

Colliers



Available for Lease

## Karcher Industrial Park

1420 W. Karcher Rd | Nampa, ID



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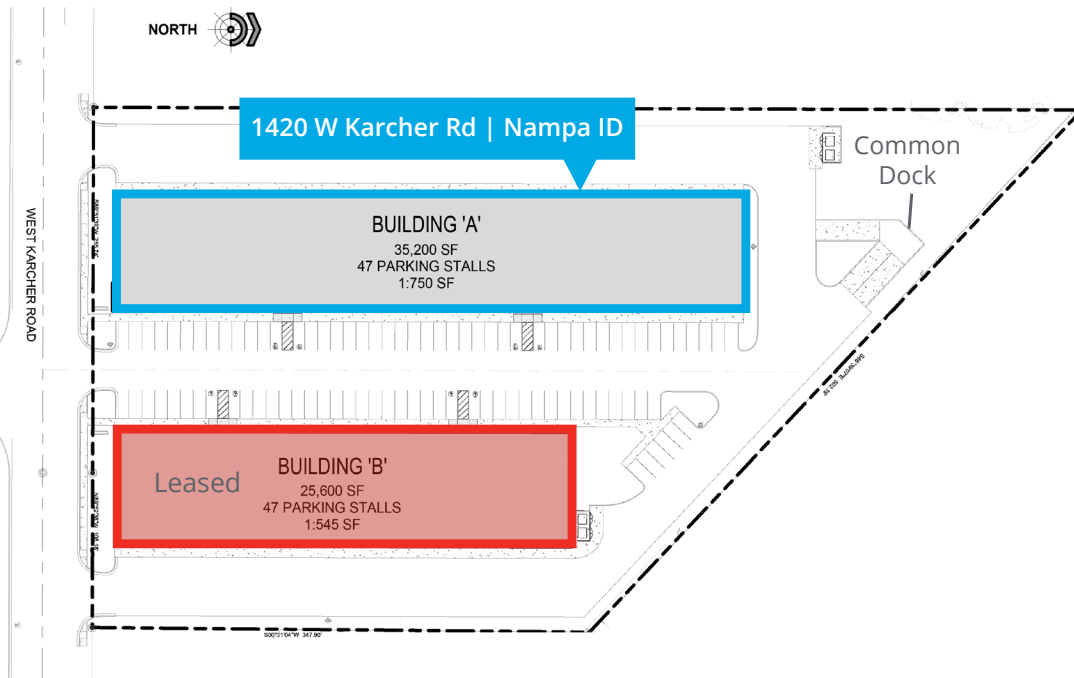


*Bldg. A - 3,200 SF up to 25,600 SF*  
*Bldg. B - Leased*

# Property Overview

Property Type	Industrial
Building Size	Building A - 35,200 SF Building B - 25,600 SF - <i>Leased</i>
Construction Type	Concrete tilt
Year Built	2023
Land Size	4.36 acres
Zoning	Light industrial
Ceiling Height	24'
Grade Level Drive-In Doors	Building A - (11) 12' x 14'
Fire Suppression	Yes
Lighting	LED
Parking	1.75 spaces / 1,000 SF
Lease Rate	Contact agent

## Site Plan

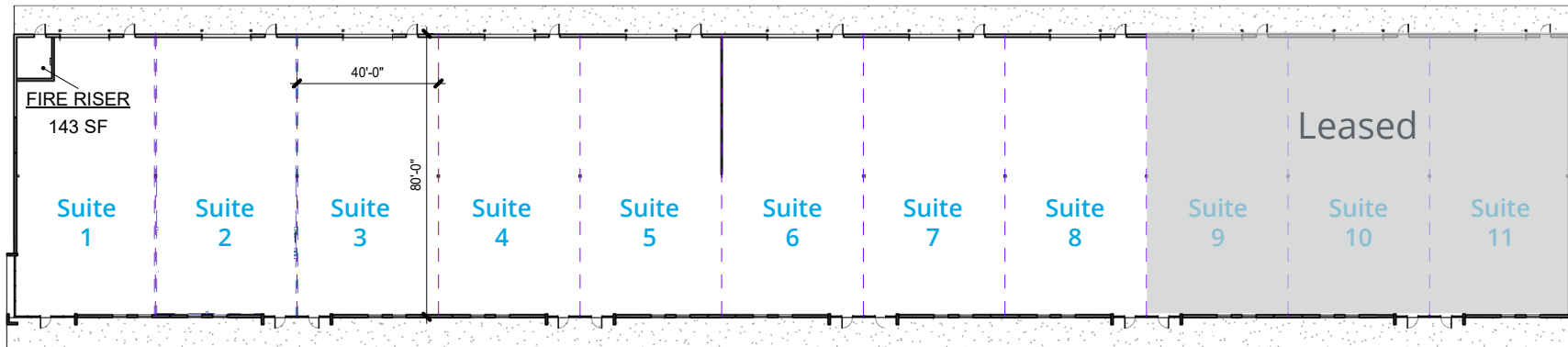
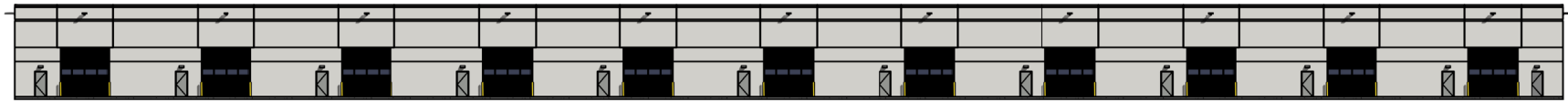


