

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		



1420 KARCHER

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



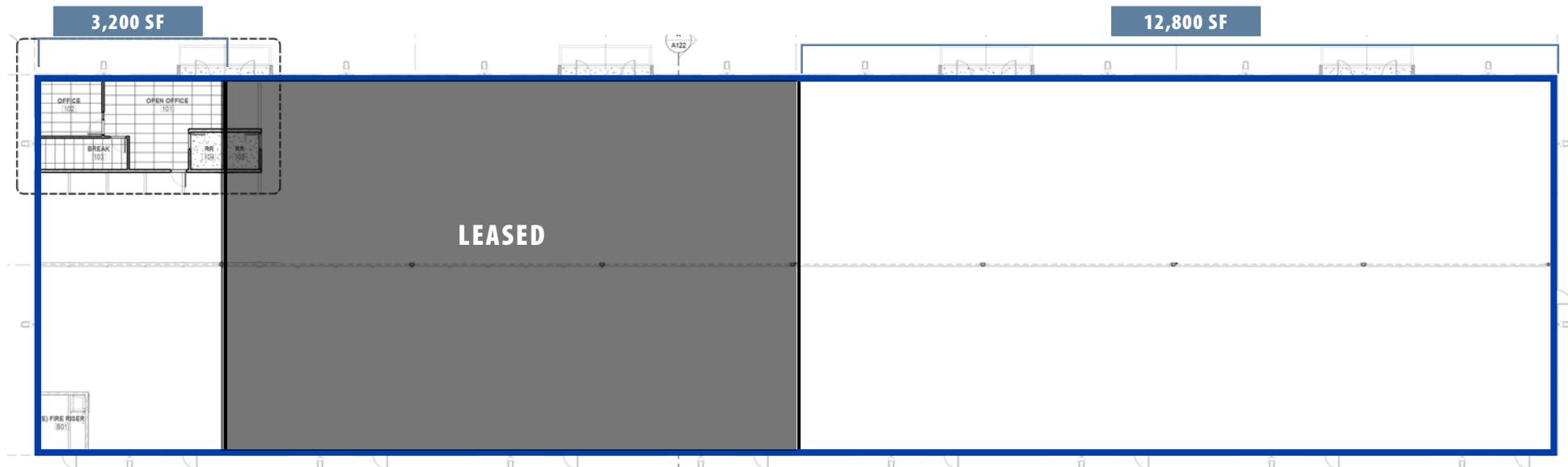
BLDG. SIZE: 35,200 SF

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



1410 KARCHER

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



BLDG. SIZE: 25,600 SF

DIVISIBILITY OPTIONS: 3,200 SF
12,800 SF

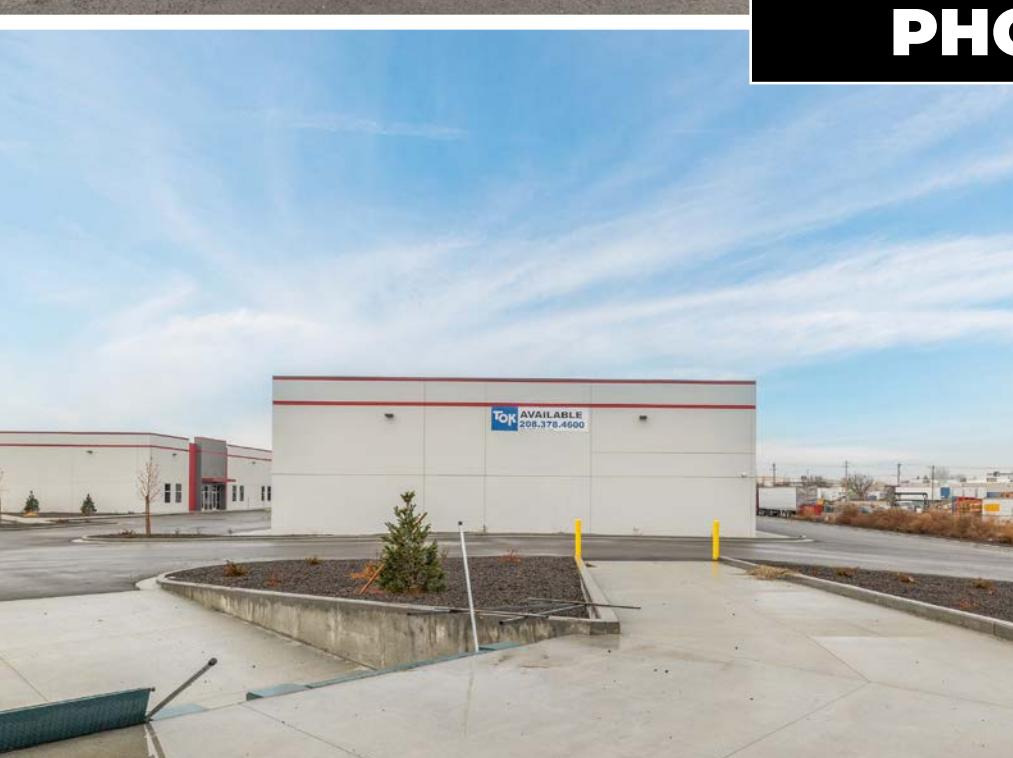


SHARED OUTDOOR COMMON DOCK





PHOTOS



TOK
COMMERCIAL



PHOTOS



TOK
COMMERCIAL

NAMPA/CALDWELL RETAIL ACTIVITY HUB



44,341 VPD



1,978 VPD

47,116 VPD

W KARCHER RD



MAJOR CANYON COUNTY
INTERSECTION

28,873 VPD

25,098 VPD

ZAMZOWS

CALDWELL BLVD

HARBOR FREIGHT

SITE



LOWE'S HOME
IMPROVEMENT

FOUR MINUTES
TO INTERSTATE
ON-RAMP

VIEW LOOKING SOUTHEAST

