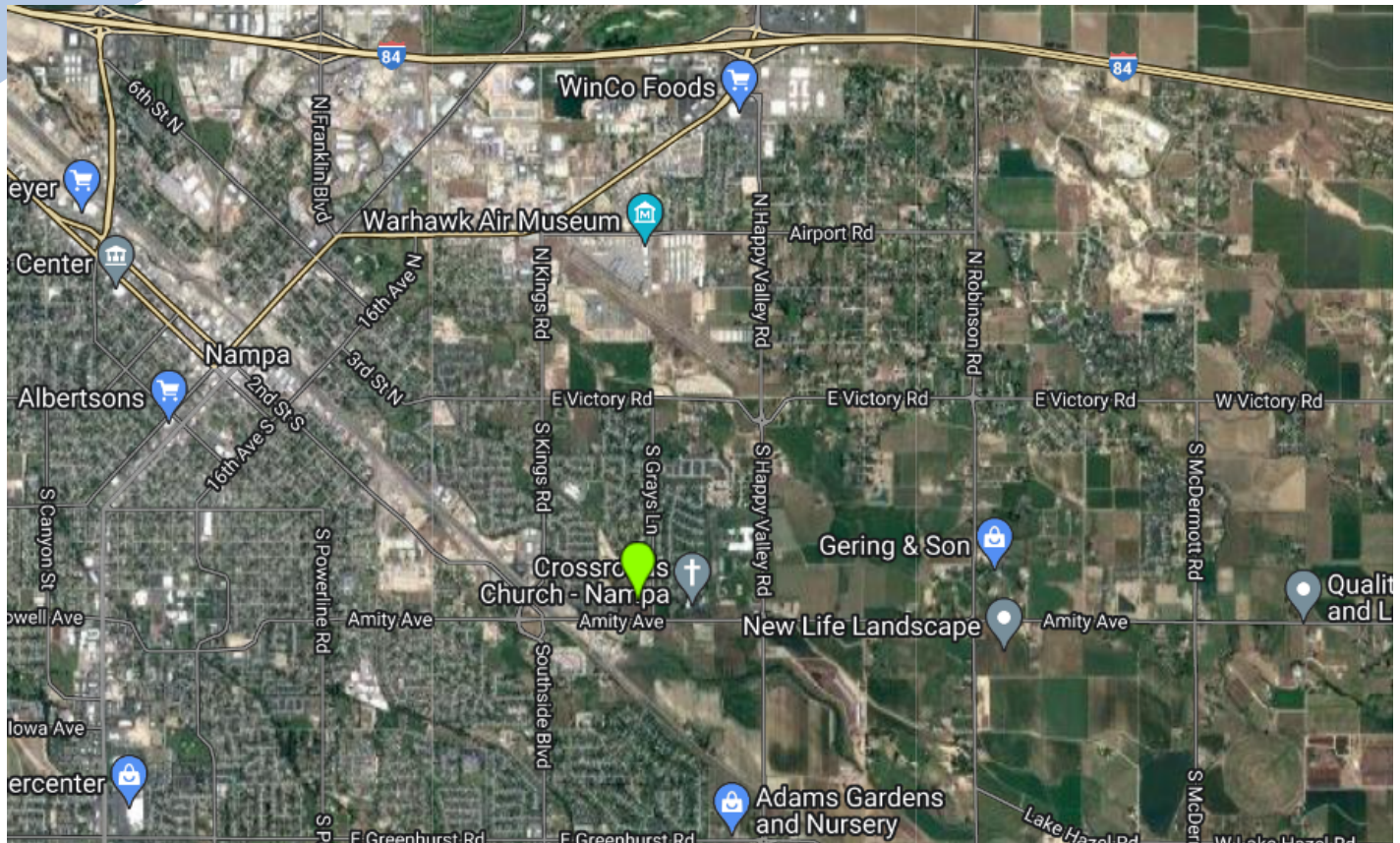
Build Out - Standard Floor Plan

Coming Soon!

