

FULLER84 BUSINESS PARK

PHASE II

ONLY 25,536 SF REMAINING!
UNDER NEW OWNERSHIP!

TOK
COMMERCIAL



5200 - 5300 E. FRANKLIN ROAD | NAMPA, ID 83687



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OWNED BY |



FULLER84 BUSINESS PARK PHASE II

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BUILDING 4

BUILDING 5

BUILDING 6

25,536 SF AVAILABLE

PROJECT HIGHLIGHTS

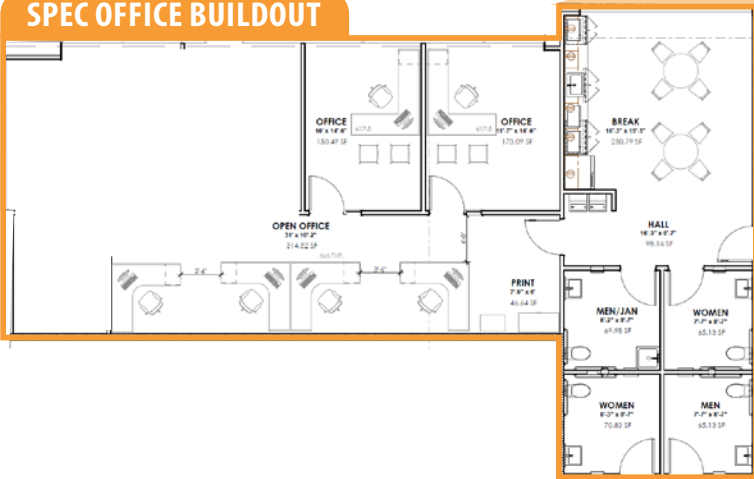
Phase II Available Now | Currently **414,064 SF** Leased!

- Building 4: **FULLY LEASED!**
- Building 5: **FULLY LEASED!**
- Building 6: **25,536 SF AVAILABLE!**
(Includes 1,578 SF Office & 23,958 SF Warehouse)
- New Construction, Class A Industrial Park
- Industrial Park (IP) Zoning allows for a wide variety of uses
- ESFR Sprinkler
- 8 dock and 1 grade level door
- Front park, rear load buildings
- On-site trailer parking
- 32'-34' clear height
- Minutes to two I-84 interchanges
- Exceptional tenant visibility
- Prime location for servicing the entire Treasure Valley

FULLER84 BUSINESS PARK PHASE II

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SPEC OFFICE BUILDOUT



FIRE SUPPRESSION
ESFR SYSTEM



DELIVERY
Available Now



INTERSTATE ACCESS
4 Minutes to I-84



LEASE RATES
Contact Agent

BUILDING 6

5200 E. FRANKLIN RD, NAMPA, ID 83687

PROPERTY TYPE

Industrial | Distribution Warehouse

BUILDING SIZE

135,000 SF

CONSTRUCTION TYPE

Concrete Tilt

TOTAL AVAILABLE

25,536 SF (Includes 2,055 SF Office & 23,481 SF Warehouse)

DOCK DOORS

Yes | 40+ per building

GRADE LEVEL DOORS

Yes | 7 per building

POWER

480/277v | 3 Phase | 600 Amps

PARKING

1.94/1000

TRUCK COURT DEPTH

135' minimum

BUILDING DEPTH

177'

COLUMN SPACING

52'

