



For Lease

8515 E. Cash Lane
Nampa, ID 83687



*Available for Occupancy
April 2025*

Bryant Jones
208 472 1663
bryant.jones@colliers.com

Property Overview

Property Type	Industrial
Total Building Size	10,922 SF <i>(see below for breakdown)</i>
Land Size	.83 Acre
Yard	~12,000 SF paved yard
Zoning	IL
Year Built	2021
Construction Type	Metal
Ceiling Height	18 Ft clear height
Grade Level Drive-In Doors	2 - 12x14 Doors
Heating & Cooling	Warehouse and offices temperature controlled
Lighting	LED and skylights
Power	3 Phase 400 amps

Space Available

Suite	Size	
Warehouse	9,132 SF	
Office	895 SF	
Mezzanine	895 SF	
Paved Yard	~12,000 SF	
Total	10,922 SF	\$11,450 + NNN

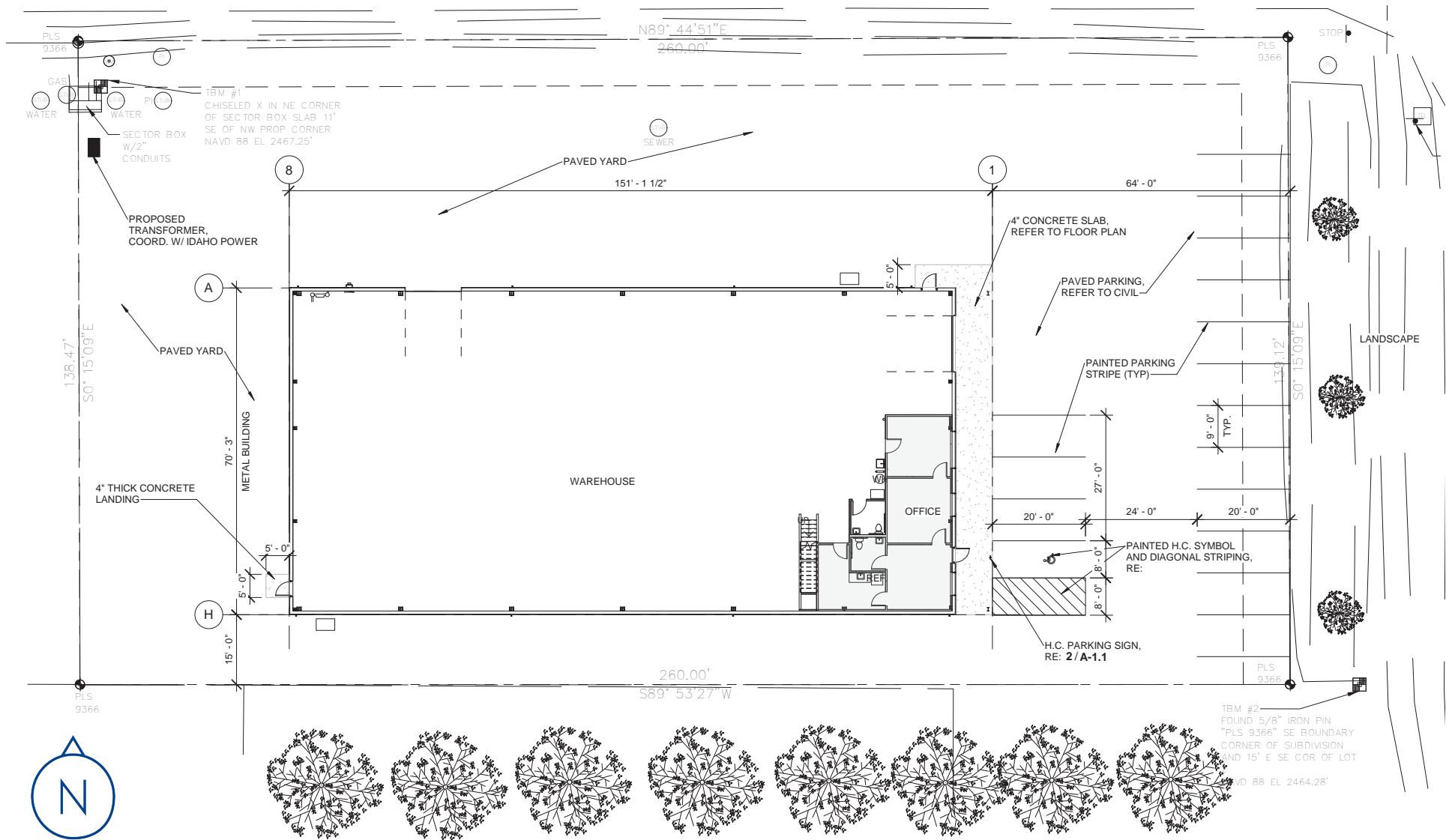
NNN fees \pm \$.20 PSF (\$2,184)