POA Estimated at \$1.15/sq. ft per year For
more info contact Mark Bigelow
208.490.8229
markbigelow@julieriversdevelopment.com
www.jrdidaho.com

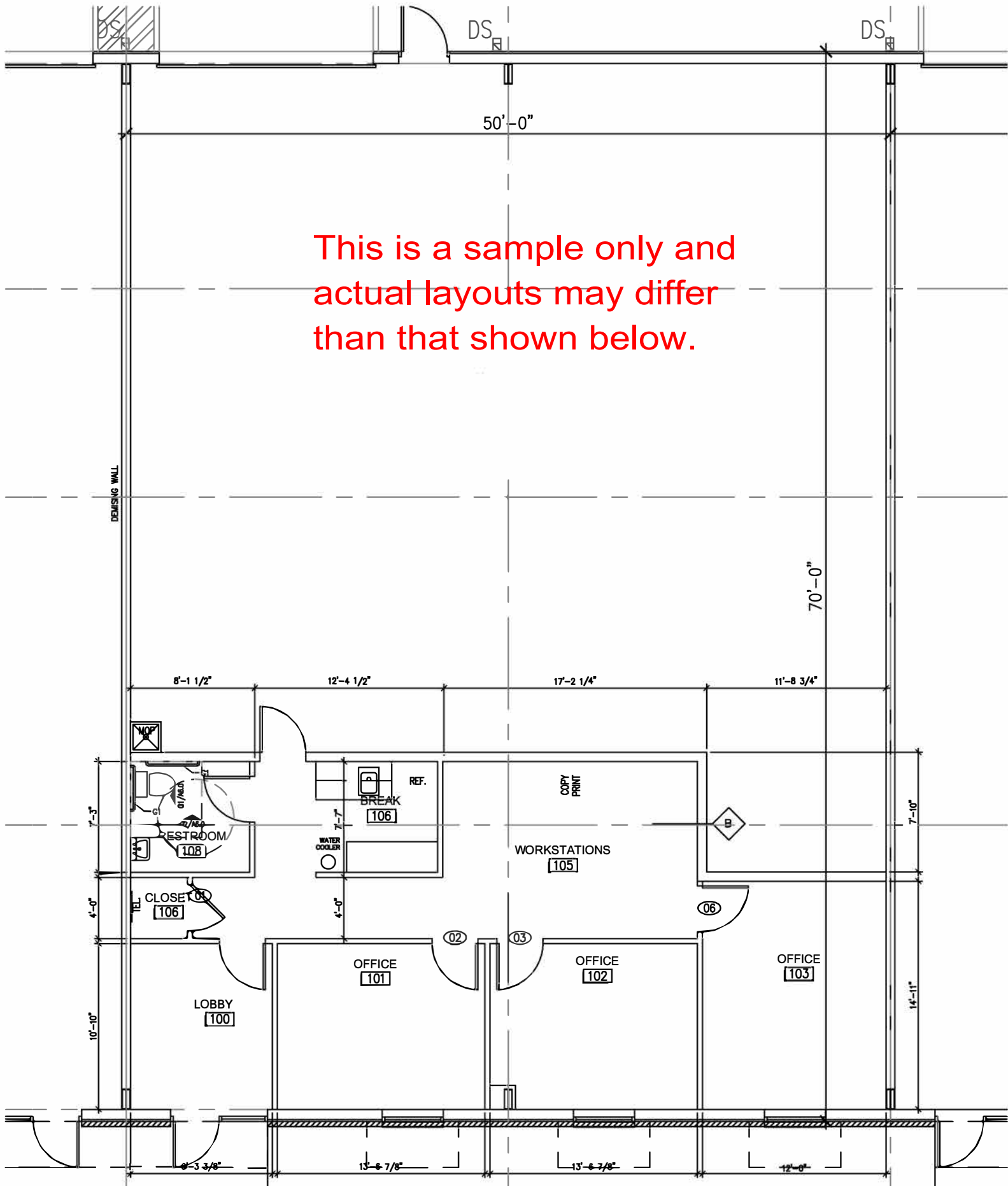
*Prices subject to change. Contact Mark Bigelow to confirm pricing.

