



**For Lease**

# Karcher Industrial Park

1420 W. Karcher Rd. | Nampa, ID



*Available Immediately*

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**Available For Lease**  
19,200 ± to 3,200 SF

# Property Overview

Property Type	Industrial
Building Size	1420 W. Karcher Rd.   35,200 SF
Construction Type	Concrete tilt
Year Built	2022
Land Size	4.36 acres
Zoning	Light industrial
Ceiling Height	24'
Grade Level Drive-In Doors	Multiple Grade Level Common Dock
Fire Suppression	Yes
Lighting	LED
Parking	1.75 spaces / 1,000 SF
Lease Rate	Building A   \$1.25 NNN OPEX   \$0.20 NNN expenses



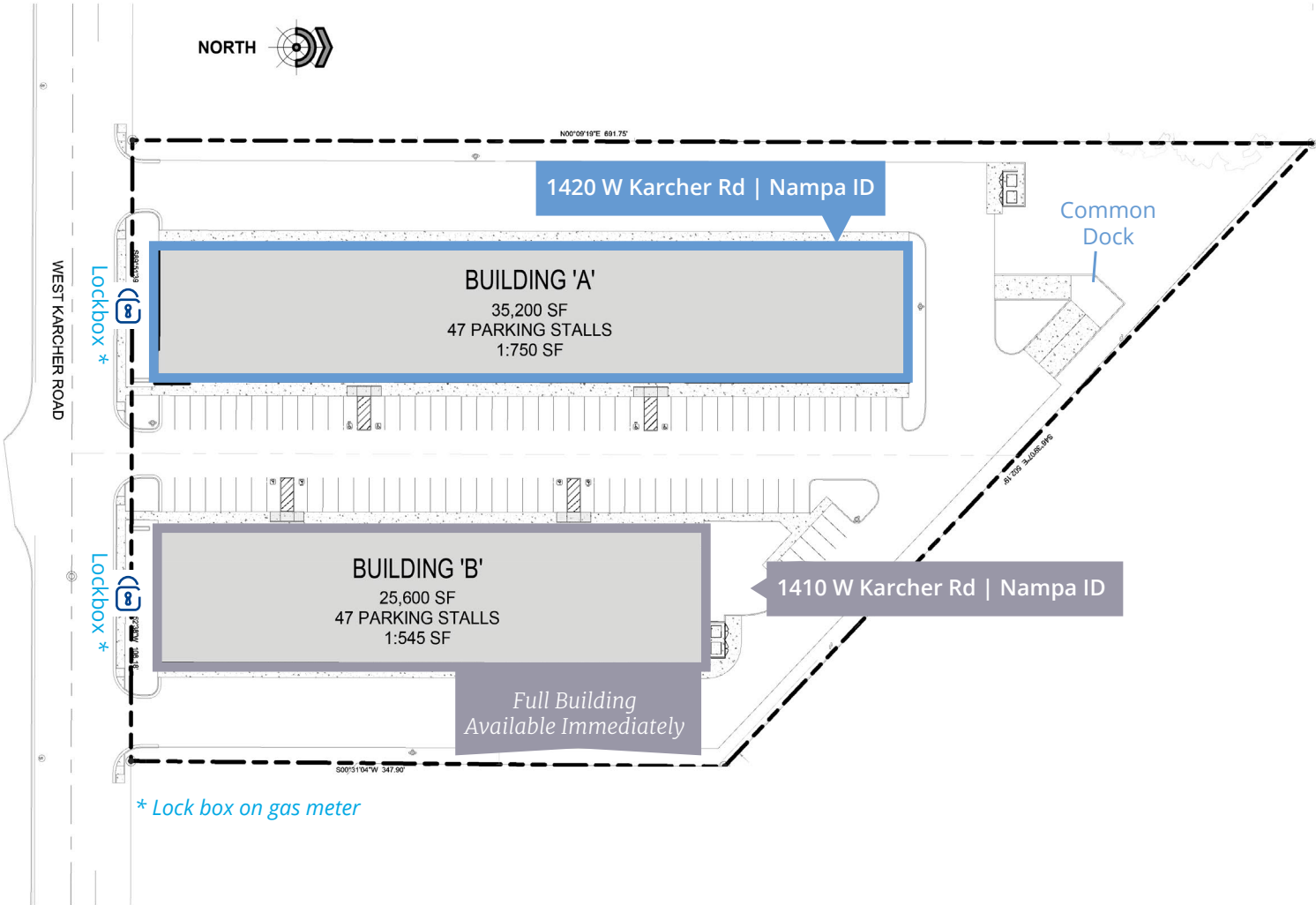
