



**For Lease**

# Karcher Industrial Park

1410-1420 W. Karcher Rd | Nampa, ID



*Available Immediately*

**Steve Foster**  
+1 208 860 1680  
steve.foster@colliers.com

**Michael McNeight**  
+1 208 999 2347  
michael.mcneight@colliers.com



**Available For Lease**  
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<br>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<br>Drive-In Doors | Building A   (11)12' x 14'<br>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<br>Building B   \$1.10 NNN<br>OPEX   \$0.20 |



## Key Highlights

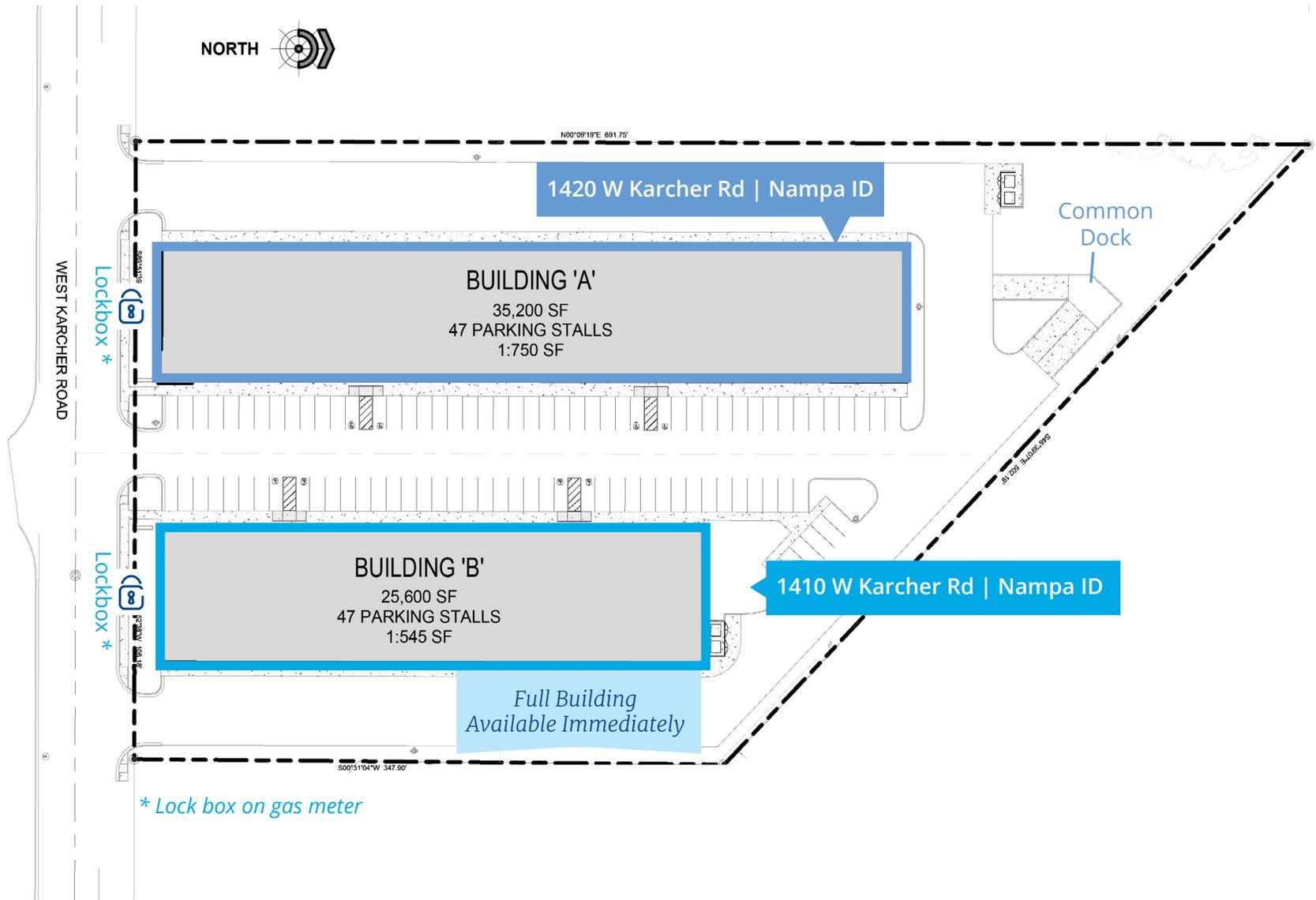
- Newer master planned industrial park located in Canyon County
- Directly off of Interstate 84
- Ideally positioned minutes from the freeway for immediate truck access and visibility
- Karcher Industrial Park provides a rare opportunity for tenants looking to grow or establish themselves in a high growth 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** | 19,200 ± to 3,200 SF