## Key Highlights

- Brand new master planned industrial park located in Canyon County
- Directly off of Interstate 84
- Ideally positioned minutes from the freeway for immediate truck access and visibility
- Karcher Industrial Park provides a rare opportunity for tenants looking to grow or establish themselves in a high growth market
- New industrial product available for lease, in the extremely low vacancy Treasure Valley Market
- Site signage available
- Common loading dock available (see site plan)
- **Available size: 3,200 SF – 25,600 SF**

# Floor Plan

Building A | 1420 W Karcher Rd

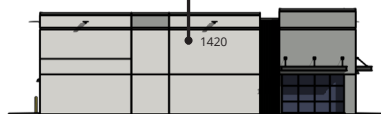


**BUILDING A FLOOR PLAN - 35,200 SF**

SCALE 1" = 30'-0"

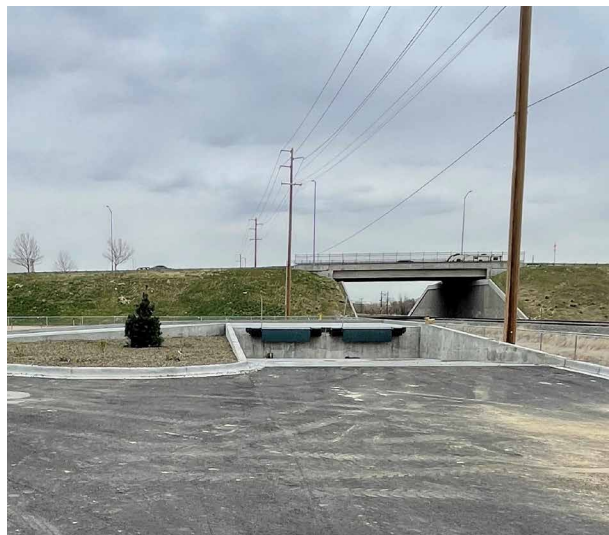
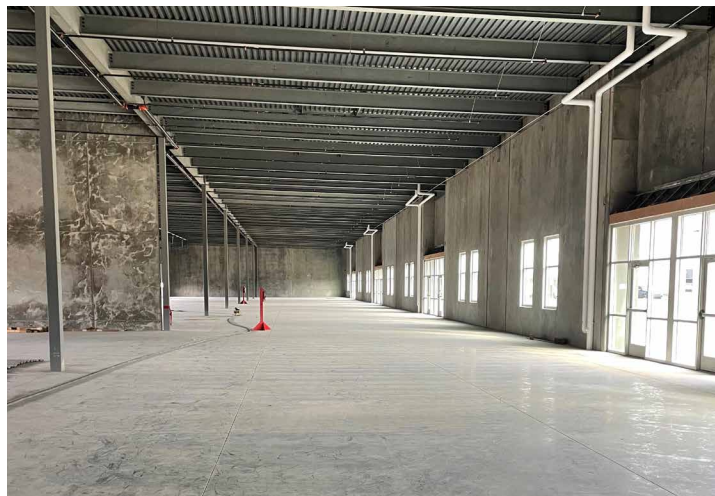


1420 (12" High Black Numbers)  
under light





# Gallery





# Location



[Google Map](#)



[Street View](#)



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