



FOR LEASE

**FALL RIVER
BUSINESS
PARK**

North Phase

**Currently Under
Construction**

**Retail & Office
Use**

849 & 965

South Rising Sun Drive

Nampa, ID 83686

Directions from Boise: Take exit (39), West on Karcher/Highway 55, South on Middleton Road
Fall River is located on the South East corner of Middleton Road and Lake Lowell Avenue

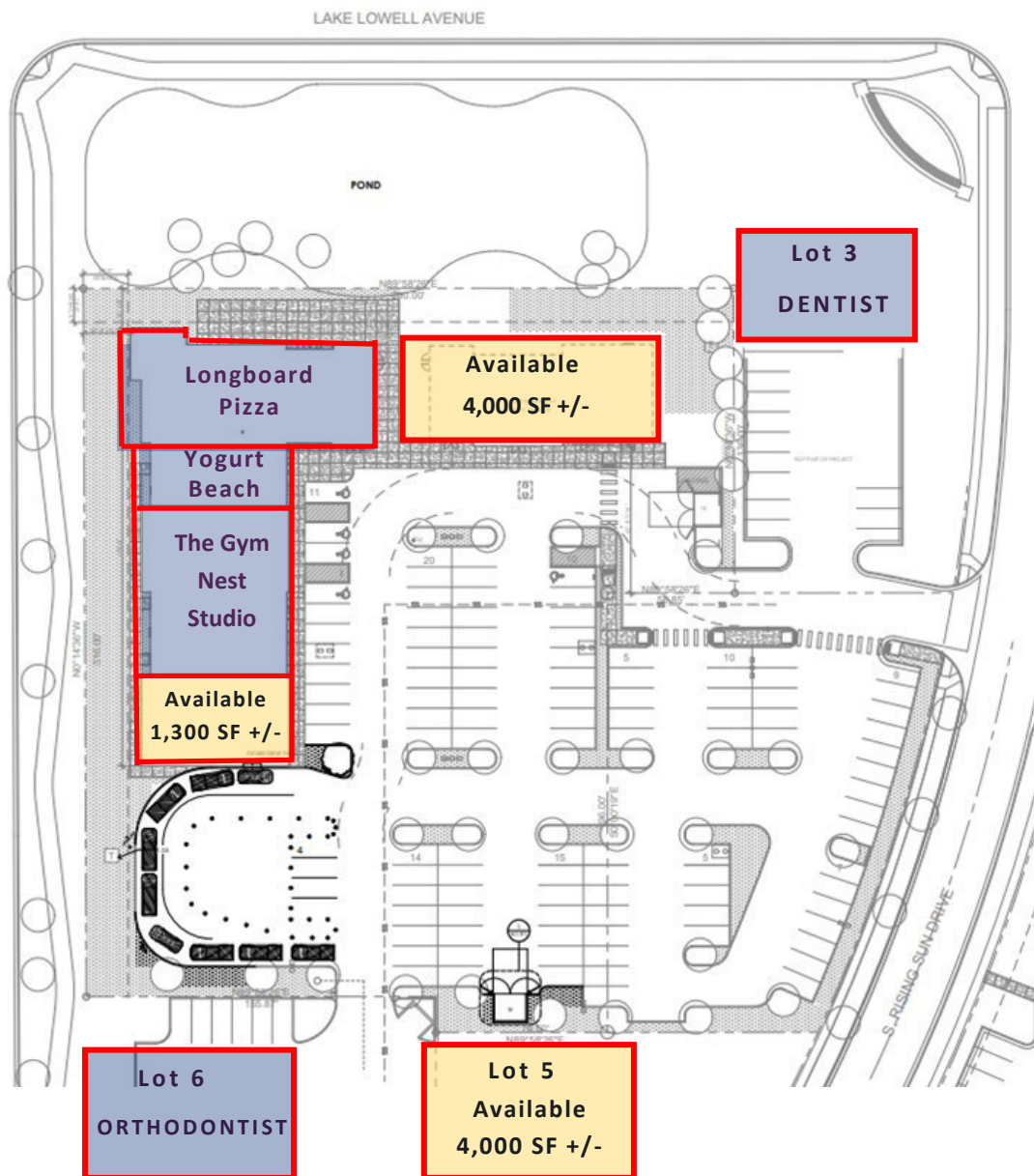


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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FALL RIVER BUSINESS PARK

North Site Plat



Available Lots

- **849 S. Rising Sun Drive Lot 7 | Retail**
 - ⇒ Total Lot Size : 85,055 SF
 - ⇒ 4,000 SF (+/-) Rate Negotiable
 - ⇒ 1,300 SF (+/-) Rate Negotiable
 - ⇒ Tenant Improvement Allowance Negotiable
- **965 S. Rising Sun Drive Lot 5 | Retail**
 - ⇒ Lot Size : 20,033 SF Rate Negotiable
 - ⇒ Tenant Improvement Allowance Negotiable
 - ⇒ Can accommodate a building up to 4,000 SF (+/-)
 - ⇒ Build to Suit