**Building B** | 25,600 ± to 3,200 SF

# Site Plan

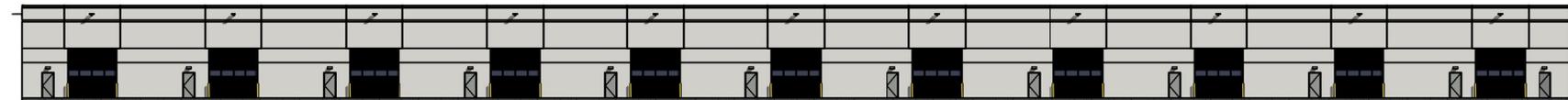
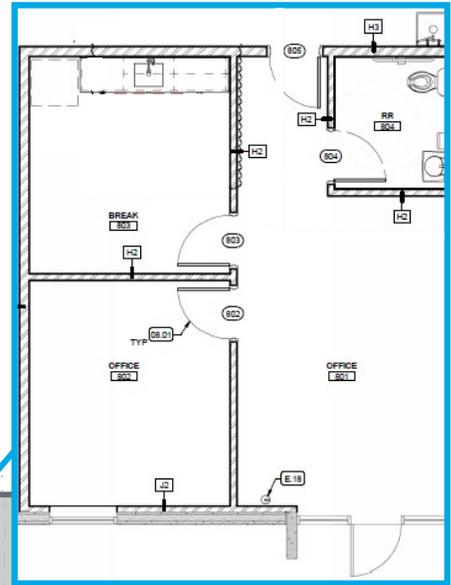
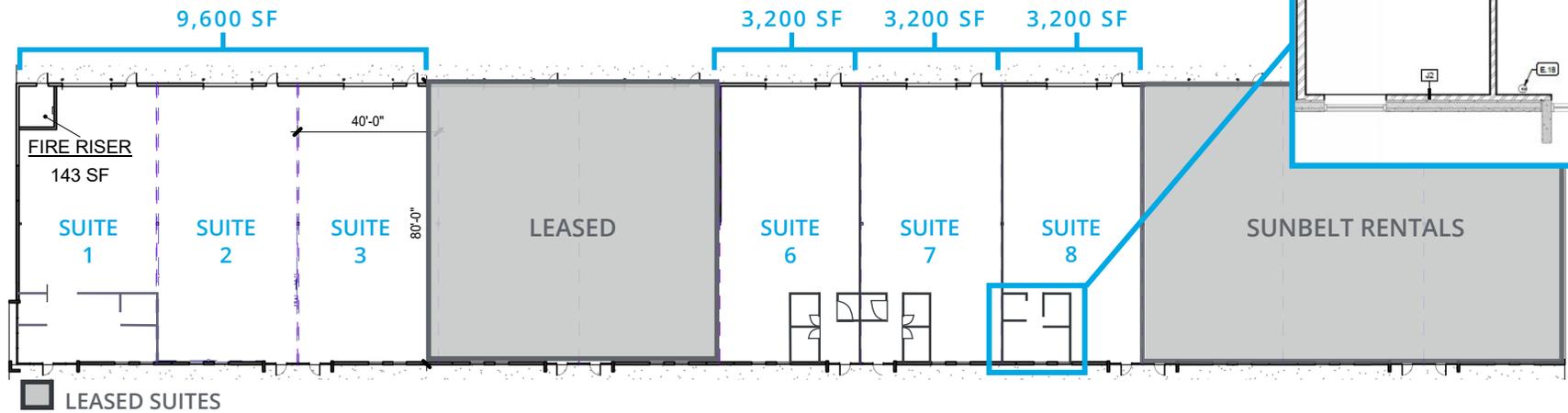
1410-1420 W. Karcher Rd



