

FOR SALE | Developed Lots For Flex & Office Use



**Fall River
Business
Park**

**South Phase
Lots**

**(2) Lots
Available**



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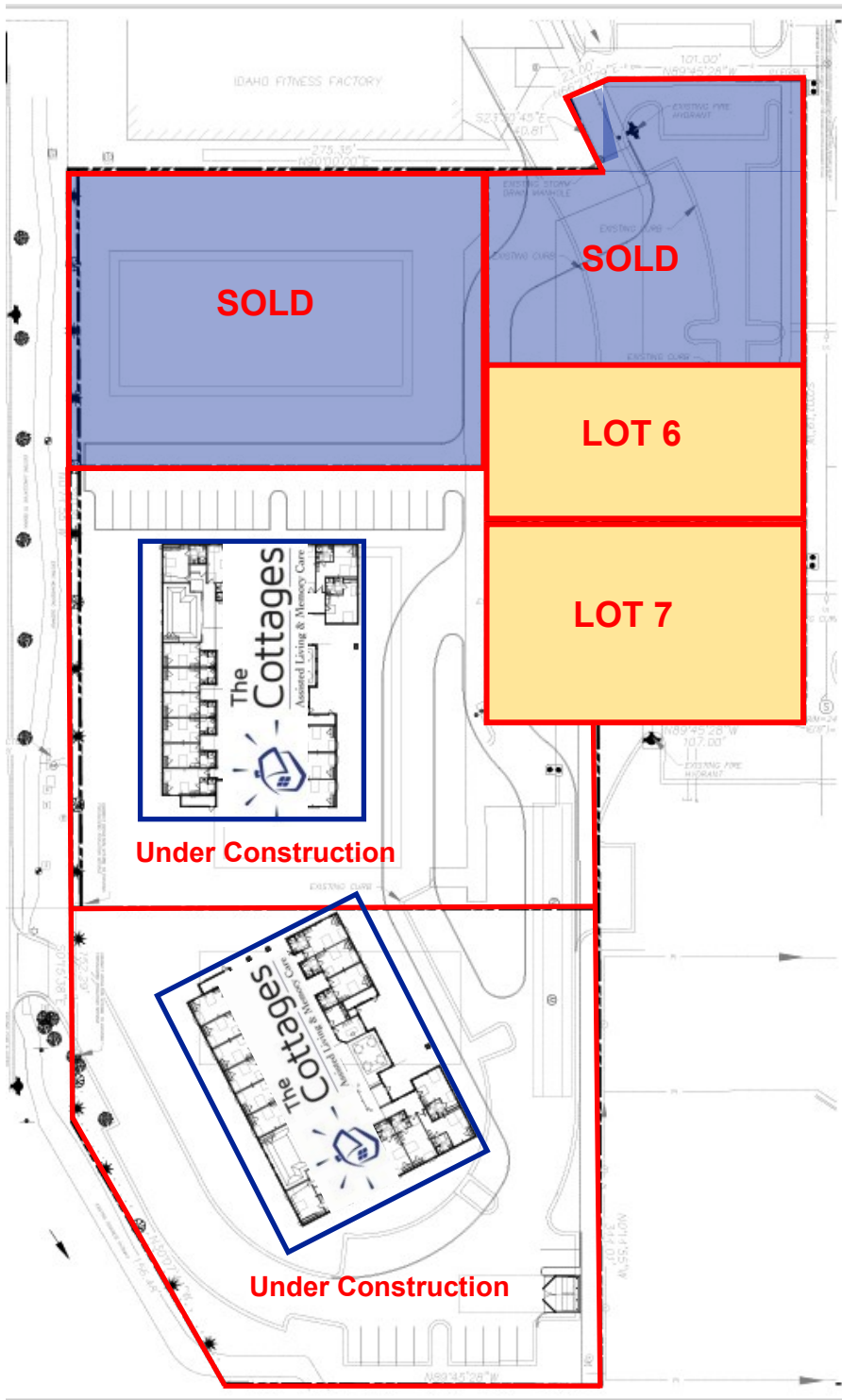
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FALL RIVER BUSINESS PARK

South Phase Site Plan

Pricing for Individual Lots



- Lot 4 1017 S. Rising Sun Drive **SOLD**
- Lot 5 995 S. Rising Sun Drive **SOLD**
- Lot 6 1025 S. Rising Sun Drive **\$119,572**
⇒ Lot Size: .30 acres **\$9.15/SF**
- Lot 7 1055 S. Rising Sun Drive **\$155,440**
⇒ Lot Size: .39 acres **\$9.15/SF**
- Lots Located in the Fall River Business Park
- Zoned: BC
- Retail | Office | Specialty uses
- Majority of site improvements are completed
- Offering a Ready-to-Build opportunity
- Prime location surrounded by new development and established residential communities