Key Highlights

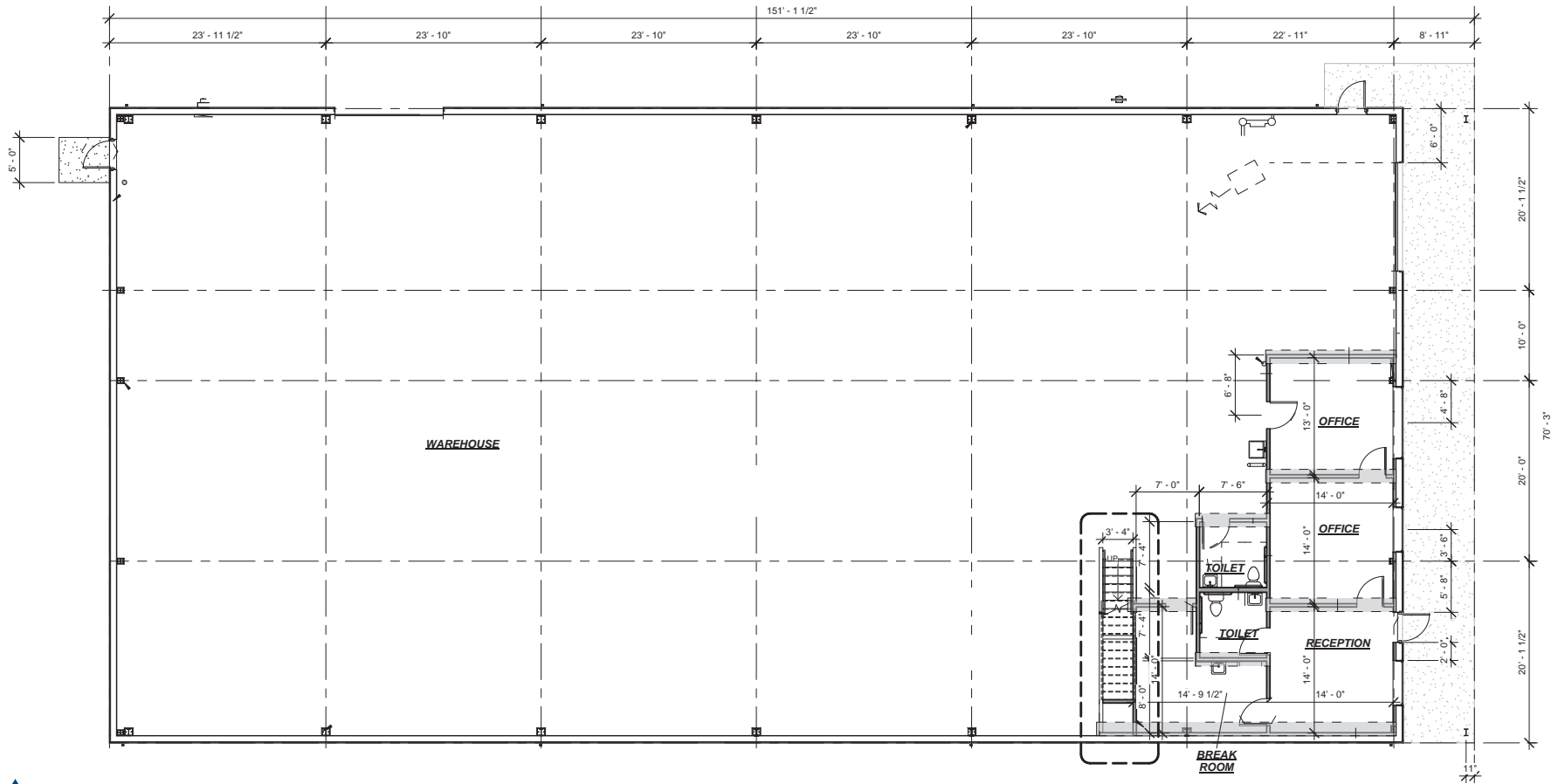
- Available for occupancy April 2025
- Right off two freeway entrances
- Located in industrial hub area
- 2 Restrooms
- HVAC in warehouse
- Paved yard
- Fully sprinkled



