

For Lease

Karcher Industrial Park

1410-1420 W. Karcher Rd | Nampa, ID

Colliers



Available Immediately

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Available For Lease

Bldg A | 16,000 ± to 3,200 SF
Bldg B | 25,600 ± 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 Drive-In Doors	Building A (11)12' x 14' Building B (8)14' x 14'
Fire Suppression	Yes
Lighting	LED
Parking	1.75 spaces / 1,000 SF
Lease Rate	Building A \$1.25 NNN Building B \$1.10 NNN Reduced Rate \$0.99 NNN OPEX \$0.20



Key Highlights

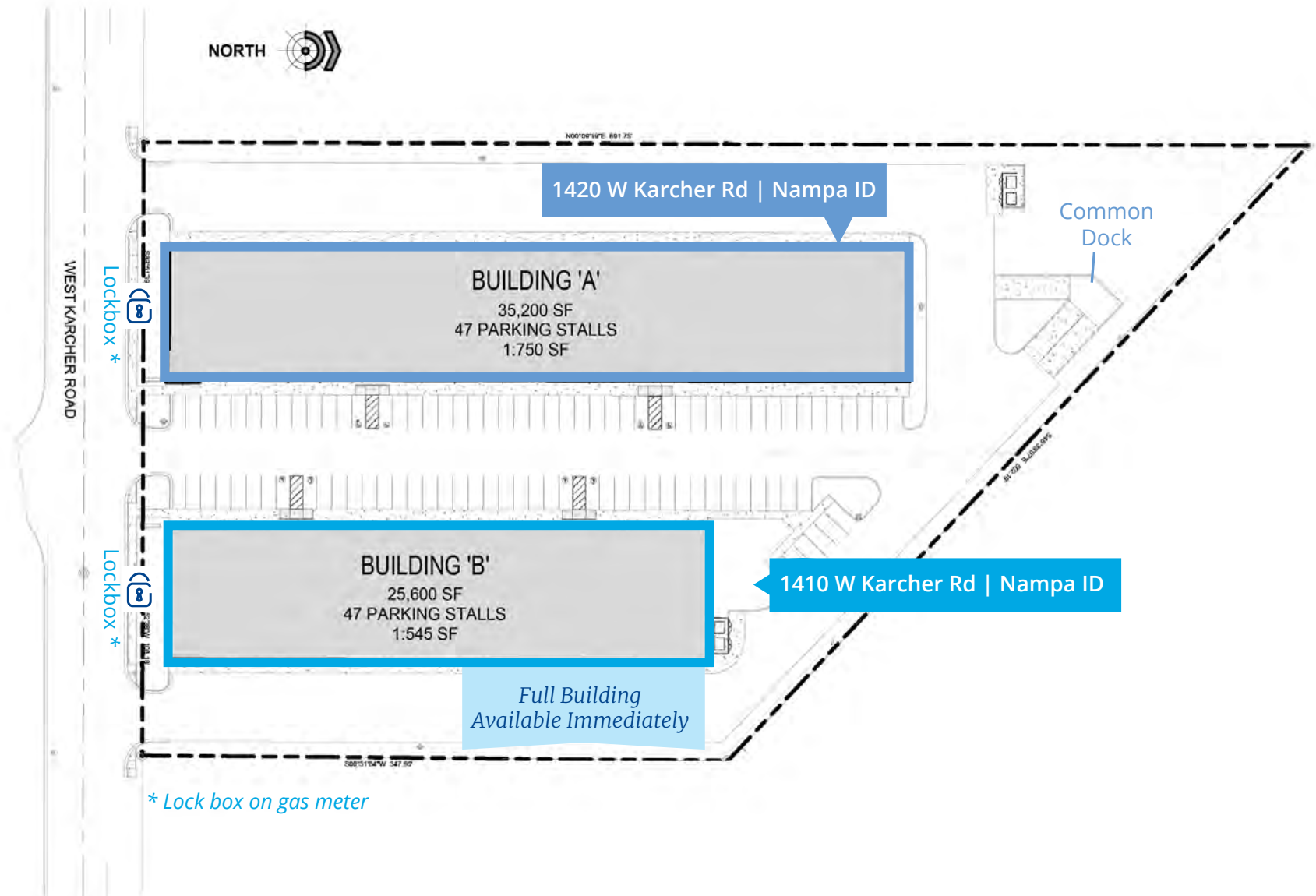
- Newer master planned industrial park located in Canyon County
- Directly off of Interstate 84
- Ideally positioned minutes from the freeway for immediate truck access and visibility
- Karcher Industrial Park provides a rare opportunity for tenants looking to grow or establish themselves in a high growth market
- New industrial product available for lease, in the extremely low vacancy
- Treasure Valley Market Place Nearby
- Site signage available
- Common loading dock available (*see site plan*)
- **Available Immediately:**

