



CHERRY LANE INDUSTRIAL PARK

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

NEW CONSTRUCTION INDUSTRIAL SPACE



BUILDING 1

CONTACT

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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!

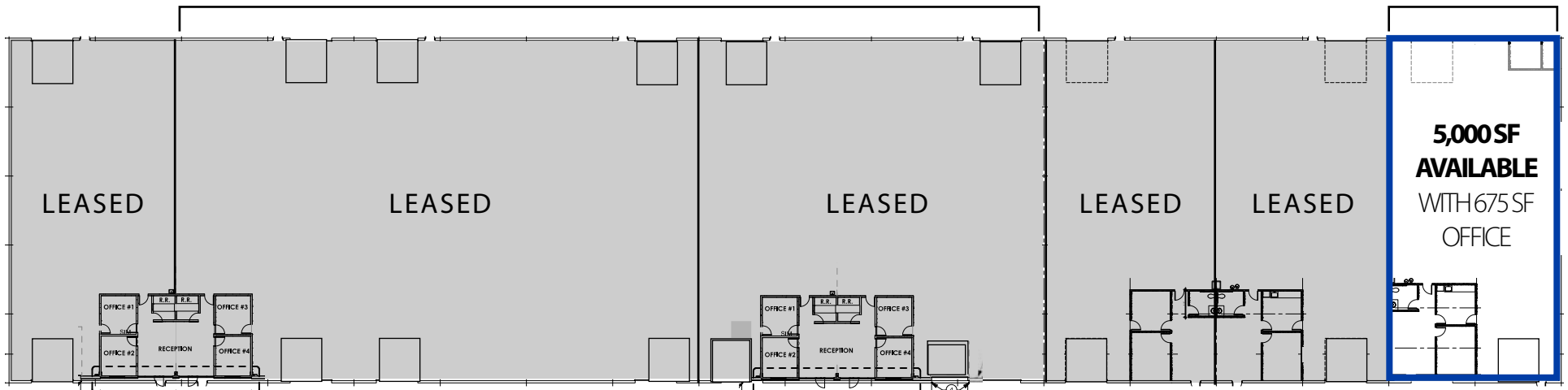
DETAILS

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:	Immediately (Bldg. 1)	LEASE TYPE:	NNN
POWER:	120/208 Volts 2000 Amps 3 Phase	EST. NNN:	\$0.27/sf
		TI'S:	Negotiable

UPDATED: 11.11.2025

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BUILDING 1 | 5,000 SF



AVAILABLE SPACE

SPACE:	SIZE:	RATE:
Building 1	5,000 SF	\$1.00/SF, NNN

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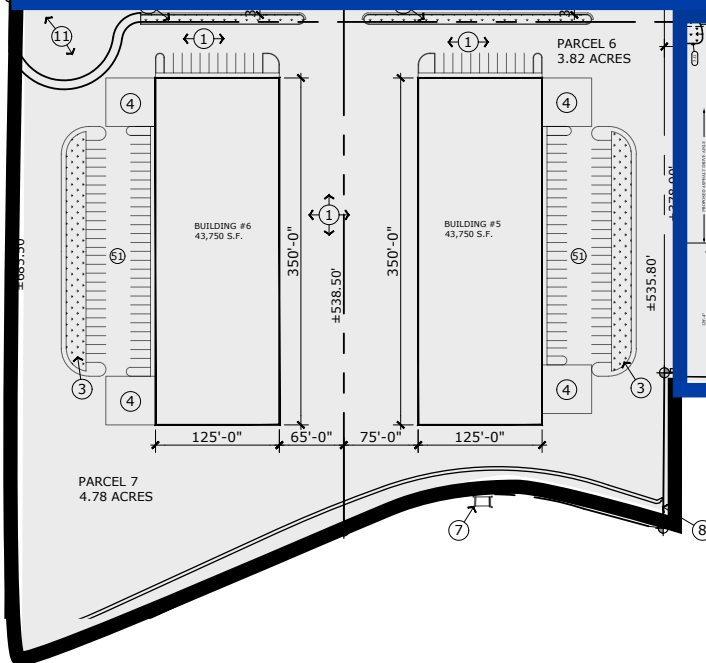
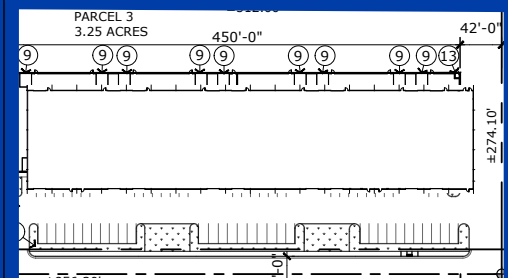
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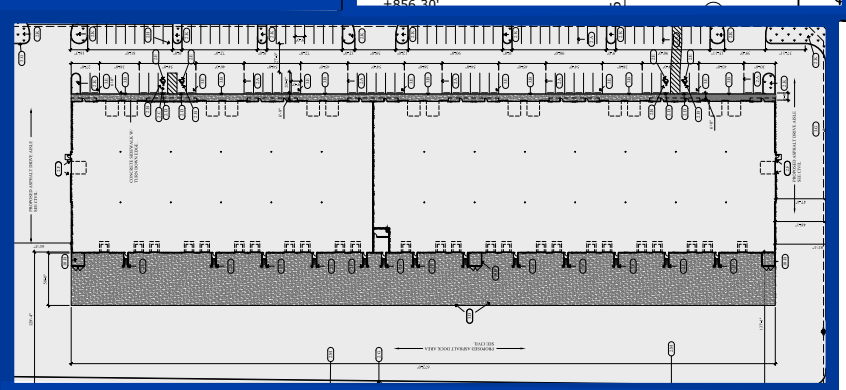
POTENTIAL YARD SPACE | 1-6.55 AC



BUILDING 1 | UP TO 45,000 SF



BUILDING 2 | UP TO 97,440 SF



PROPERTY SITE PLAN



TOK
COMMERCIAL

BUILDING 1



21 MILES
TO
BOISE

Amalgamated
Sugar



COSTCO
WHOLESALE

MARKETPLACE BLVD

EXIT 33



SITE

MIDLAND BLVD



LOCATED OFF OF PRIMARY NAMPA EXIT