

Colliers



For Lease

Karcher Industrial Park

1410-1420 W. Karcher Rd | Nampa, ID

Steve Foster
+1 208 860 1680
steve.foster@colliers.com

Michael McNeight
+1 208 999 2347
michael.mcneight@colliers.com



Available For Lease

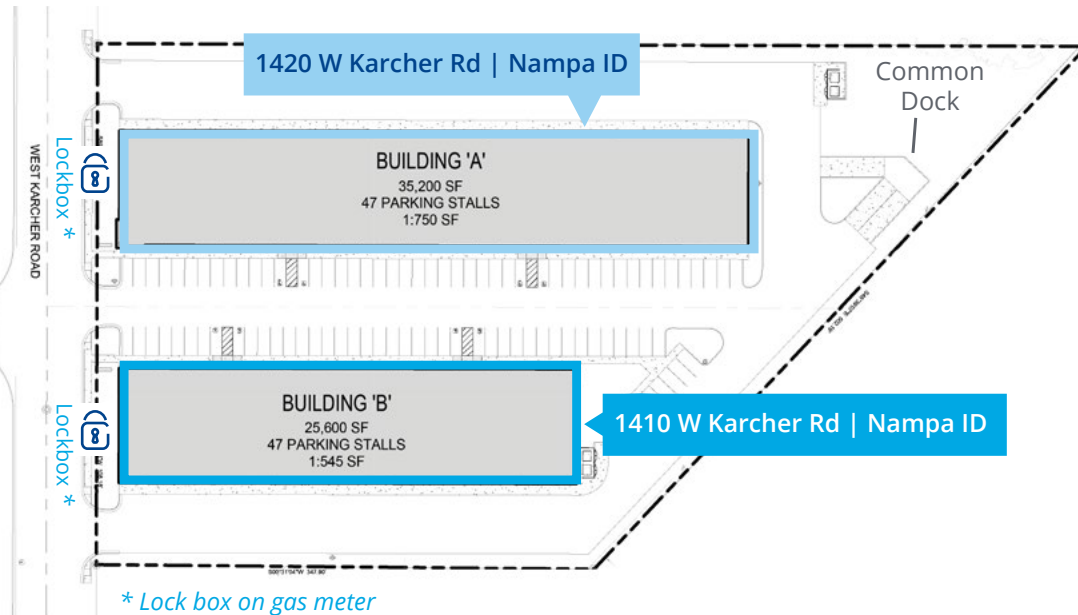
Bldg A: 19,200 +/- to 3,200 SF

Bldg B: 22,400 +/- to 3,200 SF

Property Overview

Property Type	Industrial
Building Size	Building A - 35,200 SF Building B - 25,600 SF
Construction Type	Concrete tilt
Year Built	2022
Land Size	4.36 acres
Zoning	Light industrial
Ceiling Height	24'
Grade Level	Building A - (11) 12' x 14'
Drive-In Doors	Building B - (8) 14' x 14'
Fire Suppression	Yes
Lighting	LED
Parking	1.75 spaces / 1,000 SF
Lease Rate	\$1.25 NNN \$0.20 NNN expenses

Site Plan



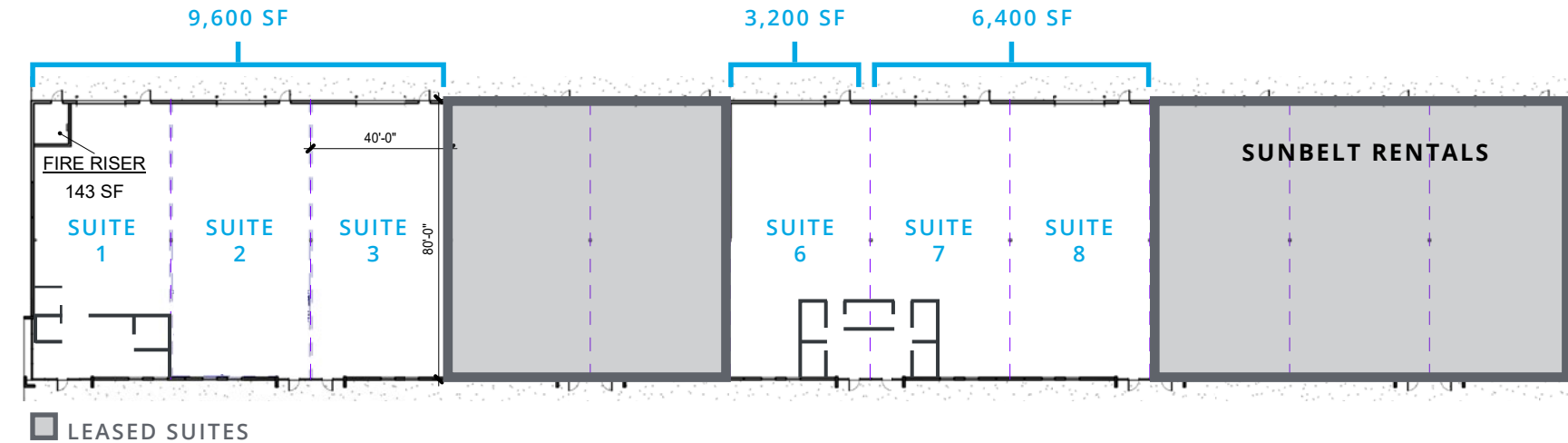
Key Highlights

- 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 space:**
 - Bldg A:** 19,200 +/- to 3,200 SF
 - Bldg B:** 22,400 +/- to 3,200 SF