Building A | 16,000 ± to 3,200 SF

Building B | 25,600 ± to 3,200 SF

Site Plan

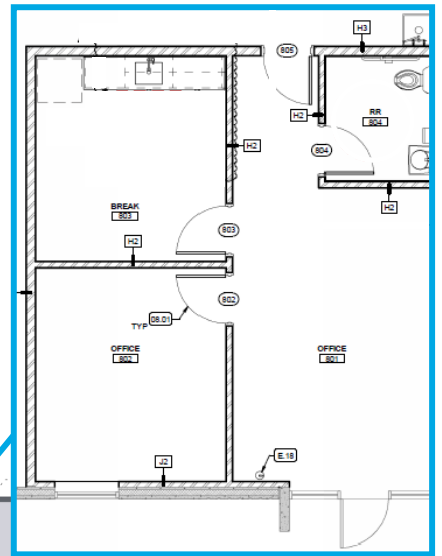
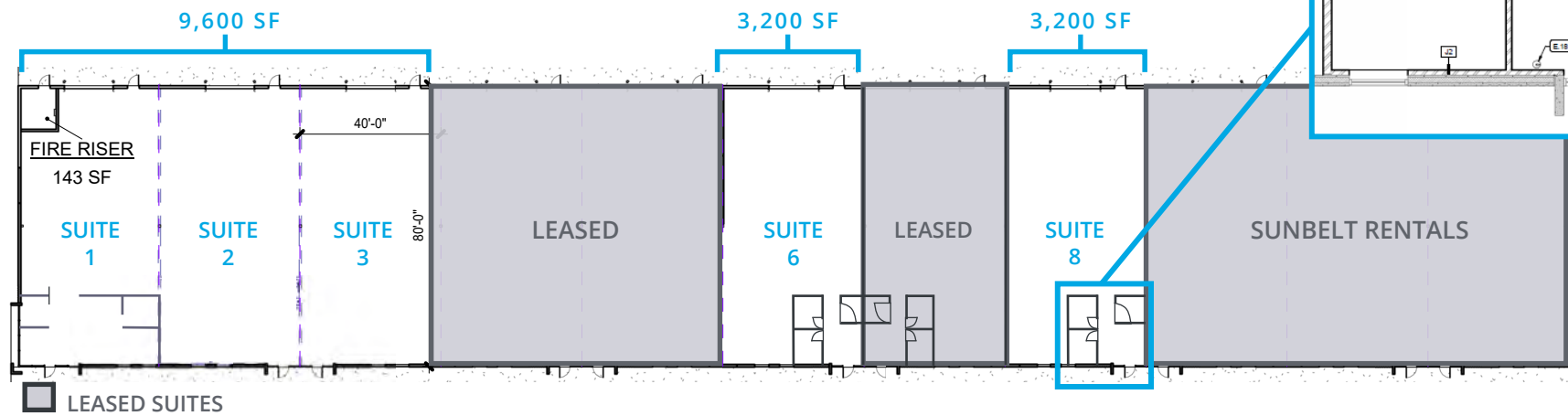
1410-1420 W. Karcher Rd



