For Lease

509 E Karcher Rd

Nampa, Idaho 83687



Colliers is pleased to present **509 East Karcher Road**, a 3,200 square foot industrial building available for lease in Nampa, Idaho. Zoned light industrial, the property offers a functional layout with two roll up doors, ducted HVAC, and finished office space, all situated on a 0.49 acre lot with ample onsite parking. Positioned with quick access to both Northside and Franklin I-84 exits, the site offers strong connectivity for tenants requiring both warehouse and office functionality.

CONTACT

Aaron Flynn
+1 208 807 3332
aaron.flynn@colliers.com

Property Overview

Property Type	Industrial
Total Building Size	3,200 SF
Available SF	3,200 SF Total 2,870 SF Warehouse 330 SF Office
Land Size	0.49 Acres
Zoning	IL (Light Industrial)
Grade Level Roll Up Doors	Two 18' x 12'
Parking	Ample
Power	3-Phase
Heating & Cooling	In Warehouse & Office

Lease Rate $1.08/SF

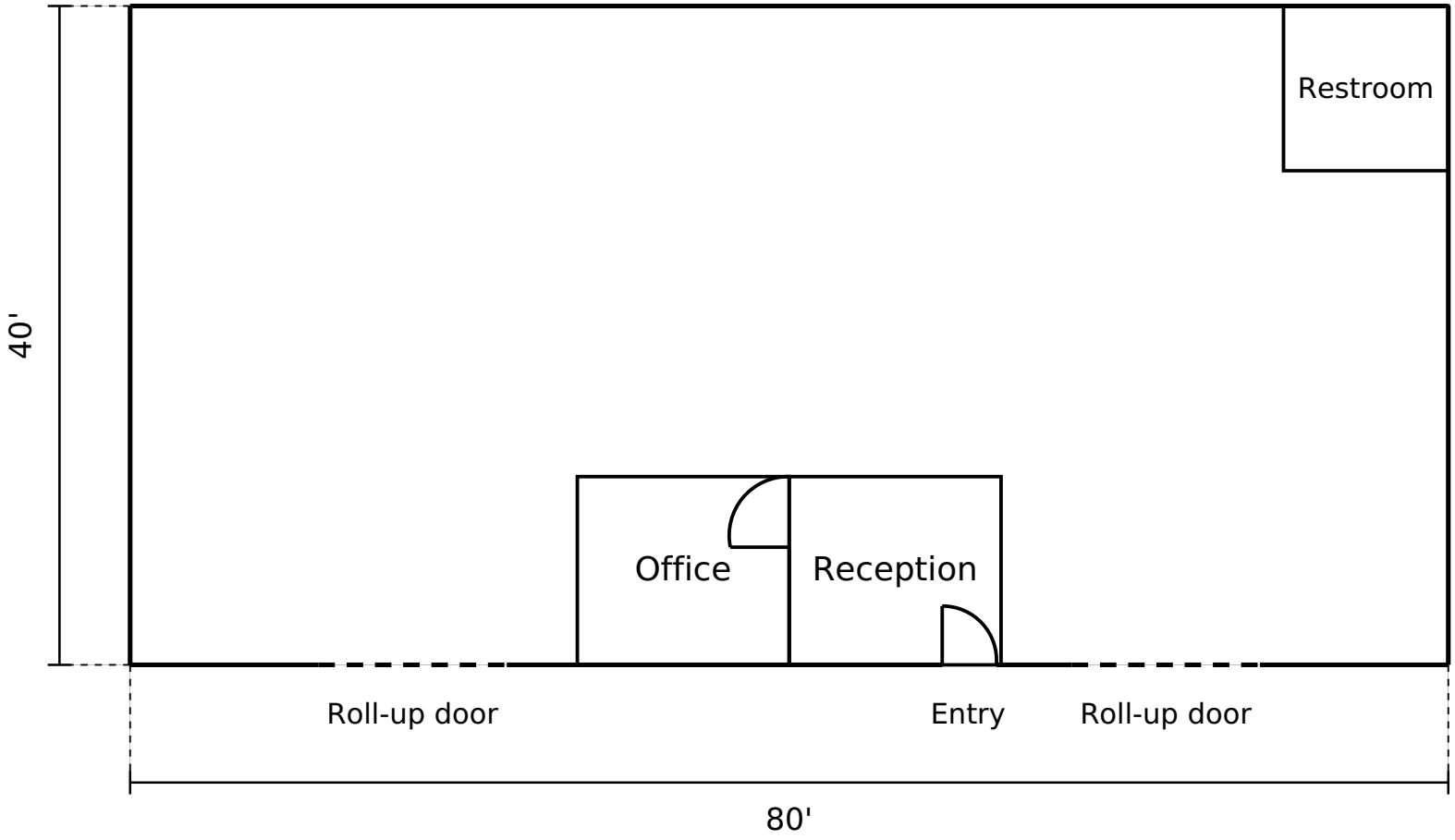
FOR LEASE	RATE/SF	RATE
3,200 SF	$1.08/SF/Mo	$3,450/mo
NNN	$0.14/SF/Mo	$450/mo
Total		$3,900/mo

Key Highlights

- Ample onsite parking
- Convenient freeway access and central Nampa location
- Zoned light industrial
- Two 18' x 12' grade level roll up doors
- 13.5' clear height at peak, 11.9' at eave
- Ducted HVAC system
- Finished office space including reception and private office

Floor Plan

Basic floor plan (not to scale)



Area Demographics

	1 MILE	3 MILES	5 MILES
2026 Population	3,367	76,149	158,235
2026 Estimated Households	1,348	27,404	55,440
2026 Average Household Income	$70,866	$98,602	$108,938



Location

Google Map

Street View



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

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