

**For Lease**

**Colliers**

## Karcher Industrial Park

1410 W. Karcher Rd | Nampa, ID



*Full Building  
Available Immediately*

*Reduced Rate!*

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**Available For Lease**  
25,600 +/- to 3,200 SF

# Property Overview

|                            |                                   |
|----------------------------|-----------------------------------|
| Property Type              | Industrial                        |
| Building Size              | 1410 W. Karcher Road - 25,600 SF  |
| Construction Type          | Concrete tilt                     |
| Year Built                 | 2022                              |
| Land Size                  | 4.36 acres                        |
| Zoning                     | Light industrial                  |
| Ceiling Height             | 24'                               |
| Grade Level Drive-In Doors | (8) 14' x 14' , Common Dock       |
| Fire Suppression           | Yes                               |
| Lighting                   | LED                               |
| Parking                    | 1.75 spaces / 1,000 SF            |
| Lease Rate                 | \$1.10 NNN<br>\$0.20 NNN expenses |



## Key Highlights

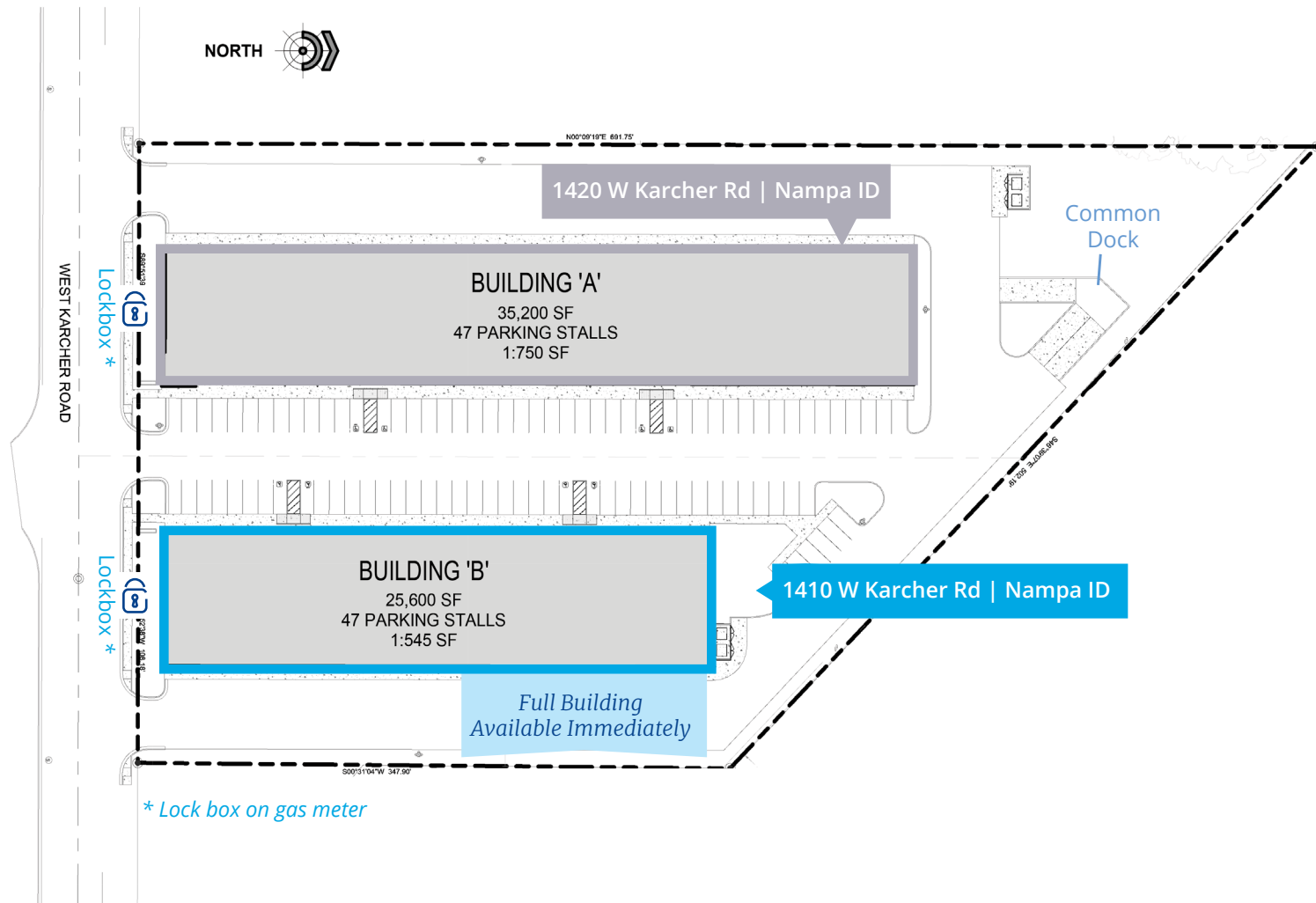
- Newer master planned industrial park located in Canyon County
- Directly off of Interstate 84
- Ideally positioned minutes from the freeway for immediate truck access and visibility
- Karcher Industrial Park provides a rare opportunity for tenants looking to grow or establish themselves in a high growth market
- New industrial product available for lease, in the extremely low vacancy Treasure Valley Market
- Site signage available
- Common loading dock available (see site plan)
- **Available Immediately:**