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

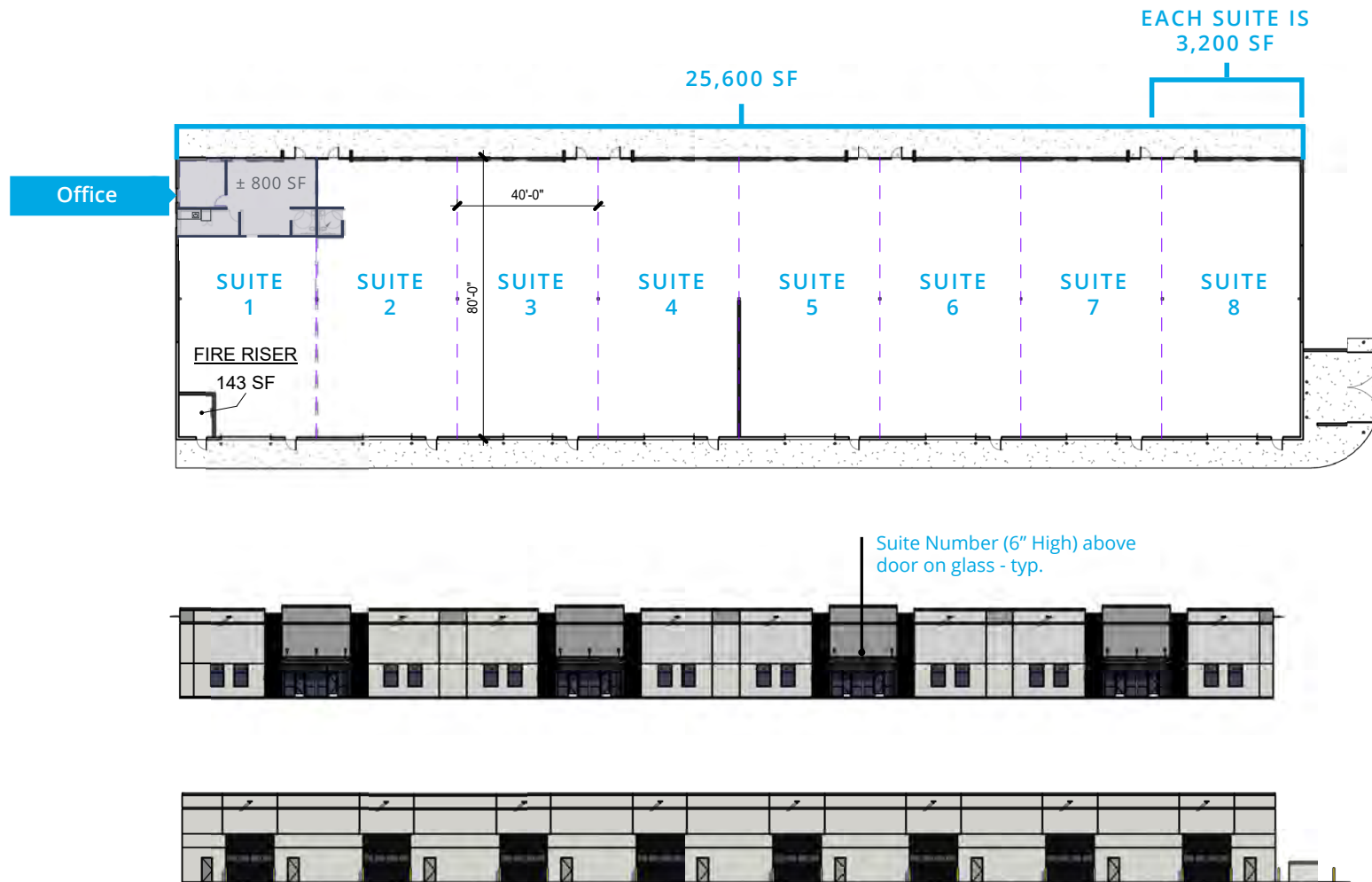


Floor Plan

Building B | 1410 W Karcher Rd

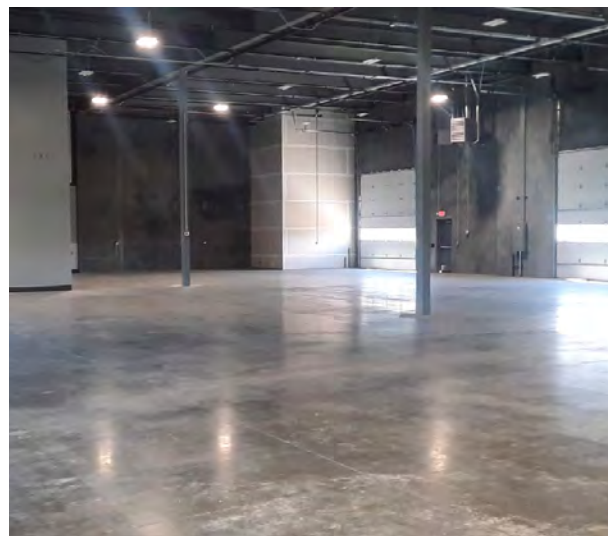
Divisibility options from 3,200–25,600 +/- SF