Lot 26
Veterinarian
Clinic

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Lot 7

Longboard Pizza

Suite 110

Yogurt Beach

Suite 120

LEASED

**The Gym
Nest
Studio**

Suite 150

AVAILABLE

1,300 SF +/-

LEASED

Lot 7

AVAILABLE

4,000 SF +/-



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FALL RIVER BUSINESS PARK



- **Construction has begun**
- **Occupancy scheduled for the 4th Quarter of 2023**

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Fall River Business Park



- Fall River Business Park is located on the Southeast Corner of Lake Lowell Ave and Middleton Road
- Existing Businesses in Fall River Business Park include Idaho Fitness Factory, Premier Dental, Garden of Learning Day Care and an Orthodontist.

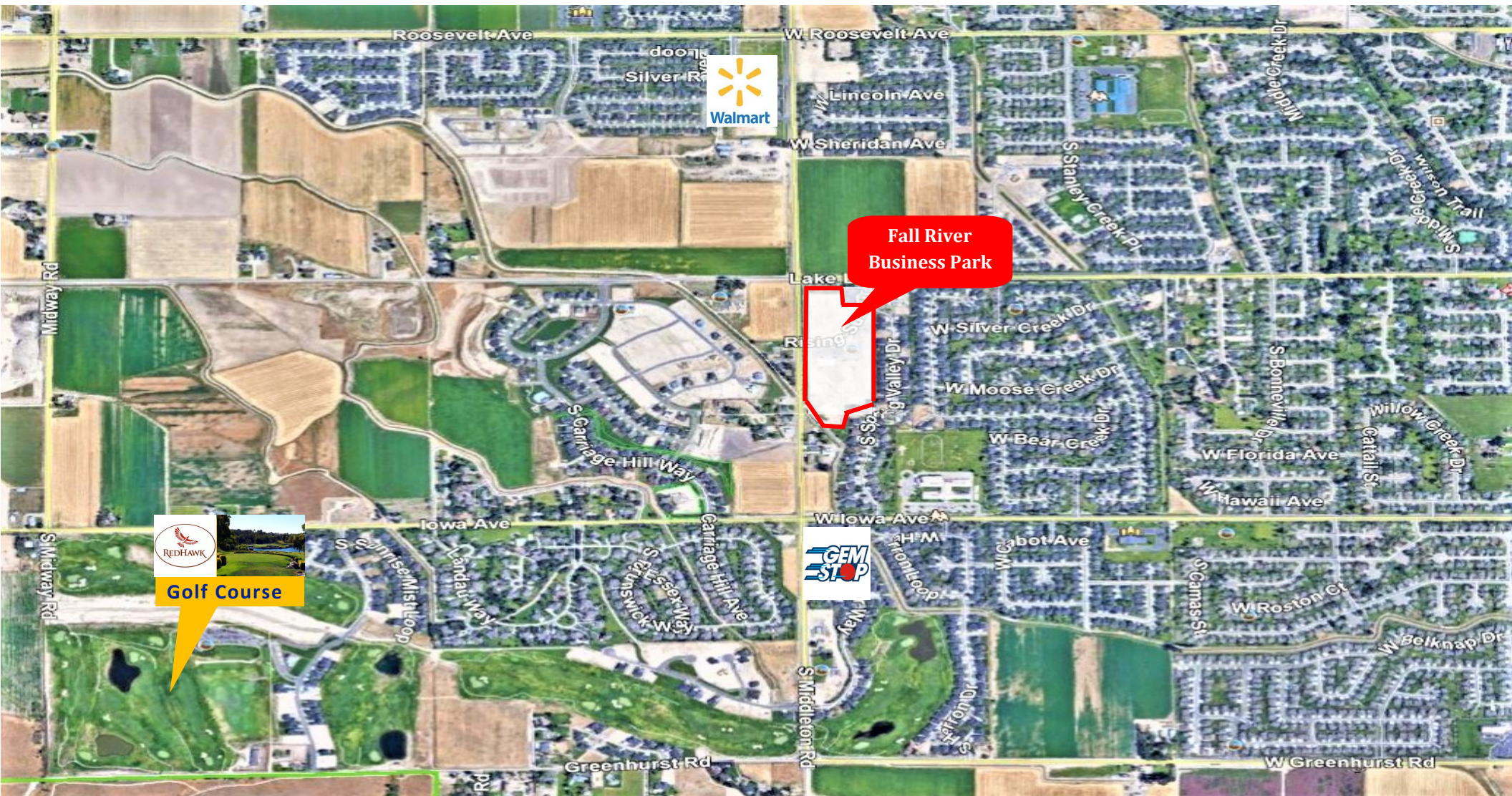
- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Uses in Complex include Retail, Office and Flex Lots



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