



For Lease

Karcher Industrial Park

1410 W. Karcher Rd | Nampa, ID



 **SIGNIFICANT
RATE REDUCTION**

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Available Immediately



Available For Lease
25,600 ± to 3,200 SF

Property Overview

Property Type	Industrial
Building Size	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	(8)14' x 14'
Fire Suppression	Yes
Lighting	LED
Parking	1.75 spaces / 1,000 SF
Lease Rate	\$1.10 NNN Reduced Rate \$0.99 NNN \$0.20 NNN expenses



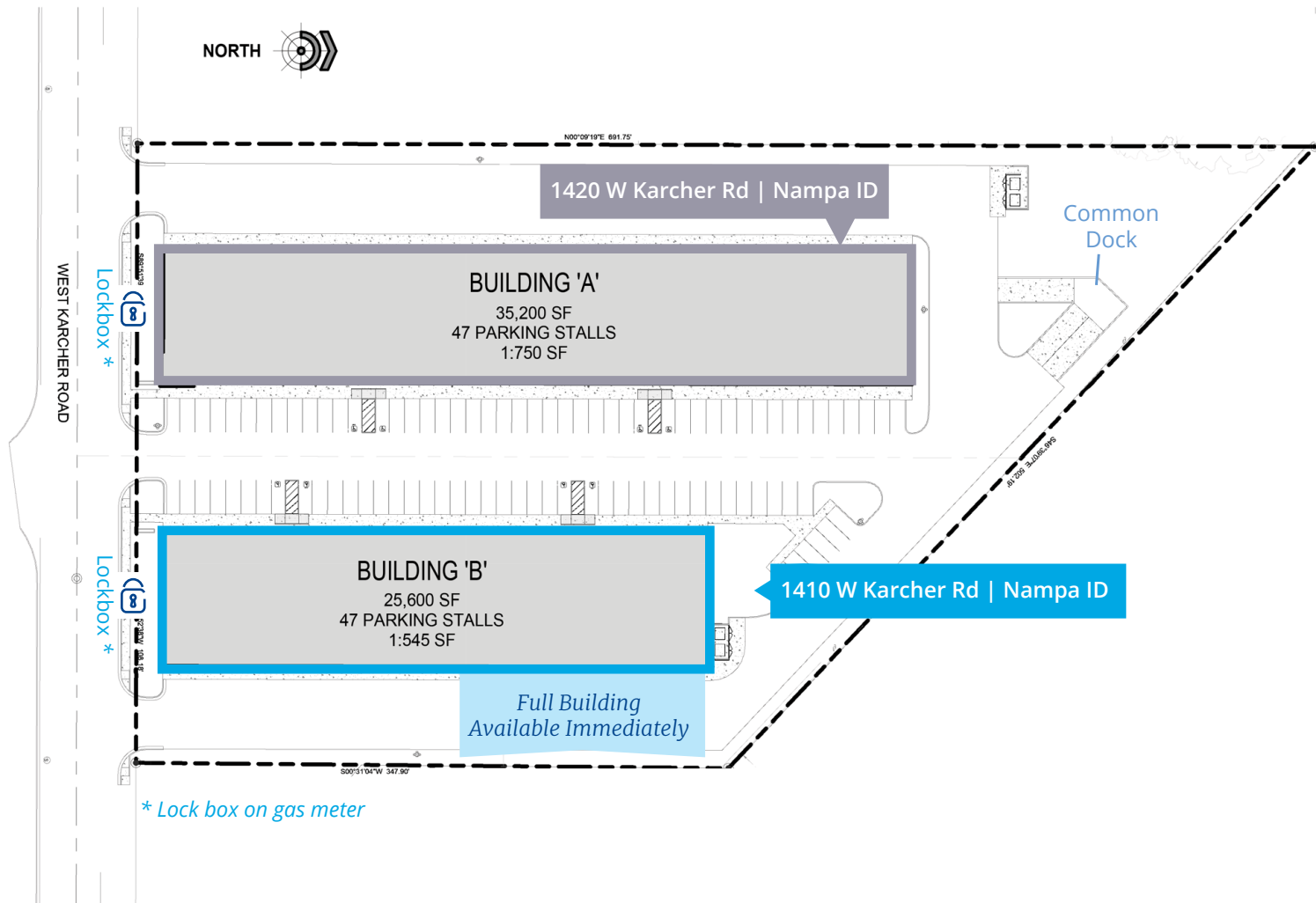
Key Highlights

- 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 Place Nearby
- Site signage available
- Common loading dock available (*see site plan*)
- **Available Immediately:**
 - ± 25,600 SF | Full Building
 - With 800 SF of Front Office

Site Plan

1410 W Karcher Rd

Divisibility options from 3,200–25,600 ± SF



Floor Plan

1410 W Karcher Rd

Divisibility options from 3,200–25,600 ± SF

Full Building
Available Immediately

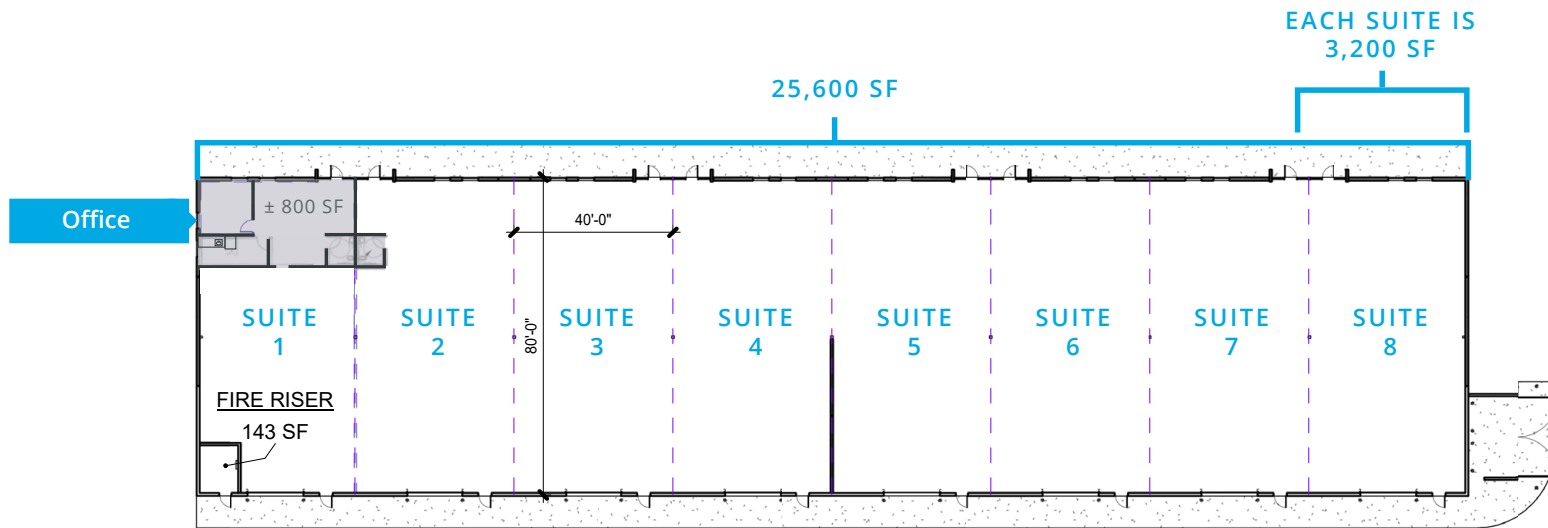


Photo Gallery

1410 W Karcher Rd



Location

 [Google Map](#)

 [Street View](#)



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