



FOR SALE

**FALL RIVER
BUSINESS
PARK**

SOUTH PHASE

Consist of 4 Lots
Developed For
Flex & Office
Use



**2 Lots
Available**

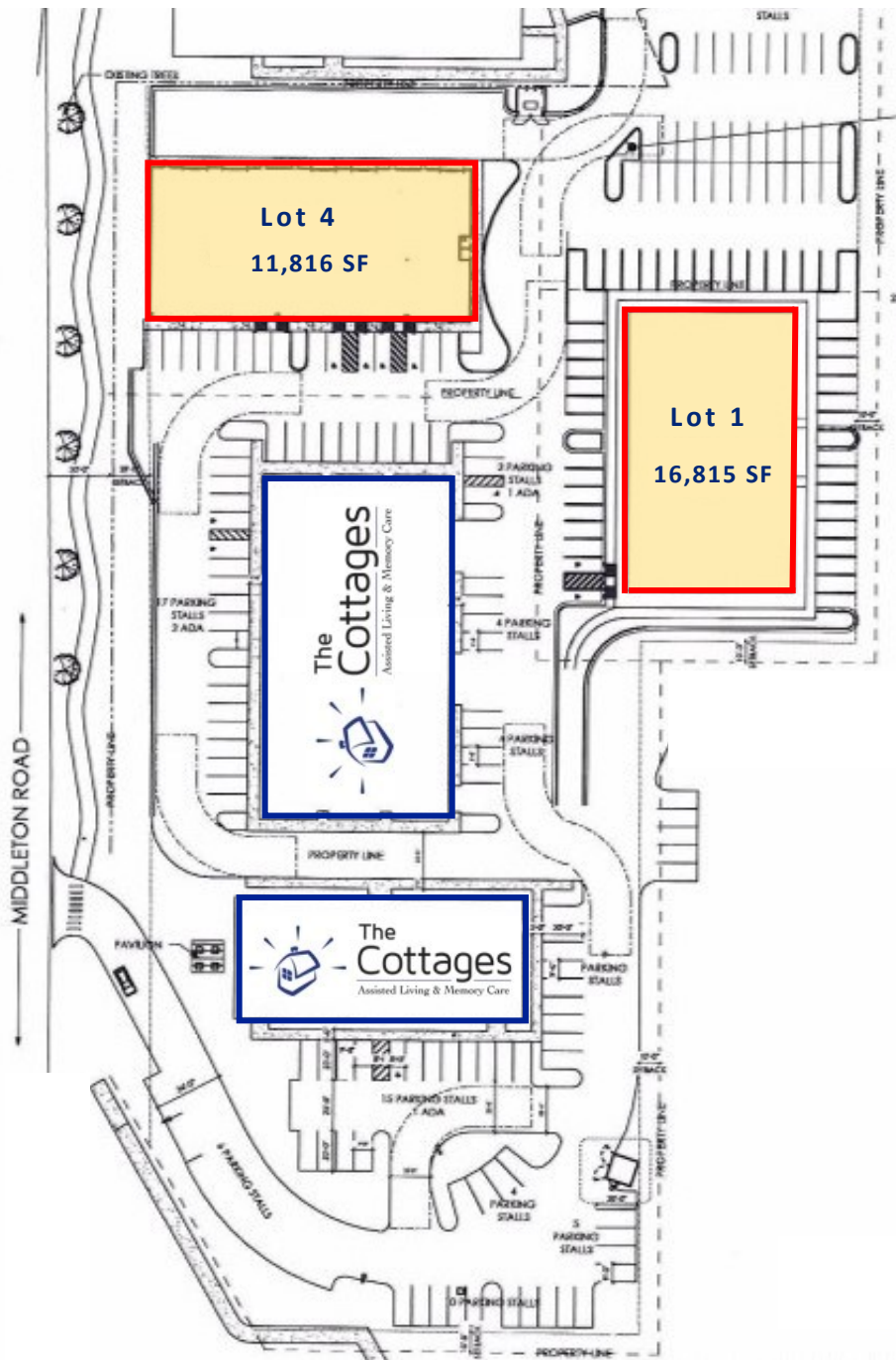
Rick McGraw | 208.880.8889
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FALL RIVER BUSINESS PARK

South Site Plat



Pricing for Individual Lots

- **Lot 1** 995 S. Rising Sun Drive **\$455,017.50**
 - ⇒ Lot 1 Size : 52,355 SF \$8.50/SF
 - ⇒ Can accommodate a building up to 16,815 SF
- **Lot 2** 1085 S. Rising Sun Drive **SOLD**
 - ⇒ Lot 2 Size : 61,935 SF \$8.50/SF
 - ⇒ Can accommodate a building up to 8,450 SF
- **Lot 3** 1047 S. Rising Sun Drive **SOLD**
 - ⇒ Lot 3 Size : 53,617 SF \$8.50/SF
 - ⇒ Can accommodate a building up to 15,540 SF
- **Lot 4** 1017 S. Rising Sun Drive **\$340,893**
 - ⇒ Lot 4 Size : 32,466 SF \$10.50/SF
 - ⇒ Can accommodate a building up to 11,816 SF
 - ⇒ The \$10.50/SF Includes Approved Building Plans



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Conceptual Designs for 1017 S. Rising Sun Drive | Nampa, ID 83686

Plans Ready to Start Construction on 11,816 SF Building

Lot Offered For \$340,893.00



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Fall River Business Park



- Existing Businesses in Fall River Business Park include Idaho Fitness Factory, Premier Dental, Garden of Learning Day Care and an a new Orthodontist.

