



For Lease & Build-to-Suit

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Canyon Crossing

9805-9812 Sand Hill Drive | Nampa, ID

Highlights:

- Retail space available for lease and build-to-suit next to Treasure Valley Marketplace
- Terrific location next to I-84 and the Karcher Exit
- Rare opportunity to build custom retail space to your specifications
- Located next to the Fairfield Hotel, conveniently close to shopping, restaurants, and medical offices
- One future marquis sign with Karcher frontage
- Final address/suite numbers from City may change

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Property Information

Property Type	Retail/Build-to-Suit
Building Size	Bldg A - 11,198 SF Bldg B - 13,740 SF
Land Size	2.845 Acres 1.26 Acres
Lease Rate	Bldgs A & B - See Below
9812 Sandhill (1.26 AC) BTS	Contact Agent

Building A

Suite	Size	Rate (NNN)
105/110	2,430 SF	\$35.00
130	1,430 SF	\$31.00
135	1,430 SF	\$31.00

Building B

Suite	Size	Rate (NNN)
120	1,300 SF	\$31.00
125	1,300 SF	\$31.00

Site Plan

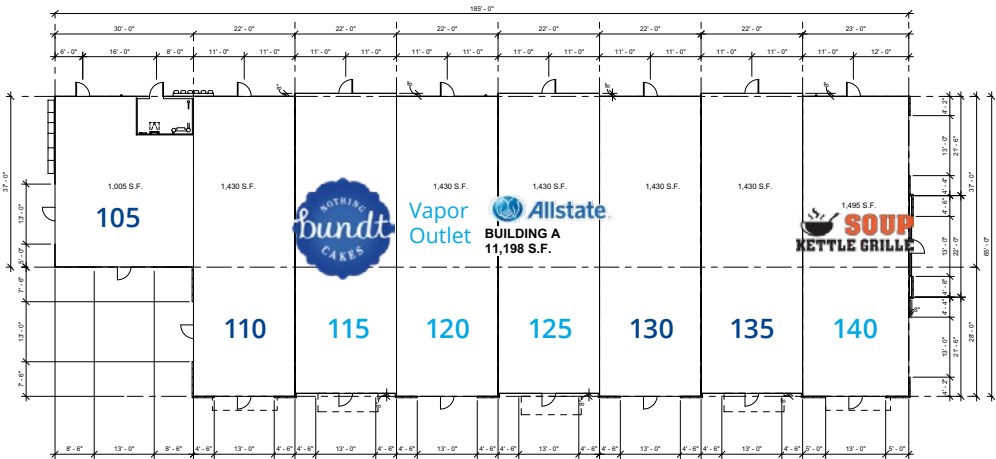


*Space delivered as Vanilla Shell

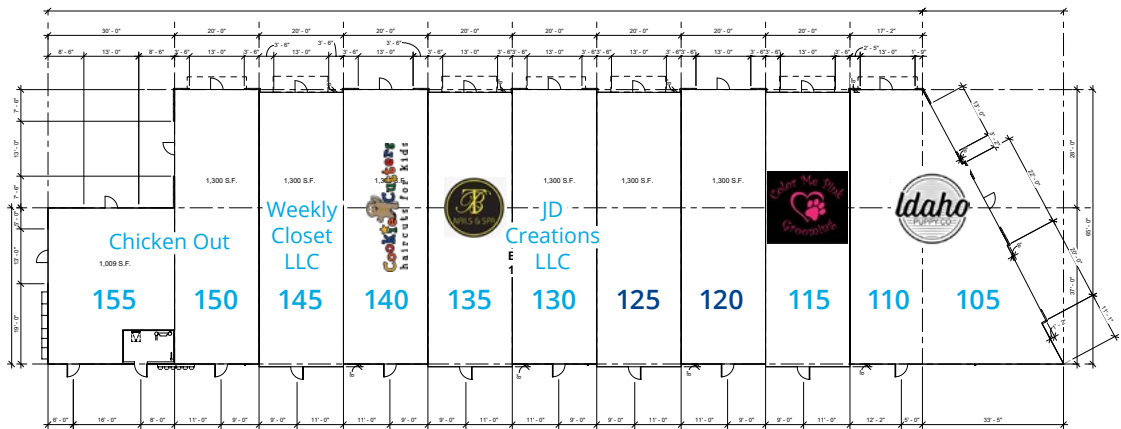
For Lease



Building A



Building B



Building A - East & North Elevations



Building B - North & East Elevations

Location

