

FULLER 84 BUSINESS PARK

PHASE II

**ONLY 34,740 SF REMAINING!
92% OCCUPIED!!**

TOK
COMMERCIAL



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



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DEVELOPED BY | 
BOW RIVER
CAPITAL

BUILDING 4

BUILDING 5

BUILDING 6

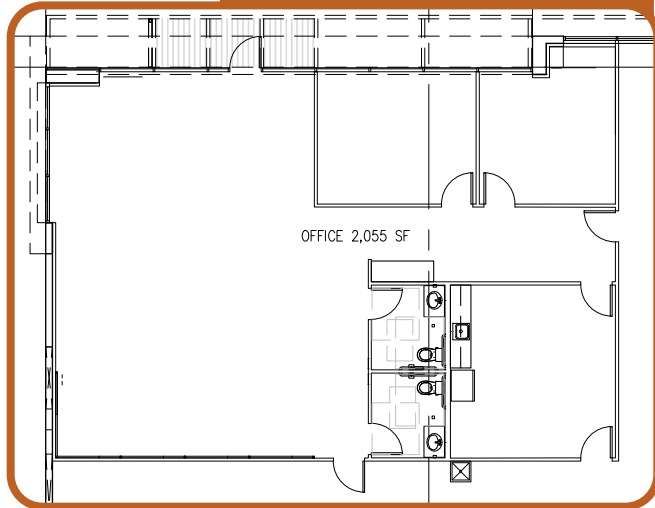
34,740 SF AVAILABLE

PROJECT HIGHLIGHTS

Phase II Available Now | Currently **368,590 SF** Leased!

- Building 4: **FULLY LEASED!**
- Building 5: **FULLY LEASED!**
- Building 6: **34,740 SF AVAILABLE!**
(Includes 2,055 SF Office & 32,685 SF Warehouse)
- New Construction, Class A Industrial Park
- Industrial Park (IP) Zoning allows for a wide variety of uses
- ESFR Sprinklering
- Dock and grade level doors
- 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

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

34,740 SF (Includes 2,055 SF Office & 32,685 SF Warehouse)

DOCK DOORS

Yes | 40+ per building

GRADE LEVEL DOORS

Yes | 7 per building

POWER

480/277v | 3 Phase

PARKING

262 spaces

TRUCK COURT DEPTH

135' minimum

BUILDING DEPTH

177'

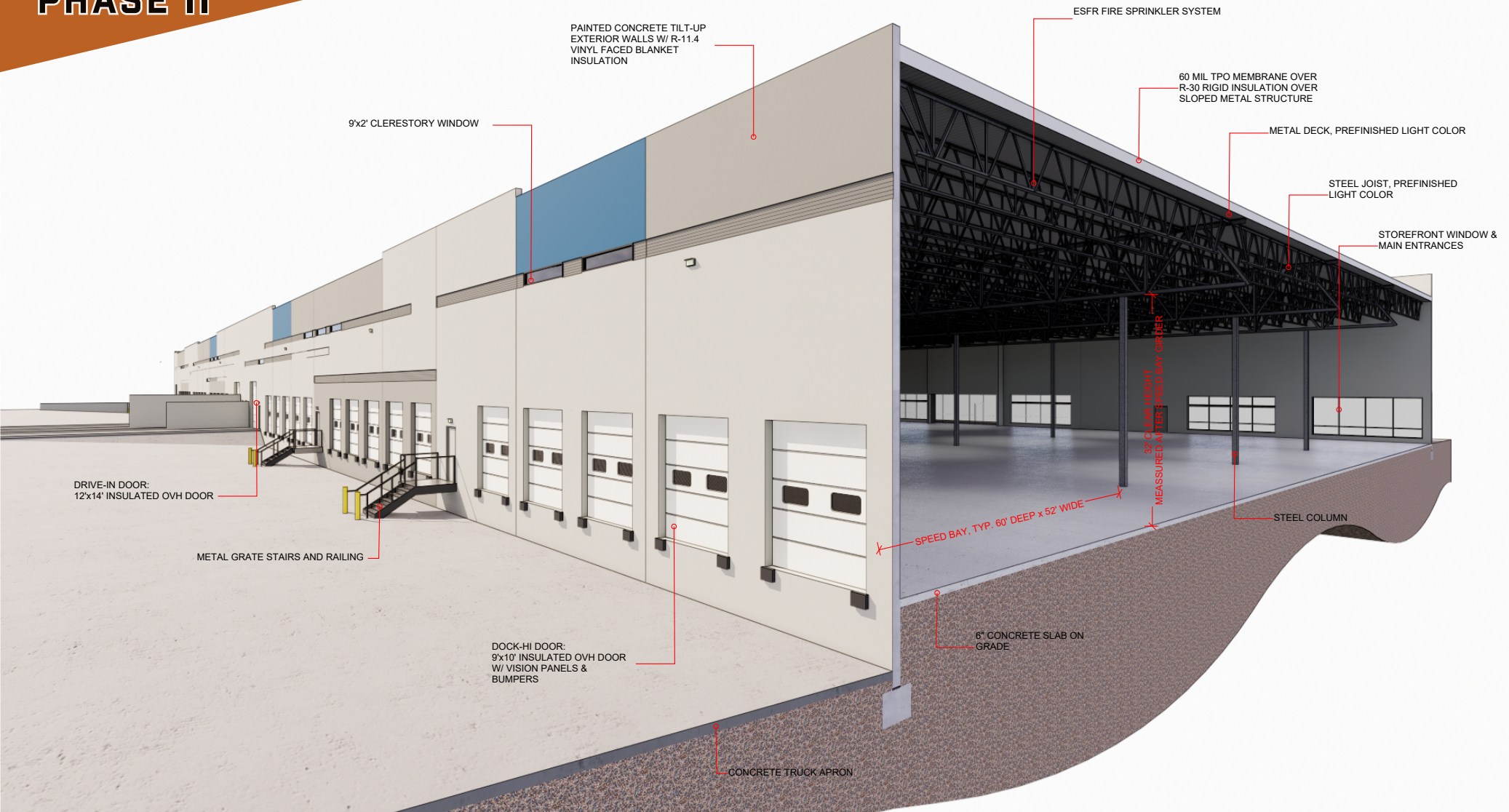
COLUMN SPACING

52'

CLEAR HEIGHT

32'

FULLER84 BUSINESS PARK PHASE II



STANDARD PACKAGE SPECS

FULLER84 BUSINESS PARK PHASE II

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FRONT PARK, REAR LOAD



CONCRETE TILT-UP CONSTRUCTION



ON-SITE TRAILER PARKING

F84

PLANNED
IDAHO 16
CORRIDOR
3 MINS
TO I-84

HWY 16/I-84 EXIT
NEAR COMPLETION!
[2024]

CHERRY LN

MCDERMOTT RD



FRANKLIN RD



STAR RD

EXIT 38

GARRITY BLVD

EXIT 38
VIA GARRITY BLVD
4 MINS
TO I-84



EXIT 38



PRIME FREEWAY ACCESS