## Key Highlights

- 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:**

**Building A** | 19,200 ± to 3,200 SF

# Site Plan

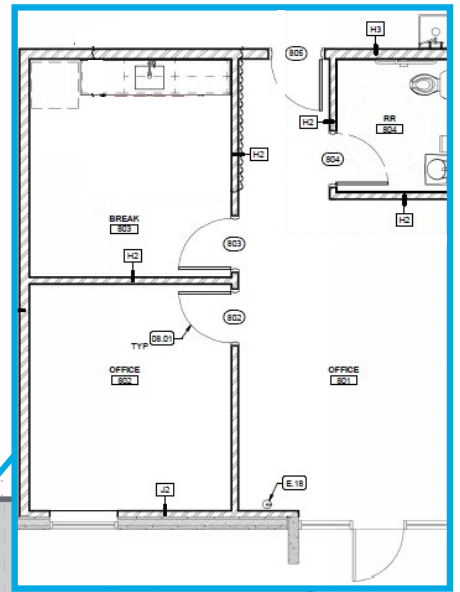
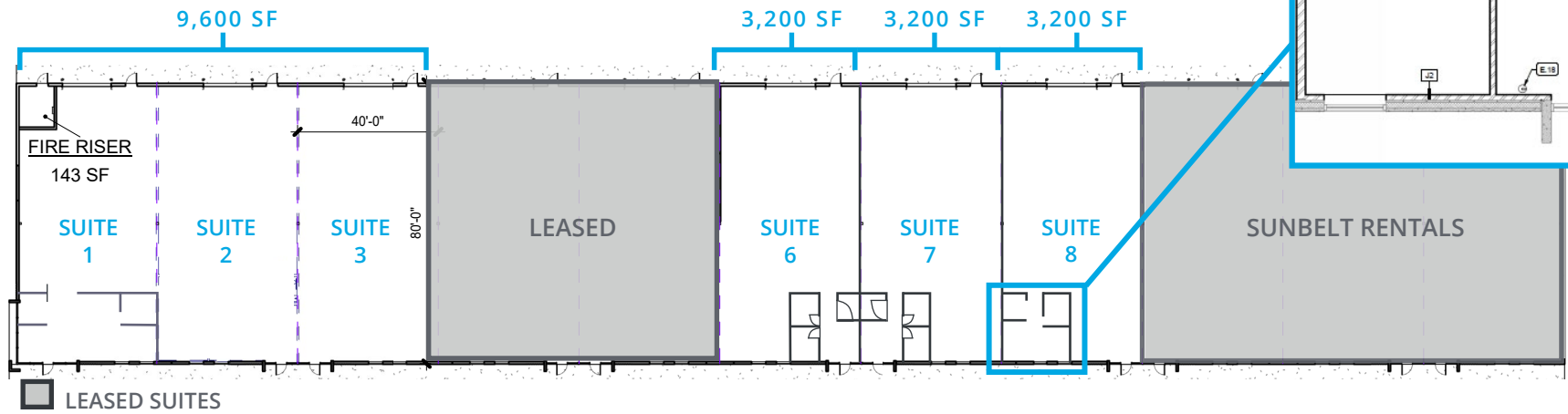
1420 W. Karcher Rd



# Floor Plan

Building A | 1420 W Karcher Rd

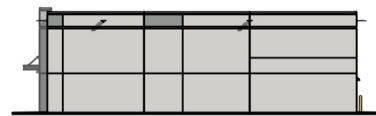
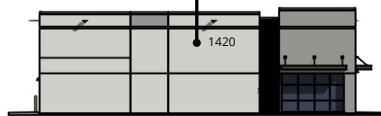
Divisibility options from 3,200±, 6,400±, 9,600± SF



Suite Number (6" High) above door on glass - typ.

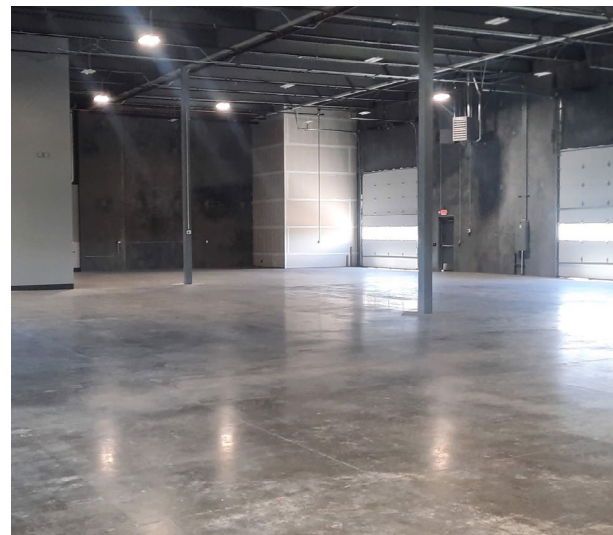


1420 (12" High Black Numbers) under light



# Photo Gallery

1420 W Karcher Rd



# Location

 [Google Map](#)

 [Street View](#)



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