

Colliers



For Lease

Karcher Industrial Park

1410-1420 W. Karcher Rd | Nampa, ID

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Available For Lease

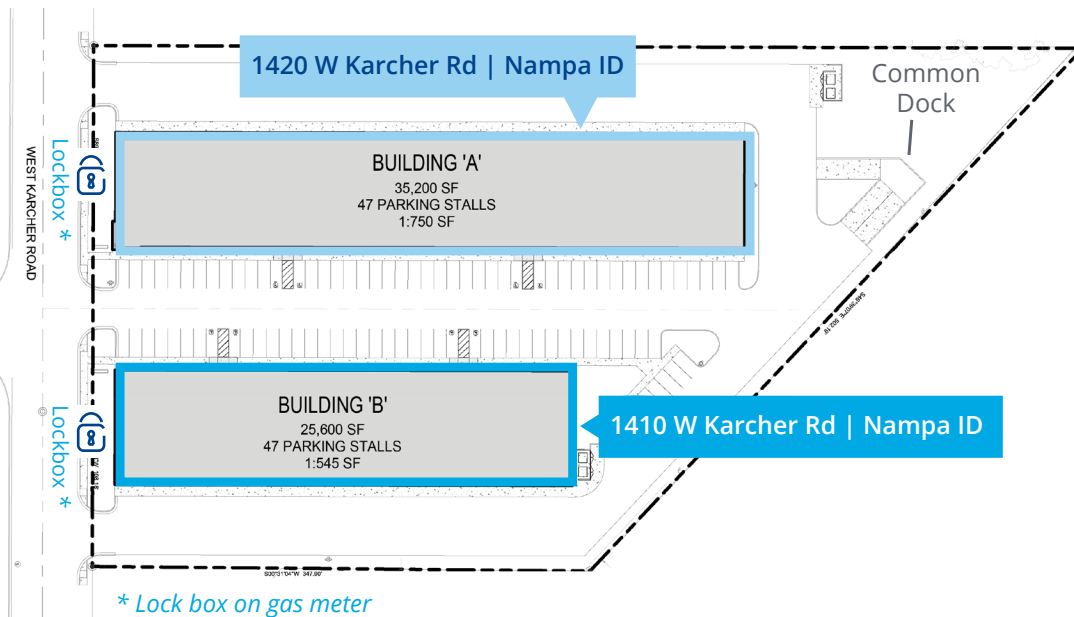
Bldg A: 19,200 +/- to 3,200 SF

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



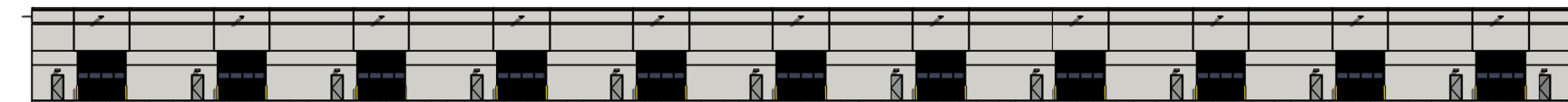
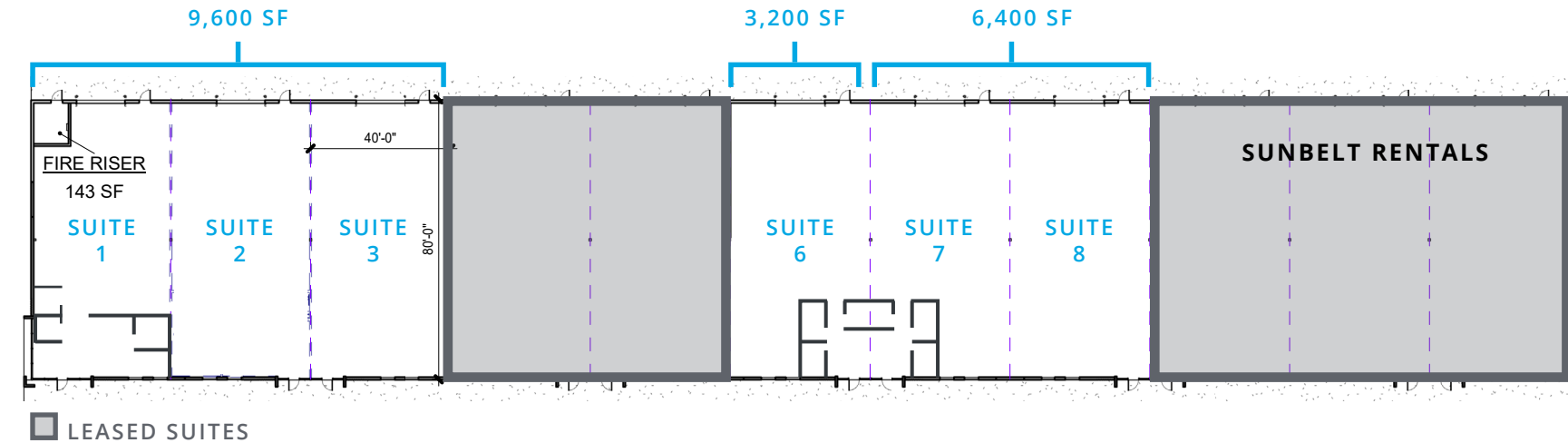
Key Highlights