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Investment Highlights

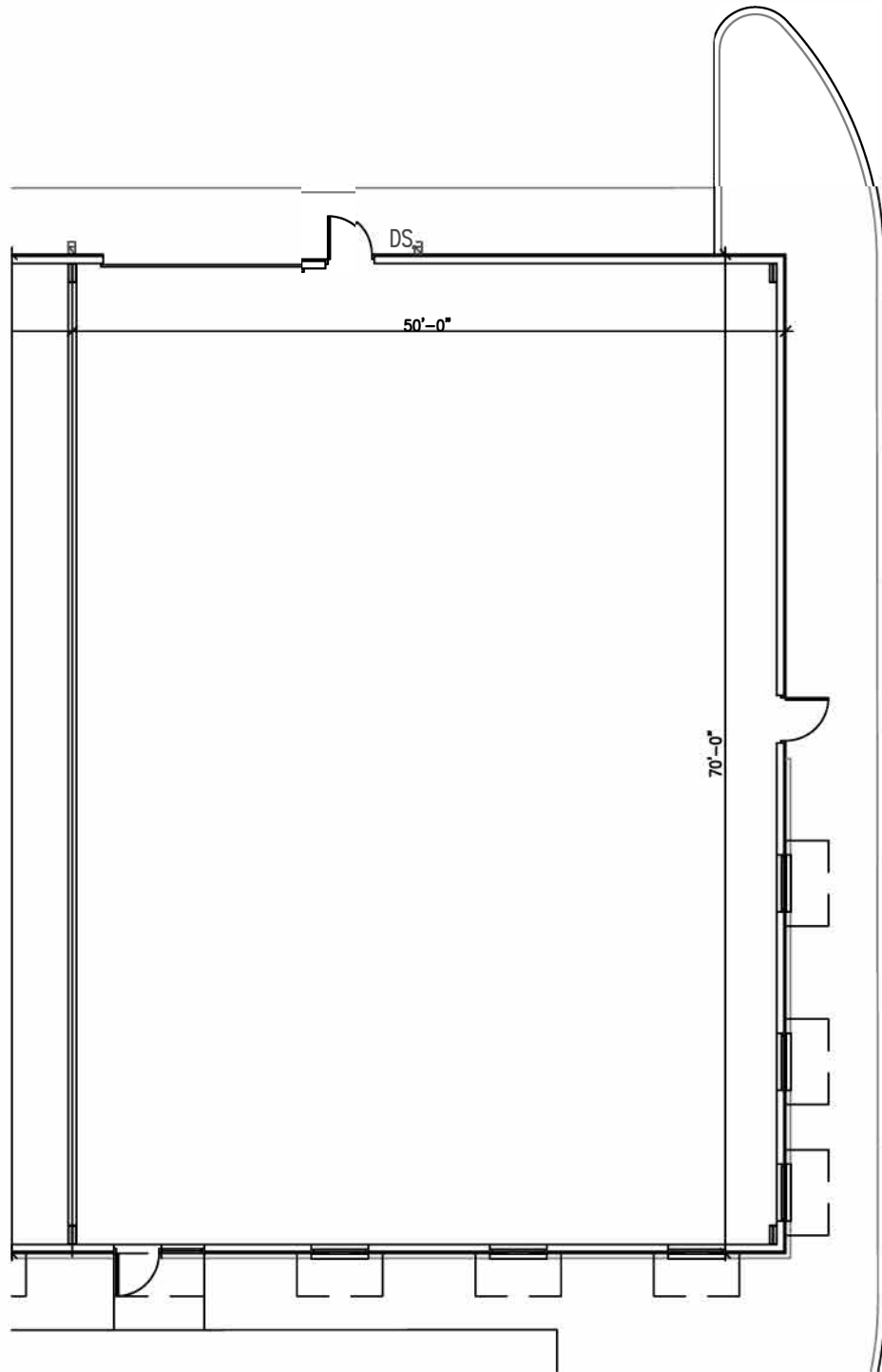
- **Location/Access:** 609 Grays LN, Meridian, ID 83687
- **Zoned** BC
- **Affordable Ownership**
- **Description:** Build to suit for own/lease
- **Location Highlights:** One of the fastest growing submarkets in the U.S.A. and located in the heart of Nampa, Idaho.



