



NEW CONSTRUCTION INDUSTRIAL FOR LEASE

KARCHER INDUSTRIAL PARK

1410 & 1420 W. KARCHER ROAD / NAMPA, IDAHO 83687

**OFFICE COMPLETE,
READY FOR OCCUPANCY!**

CONTACT

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HIGHLIGHTS

Two newly constructed industrial building viewable from I-84.

Strategic and highly-desired location off three major Nampa thoroughfares.

Flexibility in space size and use - well suited for commercial users such as retail, industrial, warehouse, and distribution.

Multiple buildout options available to tenants.

Close to Karcher Interchange and Treasure Valley Marketplace, a 700,000 SF regional power center offering a wide selection of shopping and dining options, including Costco.

DETAILS

SUBMARKET:	Nampa	ZONING:	Light Industrial
DIVISIBILITY:	3,200 - 12,800 SF	PARKING:	1.3/1000
AVAILABLE:	Immediately	LEASE RATE:	\$1.25/SF MO
SPRINKLERS:	Yes	CLEAR HEIGHT:	24'
DOCK:	Outdoor Common	LEASE TYPE:	NNN
GRADE DOORS:	14'x14' (1/3,200 SF)	POWER:	120/208 3 Phase 200 Amps/Bay
BLDG. SIZES:	1410: 25,800 SF 1420: 35,200 SF		

UPDATED: 7.21.2025

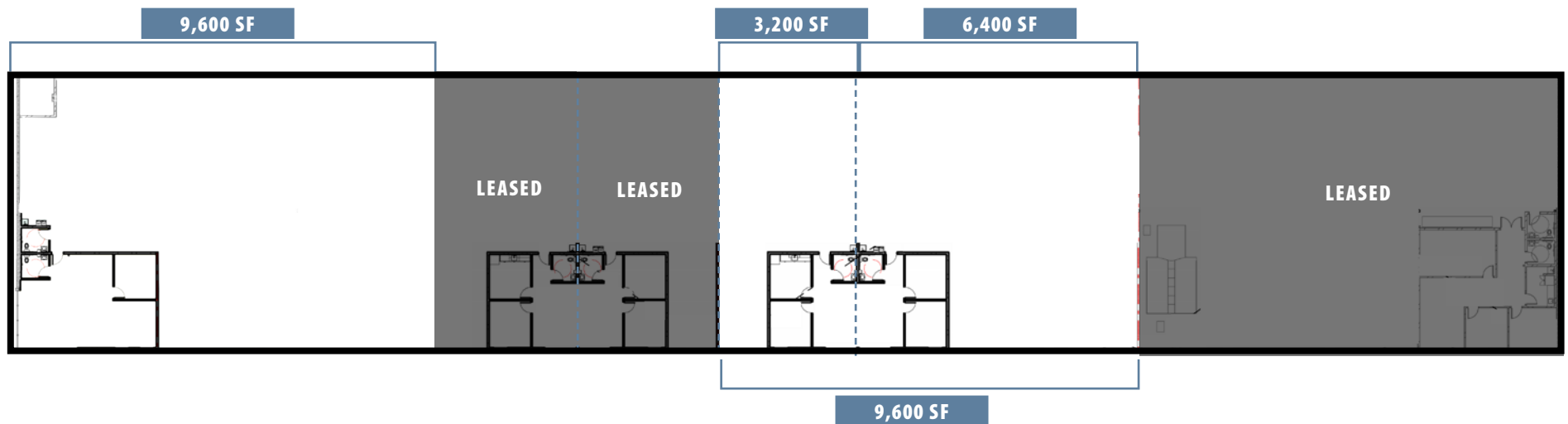
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1420 KARCHER