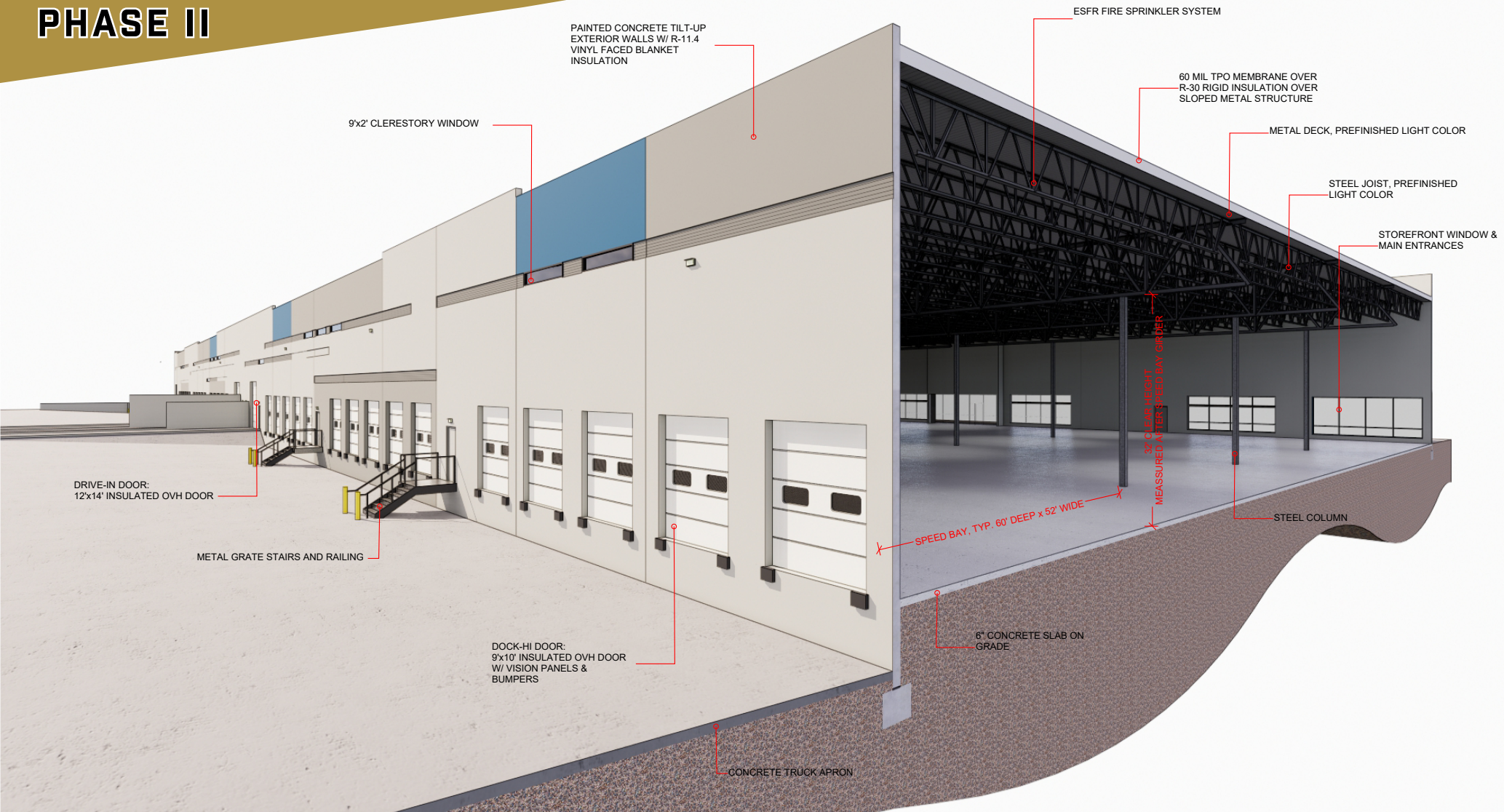
CLEAR HEIGHT

32'

FULLER84

BUSINESS PARK

PHASE II



STANDARD PACKAGE SPECS

FULLER84

BUSINESS PARK

PHASE II

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FULLER84 BUSINESS PARK PHASE II

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EXIT 38
VIA GARRITY BLVD
4 MINS
TO I-84

EXIT 38

N IDAHO CENTER BLVD

FULLER84
BUSINESS PARK



amazon

FRANKLIN RD

STAR RD

TREASURE VALLEY WAY

CLICK FOR
CONSTRUCTION UPDATE

NEW HWY 16
EXTENSION
3 MINS
TO I-84

PRIME FREEWAY ACCESS

FULLER84 BUSINESS PARK PHASE II

CLICK FOR
CONSTRUCTION UPDATE

NEW HWY 16
EXTENSION
3 MINS
TO I-84



TOK
COMMERCIAL

STAR RD

FRANKLIN RD

EXIT 38
VIA GARRITY BLVD
4 MINS
TO I-84

TREASURE VALLEY WAY

HWY 16 ACCESS MINUTES AWAY