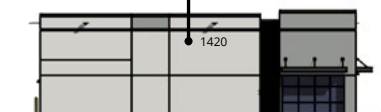
Floor Plan

Building A | 1420 W Karcher Rd

Divisibility options from 3,200 +/-, 6,400 +/-, 9,600 +/- SF



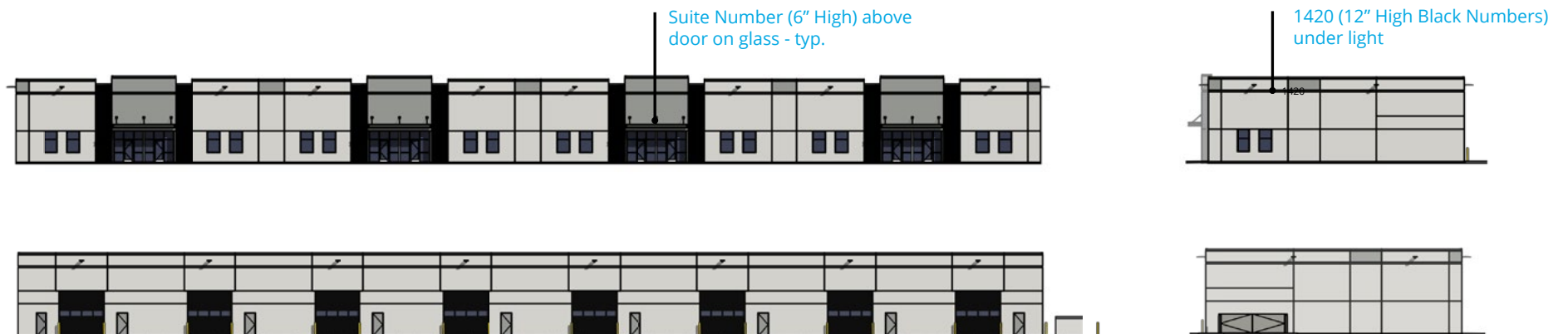
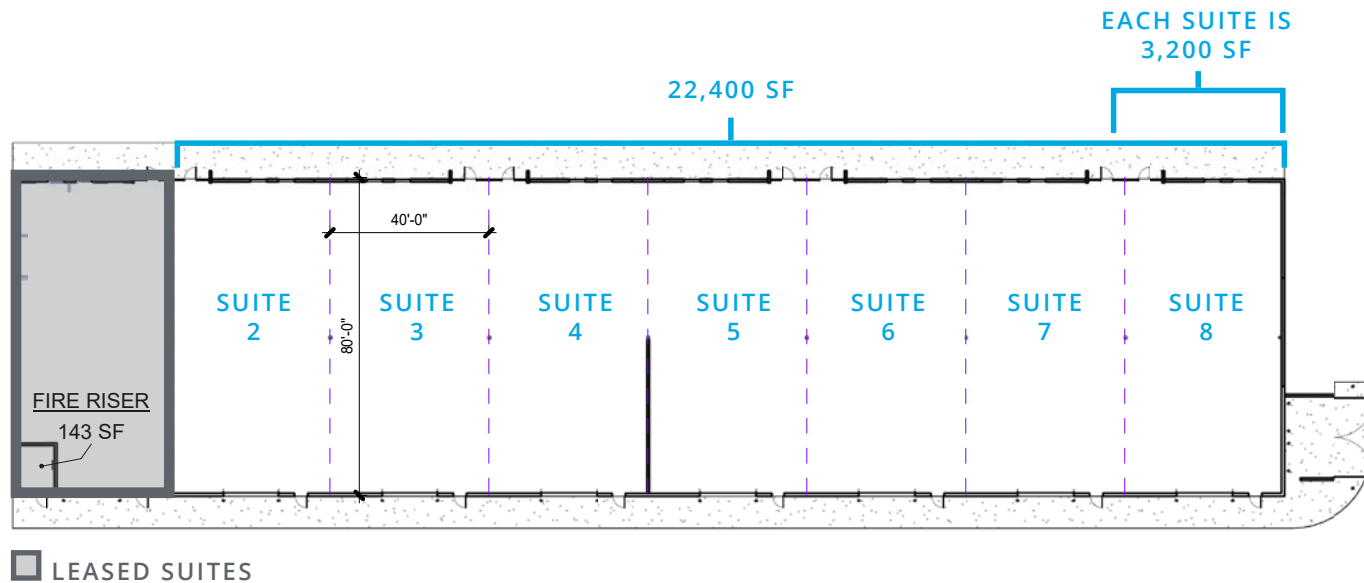
1420 (12" High Black Numbers)
under light



Floor Plan

Building B | 1410 W Karcher Rd

Divisibility options from 3,200–22,400 +/- SF



Building A Gallery

1420 W Karcher Rd



Building B Gallery

1410 W Karcher Rd



Location



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.