± 25,600 SF | Full Building  
With 800 SF of Front Office Space

# Floor Plan

1410 W Karcher Rd

Divisibility options from 3,200–25,600 +/- SF

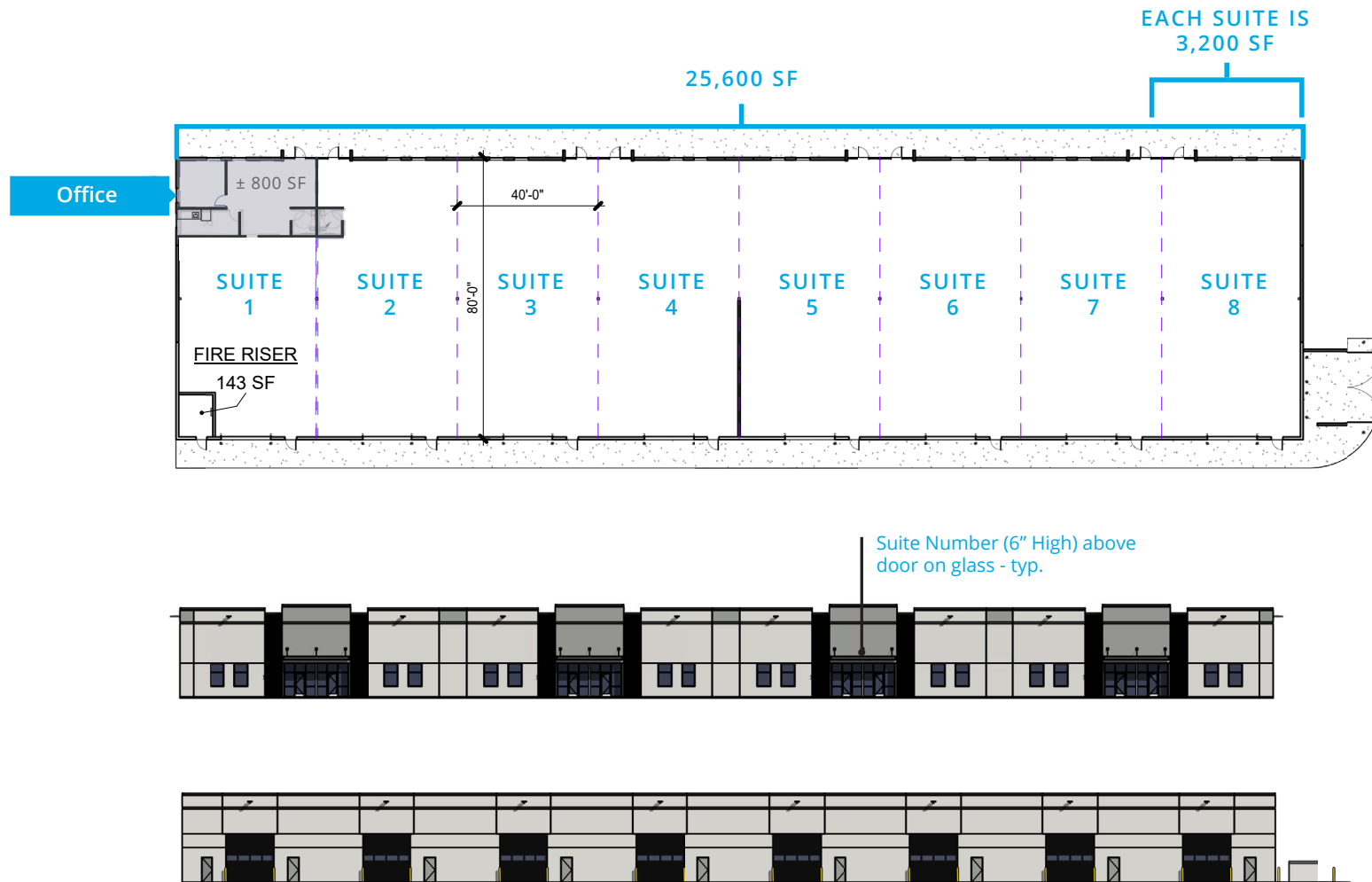


# Floor Plan

1410 W Karcher Rd

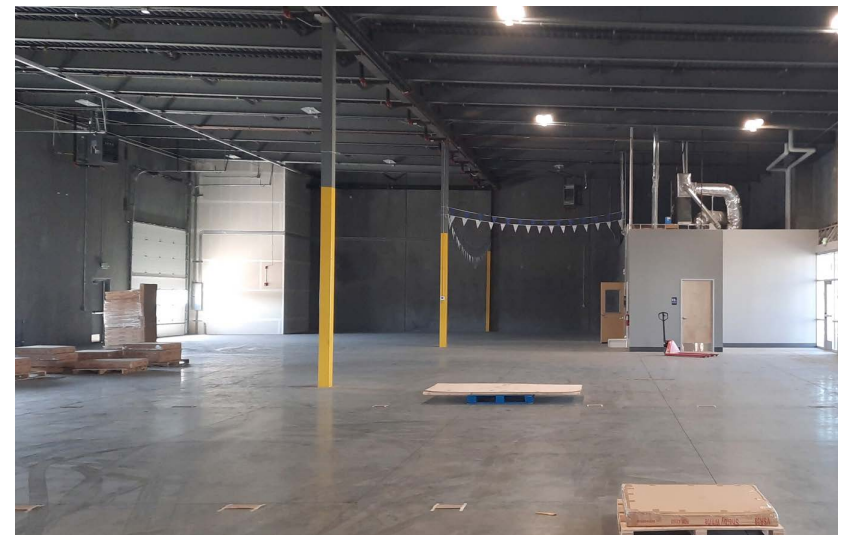
Divisibility options from 3,200–25,600 +/- SF

*Full Building  
Available Immediately*



# Photo Gallery

1410 W Karcher Rd



# Location



[Google Map](#)



[Street View](#)



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