Fall River Business Park

Nampa, Idaho



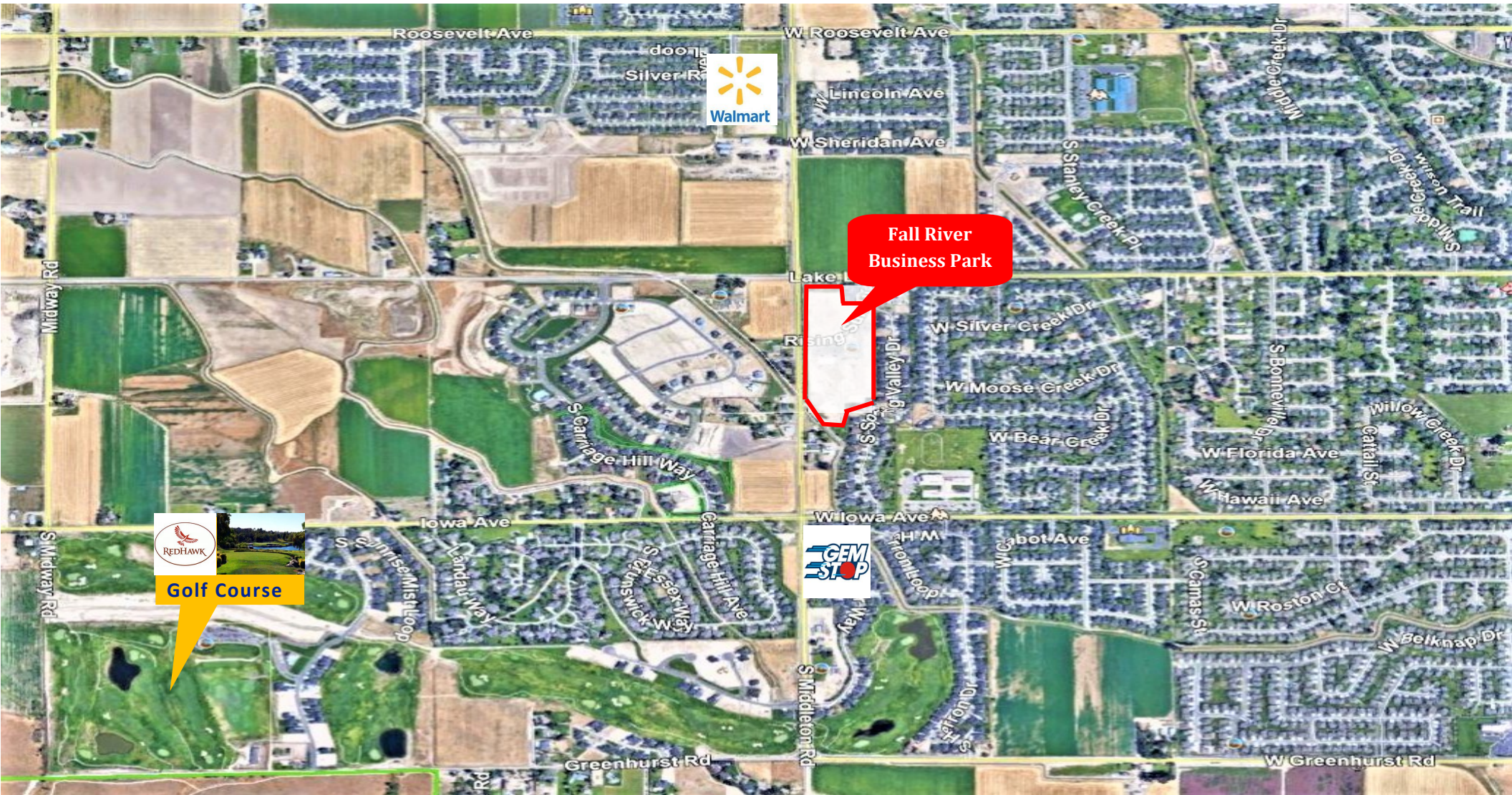
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- Fall River Business Park is located on the SE Corner of Lake Lowell Ave and Middleton Road
- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Idaho Fitness Factory, Longboard Pizza, Garden of Learning Day Care, Premier Dental are some of the businesses in Fall River Business Park

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COLDWELL BANKER
COMMERCIAL
TOMLINSON

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