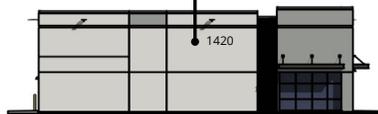
# Floor Plan

Building A | 1420 W Karcher Rd

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



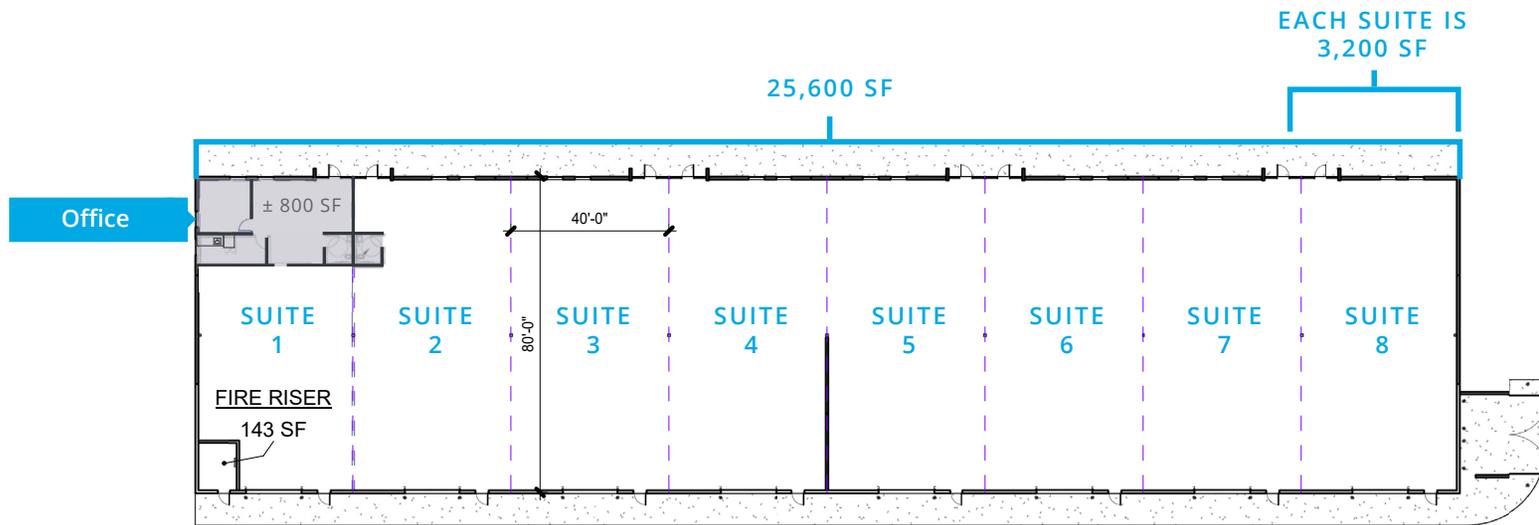
1420 (12" High Black Numbers)  
under light



# Floor Plan

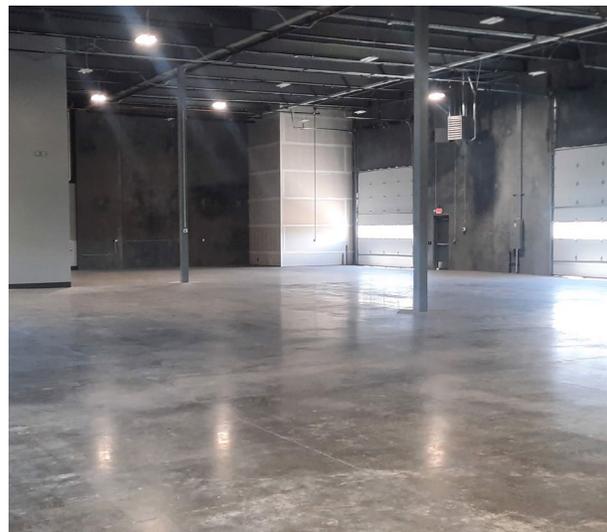
Building B | 1410 W Karcher Rd  
Divisibility options from 3,200–25,600 +/- SF

Full Building  
Available Immediately



# Building A Gallery

1420 W Karcher Rd



# Building B Gallery

1410 W Karcher Rd



# Location

 [Google Map](#)

 [Street View](#)



755 West Front Street, Suite 300  
Boise, Idaho 83702  
+1 208 345 9000  
[colliers.com/idaho](http://colliers.com/idaho)

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