



2.53 ACRES
FENCED YARD
FOR LEASE

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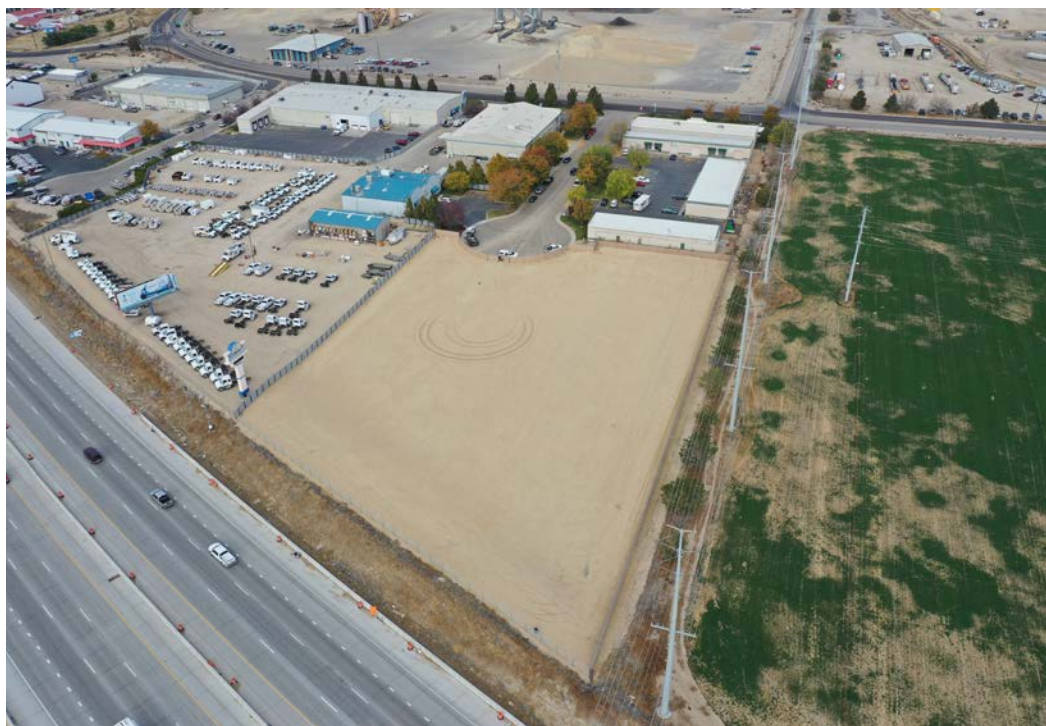
HIGHLIGHTS

Graded and compacted.
Industrial lot positioned along I-84.
Less than one mile to two freeway exits.
Freeway frontage visible to over 60,000 VPD.
Located near Treasure Valley Marketplace, Costco, St. Luke's Hospital, Amalgamated Sugar and more.

DETAILS

LOT SIZE	2.53 Acres
PARCEL	R0813050400
LEASE RATE	\$11,100/MO.
LEASE TYPE	NNN
ZONING	I-L
UTILITES	At or Near Site
AVAILABLE	03/01/2024

TOK
COMMERCIAL





NORTHSIDE BLVD

EXIT 35

**AMALGAMATED
SUGAR
COMPANY**

SITE

**TREASURE
VALLEY
MARKETPLACE**



W KARCHER RD

EXIT 33



**J R
SIMPLT**

**NAMPA
REEL
THEATRE**

CALDWELL BLVD



NORTH RANCH
BUSINESS
PARK

SKY RANCH
BUSINESS
PARK

U.S. Hwy 26

26

SAINT ALPHONSUS MEDICAL
OFFICE PARK
45,000-50,000 SF Bldg

CALDWELL
AIRPORT

CALDWELL

LL SENIOR
SCHOOL

Walmart

I-84

TREASURE VALLEY
MARKETPLACE

COSTCO
WHOLESALE

TARGET

ULTA

PETCO
HOBBY LOBBY

OLD NAVY

Habit
BURGER GRILL

TJ-MAXX

EXIT 33

SITE

First
Interstate Bank

T-Mobile

WinCo
FOODS

Mountain
West Bank

GYRO SHACK

Mountain
West Bank

KARCHER MALL

THE
MALL

REGAL
CINEMAS

STARBUCKS
COFFEE

Red Robin

Bath & Body
Works

DOLLAR TREE

CAFE

BIG 5
SPORTING GOODS

ZUPAS

ROSS
DRESS FOR LESS

Mor
furniture for less

Applebee's

JOANN

BRONCO MOTORS

Walmart

Corwin Ford

EDMARK
TOYOTA

CW

PETERSON STAMPEDE
DODGE CHRYSLER JEEP RAM

amazon

DISTRIBUTION CENTER

I-84

WinCo
FOODS

NAMPA GATEWAY CTR

STARBUCKS
COFFEE

PANDA EXPRESS

CIRCUIT CITY

DEFY

POPEYES

SPORTS
AUTHORITY

EDWARDS
THEATRES

DISCOUNT
TIRE

Freddy's

Primary
Health

SHOE CARNIVAL

SEPHORA

SEPHORA

NAMPA