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# Property Overview

Land for lease or build-to-suit with over 800 feet of I-84 freeway frontage in the rapidly growing city of Nampa between the Northside and Midland off ramps. Just north of Caldwell Boulevard, this 4.26 acres is zoned for light industrial with convenient access to the busy Treasure Valley Marketplace.

Property Type	Bare Land for Build-to-Suit Opportunities
Land Size	4.26± Acres
Location	Karcher Road - Visible from I-84
Parcel	R3098200000
Zoning	AE - Light Industrial
Yard	Yes
Property Access	Off Karcher Road with I-84 Exposure



## Key Highlights

- **Interstate visibility**
- 4.26± acres for industrial build-to-suit opportunities
- Fenced, laydown yard available
- One or multiple buildings with yard space

## Nearest Transport

	Location	Distance
Airport	Boise	24.0 mi
Railroad	Up-Nampa-Id	1.8 mi
Freight Port	Portland	413.0 mi

# Property Photo



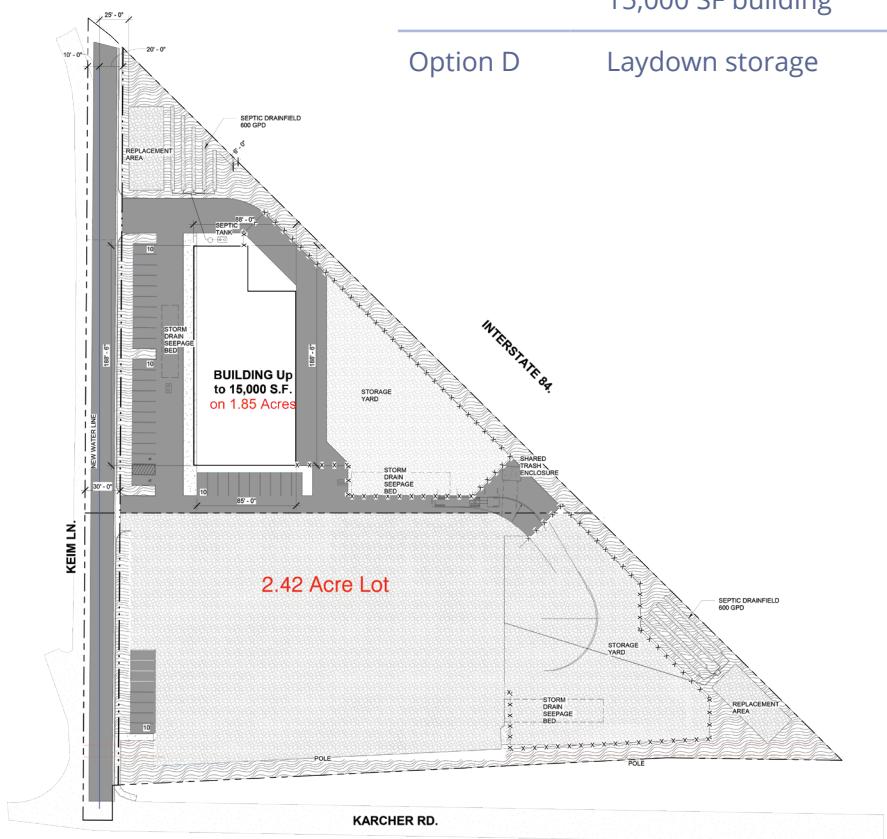
# Conceptual Site Plans

## Conceptual Space Available

Option A	30,000 SF building
Option B	15,000 SF building
Option C	30,000 SF building & 15,000 SF building
Option D	Laydown storage