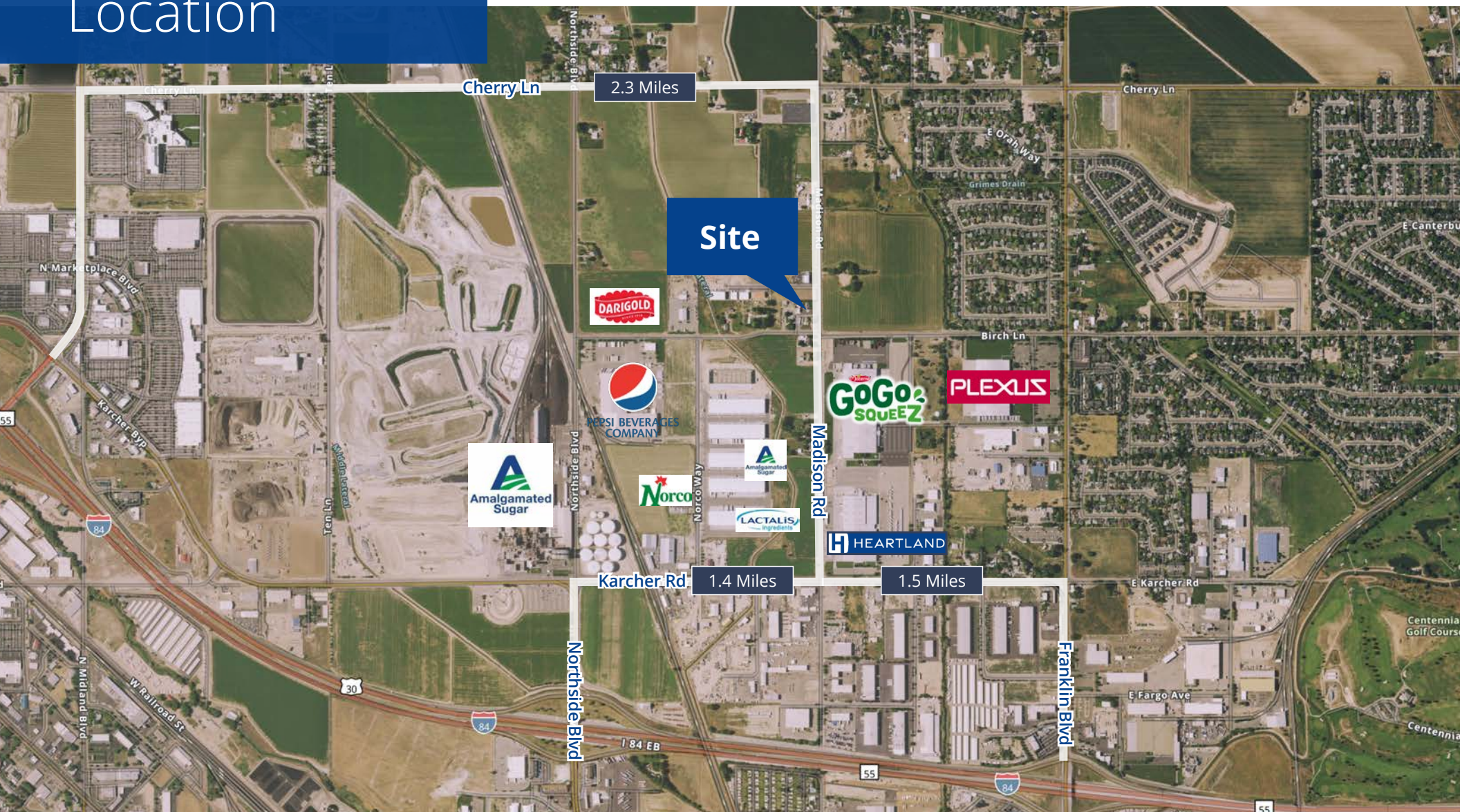
Site Plan



Floor Plan



Location



5700 E Franklin Road Suite 205,
Nampa, Idaho 83686
208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and for its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.