

**For Lease**

**Colliers**

## Karcher Industrial Park

1410 W. Karcher Rd | Nampa, ID



 **SIGNIFICANT  
RATE REDUCTION**

 *Ask About Broker Incentive*

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*Available Immediately*



**Available For Lease**  
25,600 ± to 3,200 SF

# Property Overview

|                            |                                                                             |
|----------------------------|-----------------------------------------------------------------------------|
| Property Type              | Industrial                                                                  |
| Building Size              | 25,600 SF                                                                   |
| Construction Type          | Concrete tilt                                                               |
| Year Built                 | 2022                                                                        |
| Land Size                  | 4.36 acres                                                                  |
| Zoning                     | Light industrial                                                            |
| Ceiling Height             | 24'                                                                         |
| Grade Level Drive-In Doors | (8)14' x 14'                                                                |
| Fire Suppression           | Yes                                                                         |
| Lighting                   | LED                                                                         |
| Parking                    | 1.75 spaces / 1,000 SF                                                      |
| Lease Rate                 | <del>\$1.10 NNN</del> <b>Reduced Rate \$0.99 NNN</b><br>\$0.20 NNN expenses |



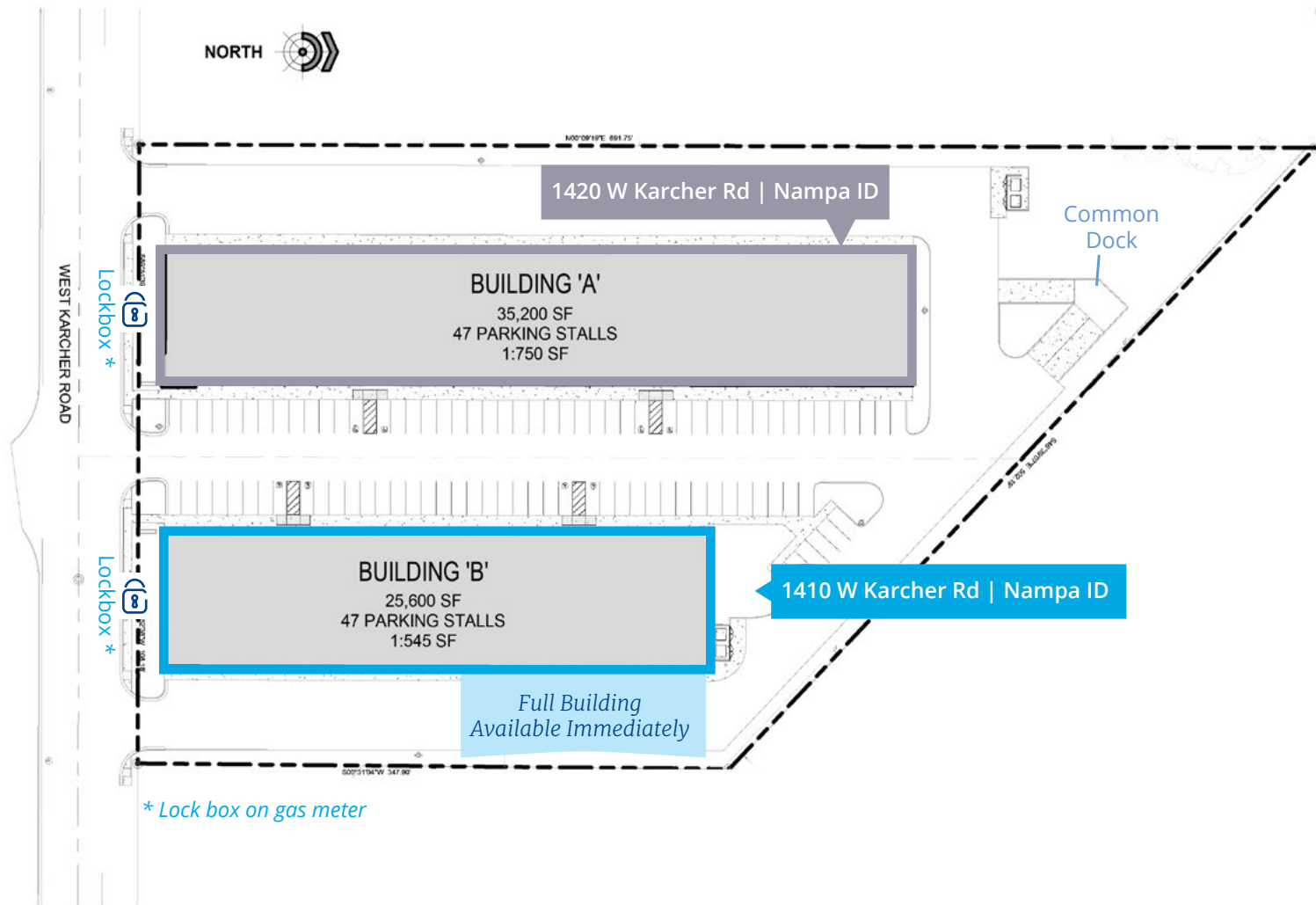
## Key Highlights

- Newer 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 Place Nearby
- Site signage available
- Common loading dock available (*see site plan*)
- **Available Immediately:**
  - ± 25,600 SF | Full Building
  - With 800 SF of Front Office