Option A



Option B

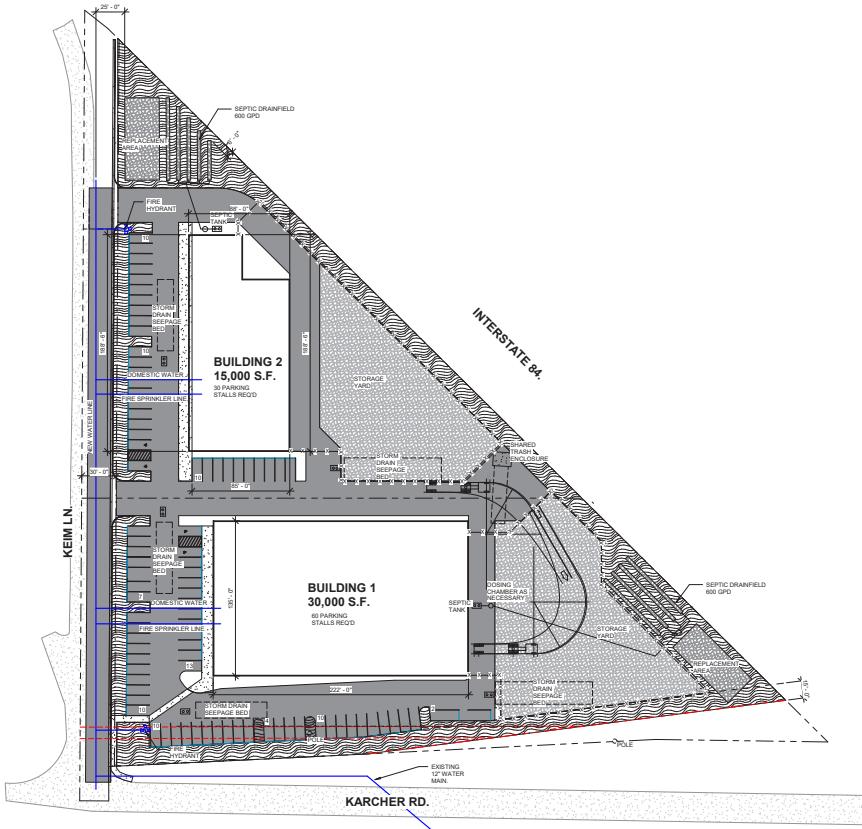


Building Sample

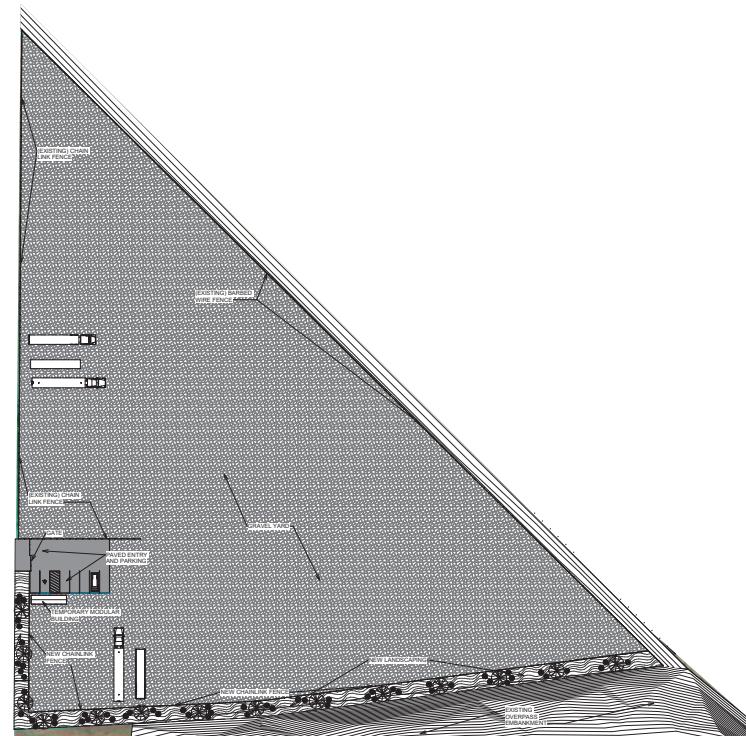
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Option C



Option D  
Laydown Yard



# Location

[Google Map](#)

[Street View](#)



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