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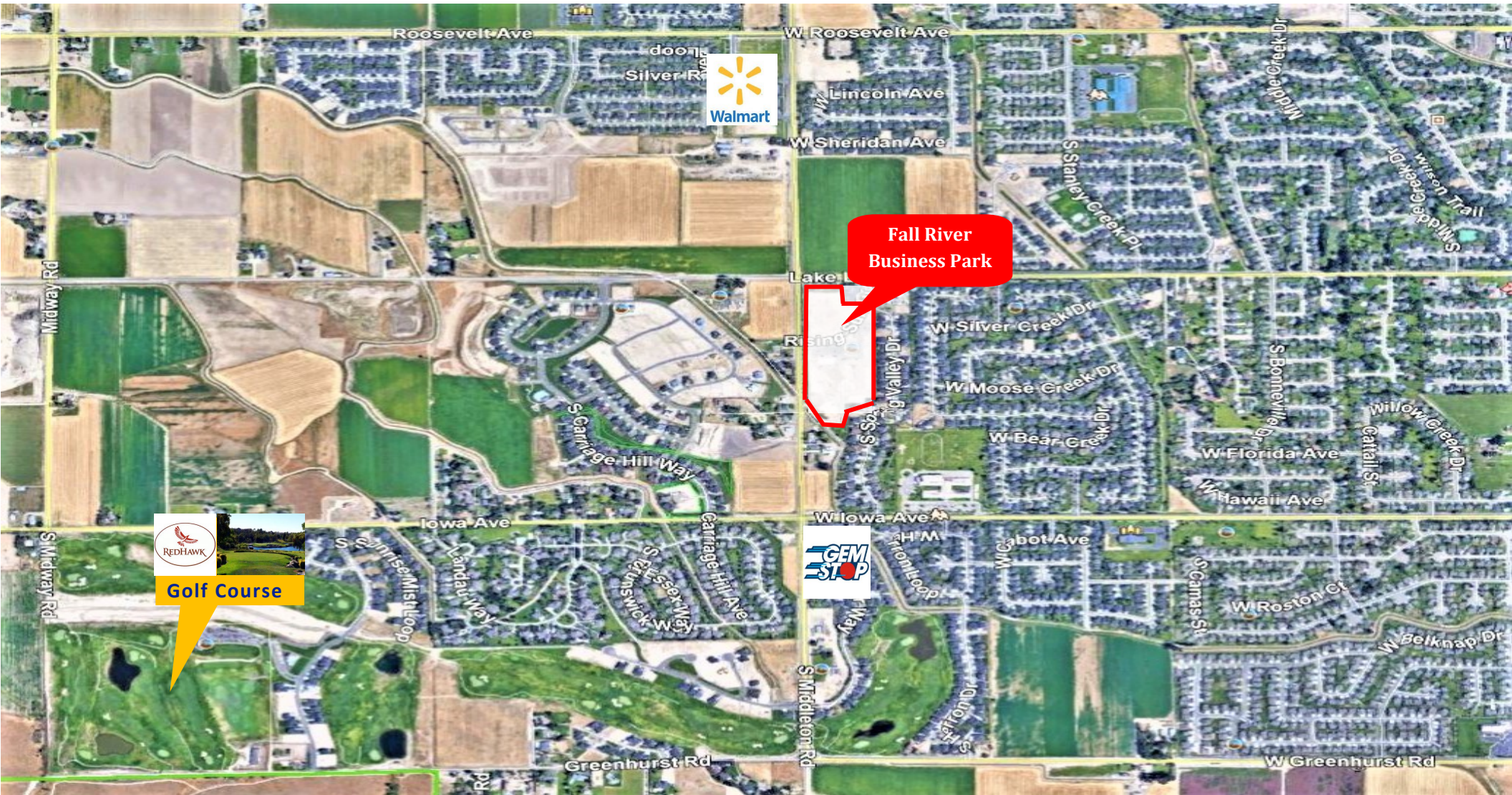
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- Fall River Business Park is located on the SE Corner of Lake Lowell Ave and Middleton Road
- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Uses in Complex include Retail, Office and Flex Lots



FALL RIVER BUSINESS PARK



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