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Available For Lease *Bldg A* | 19,200 + to 3,20

Bldg A | 19,200 ± 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 \$1.10 NNN Building B \$0.20 NNN expenses



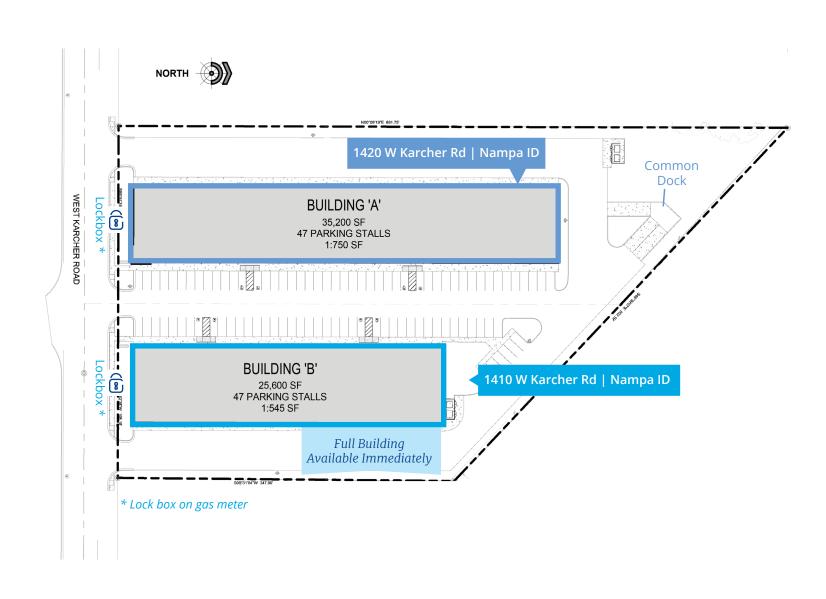
Key Highlights

- 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 Immediately:

Building A | 19,200 ± to 3,200 SF **Building B** | 25,600 ± to 3,200 SF

Site Plan

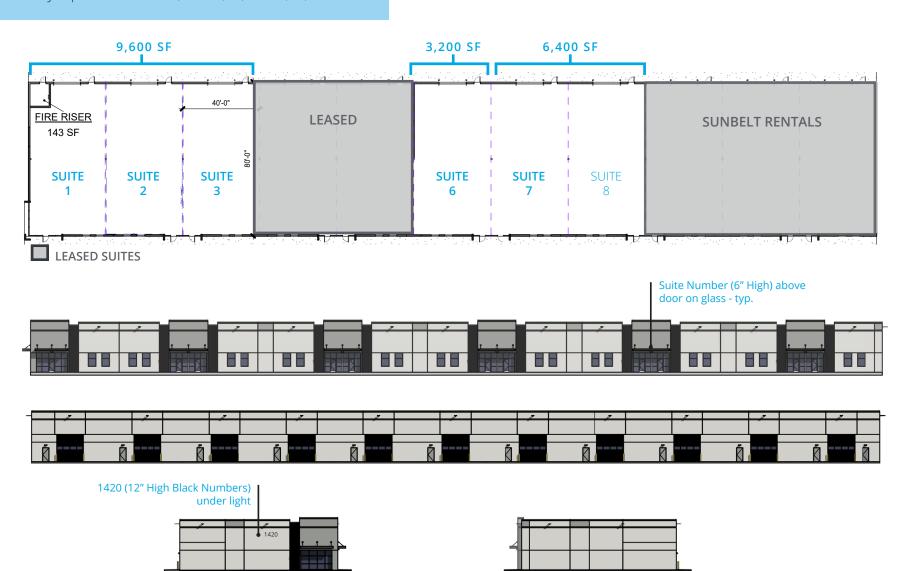
1410-1420 W. Karcher Rd



Floor Plan

Building A | 1420 W Karcher Rd

Divisibility options from 3,200±, 6,400±, 9,600± SF

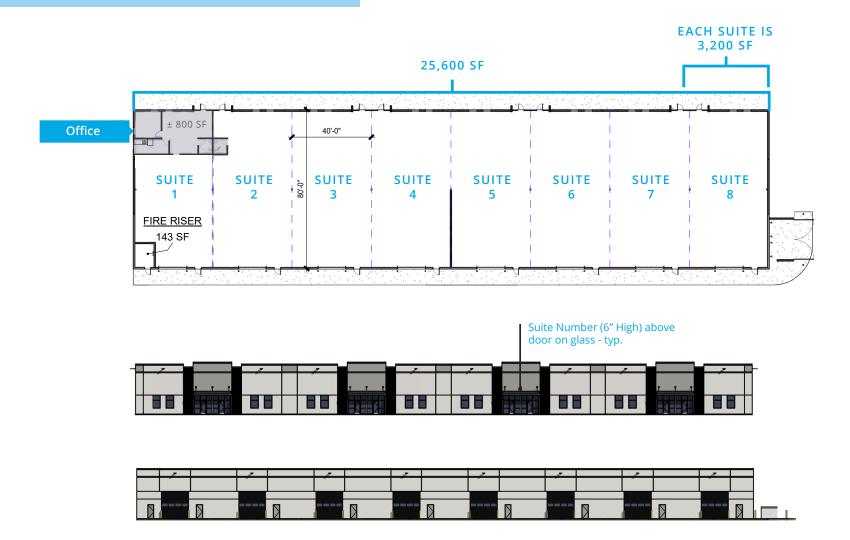


Floor Plan

Building B | 1410 W Karcher Rd

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

Full Building Available Immediately



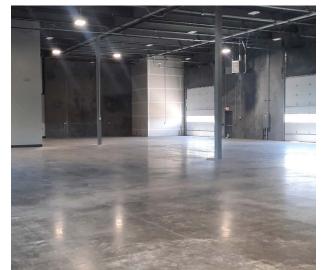
Building A Gallery

1420 W Karcher Rd





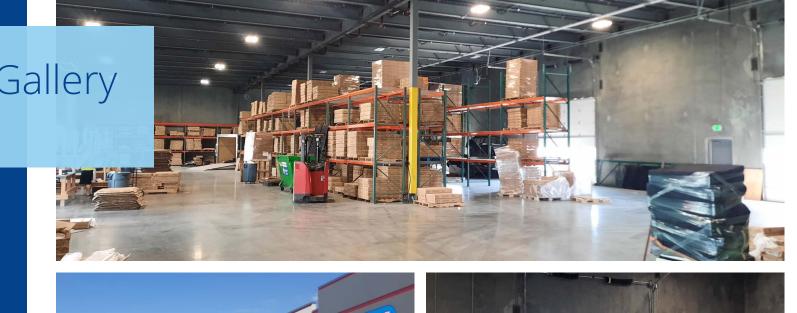






Building B Gallery

1410 W Karcher Rd











Location









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