3,500 sf. Suite Base Office Scheme 2

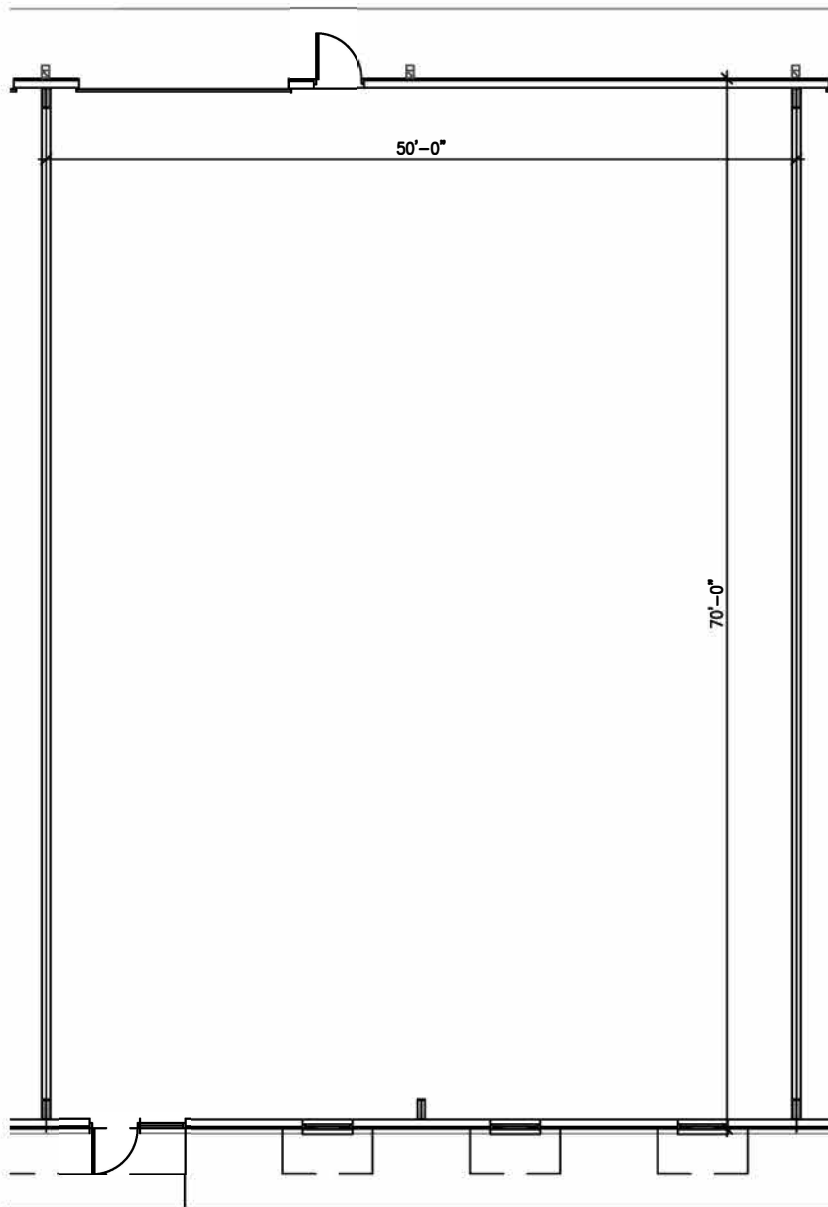
1,100 SF. OFFICE
2,400 SF. WAREHOUSE

SCALE: 1/8" = 1'-0"



3,500 sf. Warehouse Endcap

SCALE: 1/8" = 1'-0"



3,500 sf. Warehouse

SCALE: 1/8"= 1'-0"



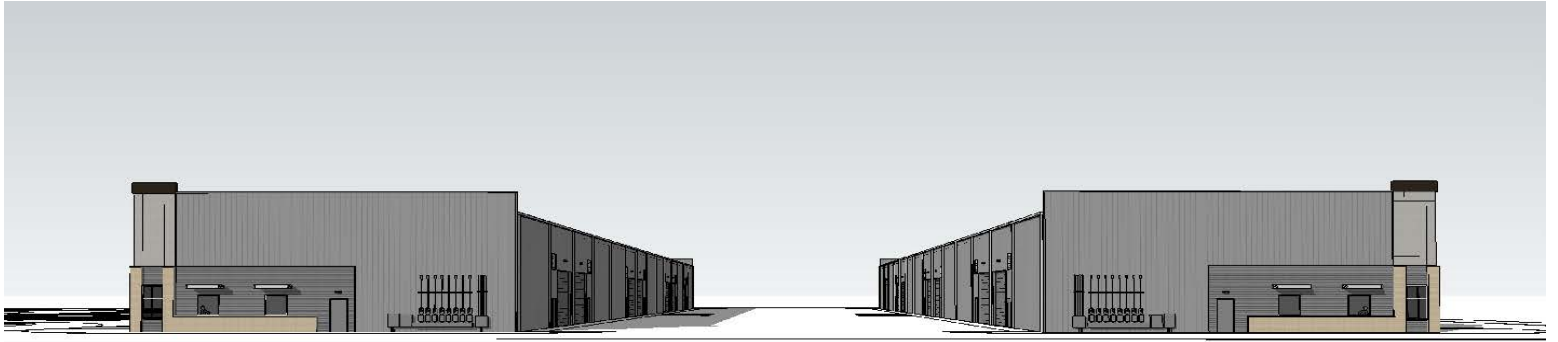
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