- 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
- Lockbox on front door

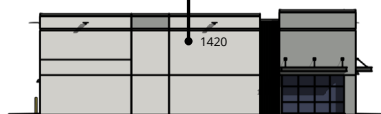
Floor Plan

Building A | 1420 W Karcher Rd

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



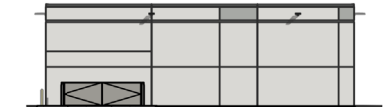
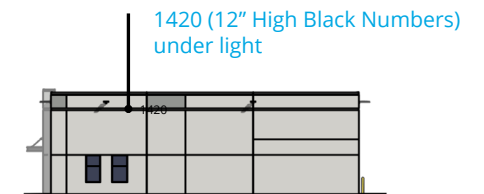
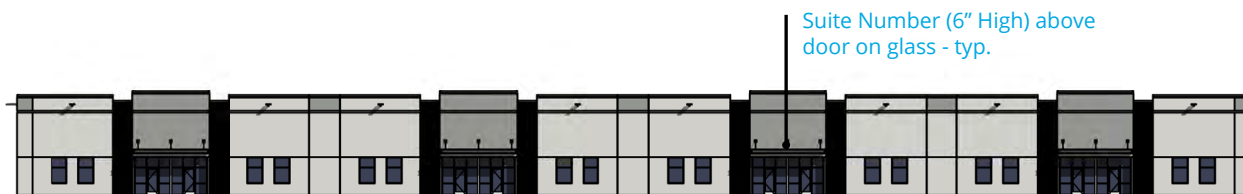
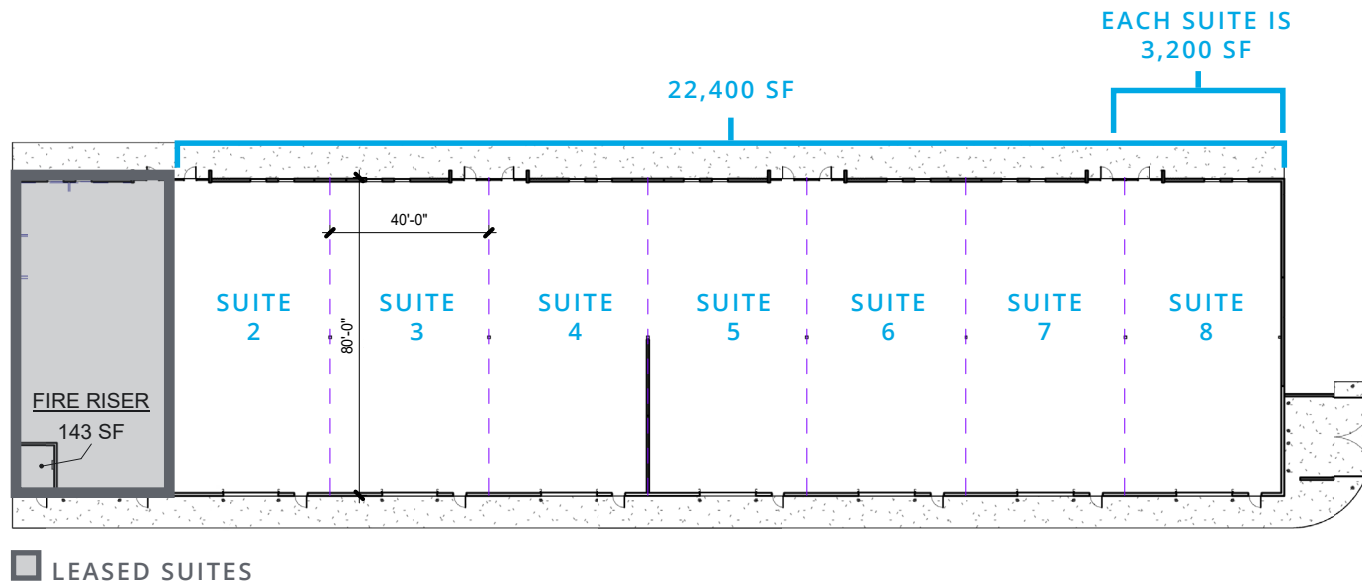
1420 (12" High Black Numbers)
under light



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



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