

TOK

COMMERCIAL

CHERRY LANE INDUSTRIAL PARK

INDUSTRIAL & YARD SPACE FOR LEASE / 17100 N FIGJAM AVE / NAMPA, IDAHO 83687

NEW CONSTRUCTION INDUSTRIAL SPACE



BUILDING 1

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HIGHLIGHTS

Brand new, master planned industrial park located directly across from St. Luke's Medical Center.

Excellent access to Interstate 84 via Midland Blvd.

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 Wholesale.

Drive-thru capability.

1- 6.55 acres of potential yard space!

DETAILS

SUBMARKET:	Nampa	CLEAR HEIGHT:	26'
PROP. TYPE:	Industrial	ZONING:	Light Industrial
BLDG. SIZE:	45,000 SF	GRADE LEVEL:	18 - 12'x14'
SPRINKLERS:	Yes	PARKING:	Ample
AVAILABLE:	8/1/2026	LEASE TYPE:	NNN
POWER:	120/208 Volts 2000 Amps 3 Phase	EST. NNN:	\$0.27/sf

UPDATED: 5.20.2026

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TOKCOMMERCIAL.COM



BUILDING 1 | 5,000 SF



AVAILABLE SPACE

SPACE:	SIZE:	RATE:
Building 1	5,000 SF	\$1.10/SF, NNN



TOK
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BUILDING 1



**21 MILES
TO
BOISE**

Amalgamated
Sugar



Target, Dutch Bros, Sodalicious, Kohl's, Ulta, Einstein's, Old Navy, Blaze, Panera Bread, Crumbl, Famous Footwear, Qdoba, Wingers

SITE

St Luke's, Costco Wholesale

MARKETPLACE BLVD

EXIT 33



MIDLAND BLVD

Hobby Lobby, T.J. Maxx, Burlington, Panera Bread, PetSmart, Rocker Barrel, Pull Mitchell, The School, McDonald's, Dick's Sporting Goods, Chick-fil-A, Discount Tire, Sportsman's Warehouse

LOCATED OFF OF PRIMARY NAMPA EXIT