*Full Building
Available Immediately*



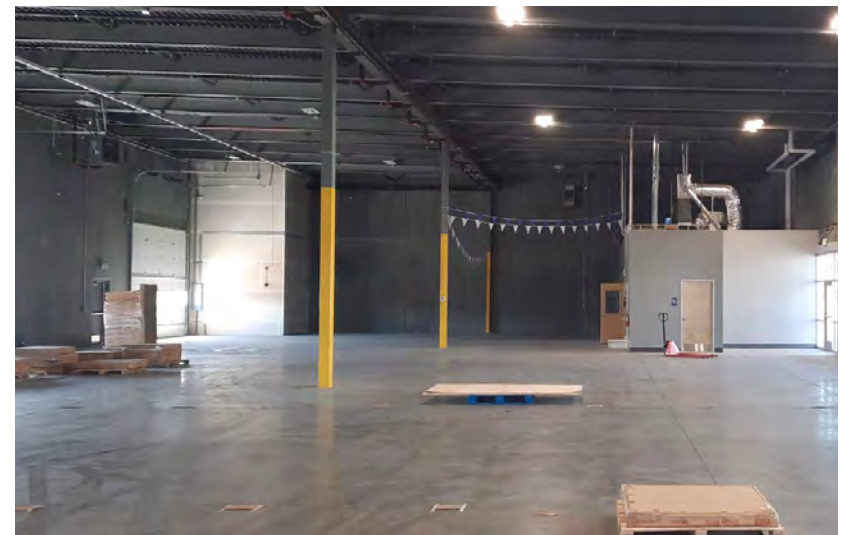
Building A Gallery

1420 W Karcher Rd

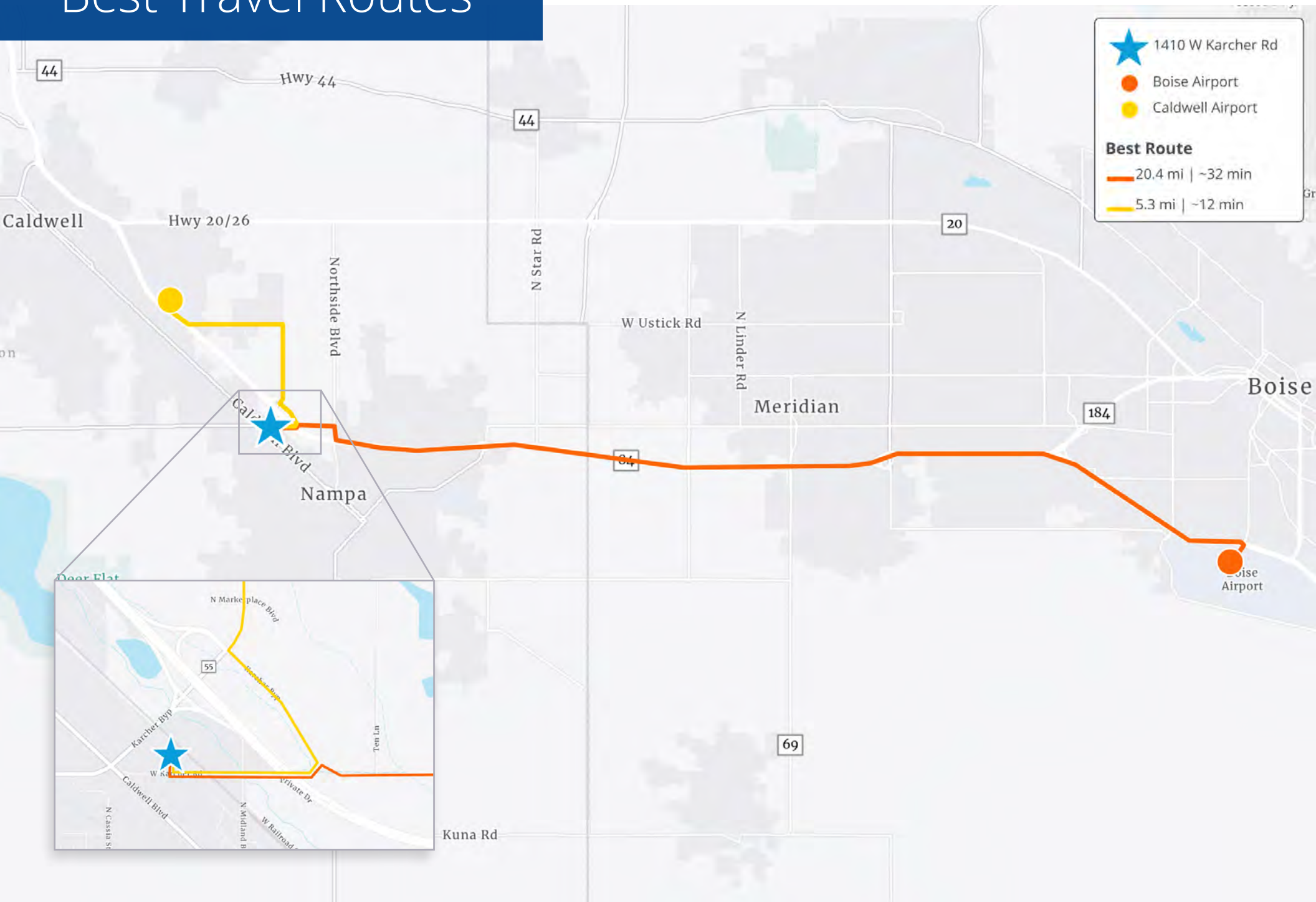


Building B Gallery

1410 W Karcher Rd



Best Travel Routes



Location



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