DIVISIBILITY OPTIONS FROM 3,200 SF - 12,800 SF

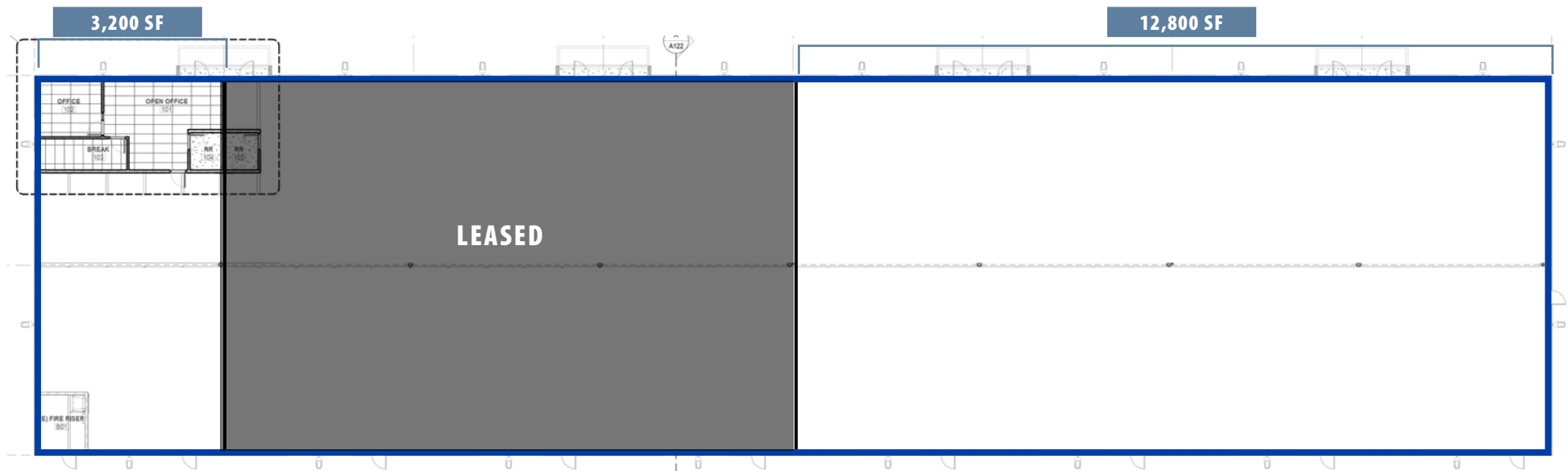


BLDG. SIZE: 35,200 SF

DIVISIBILITY OPTIONS: 3,200 SF
6,400 SF
9,600 SF
12,800 SF



1410 KARCHER

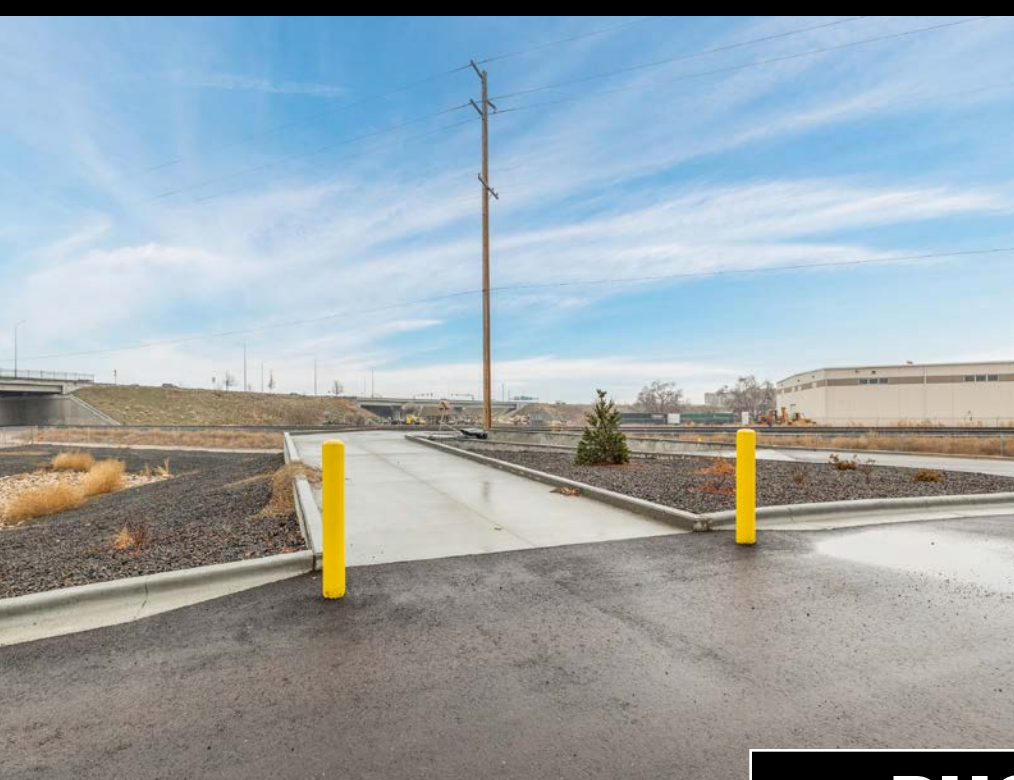


BLDG. SIZE: 25,600 SF
DIVISIBILITY OPTIONS: 3,200 SF
12,800 SF



SHARED OUTDOOR COMMON DOCK





PHOTOS



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PHOTOS



NAMPA/CALDWELL RETAIL ACTIVITY HUB



44,341 VPD

WINCO FOODS

ZURCHERS

W KARCHER RD

SITE

28,978 VPD

47,116 VPD

MAJOR CANYON COUNTY
INTERSECTION

28,873 VPD

25,098 VPD

ZAMZOWS

LOWE'S HOME
IMPROVEMENT

CALDWELL BLVD

HARBOR FREIGHT

**FOUR MINUTES
TO INTERSTATE
ON-RAMP**

VIEW LOOKING SOUTHEAST



Logos for surrounding businesses:

- TARGET
- Dutch Bros
- SODALICIOUS
- KOHL'S
- ULTA
- EINSTEIN'S BAKERY
- OLD NAVY
- BLAZE
- crumbl cookies
- FAMOUS footwear
- Qdoba
- WINGERS

Logos for St Luke's and Costco Wholesale

MIDLAND BLVD

EXIT 33

SITE

KARCHER MALL



KARCHER ROAD

EXIT 33



Logos for surrounding businesses:

- HOBBY LOBBY
- Burlington
- Panera Bread
- TJ-MAXX
- PET SMART
- McDonald's
- DICK'S SPORTING GOODS
- Chick-fil-A
- DISCOUNT TIRE
- SPORTSMAN'S WAREHOUSE
- the school
- PAUL MITCHELL