# Site Plan

1410 W Karcher Rd

Divisibility options from 3,200–25,600 ± SF

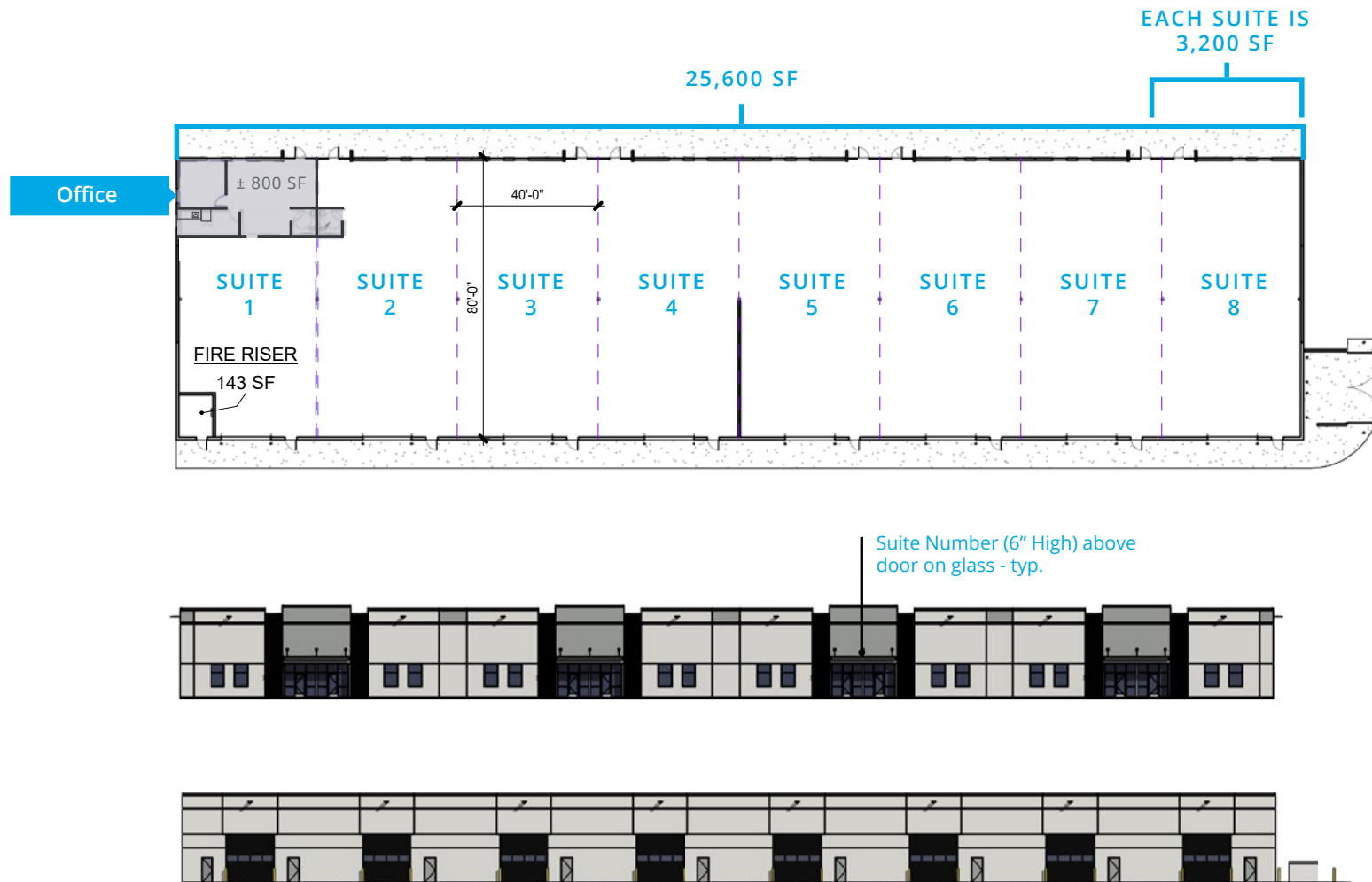


# Floor Plan

1410 W Karcher Rd

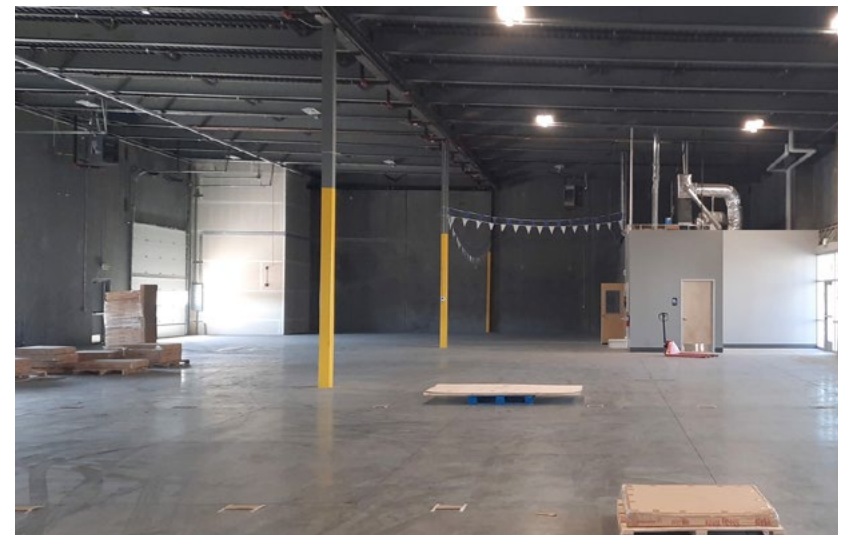
Divisibility options from 3,200–25,600 ± SF

*Full Building  
Available Immediately*

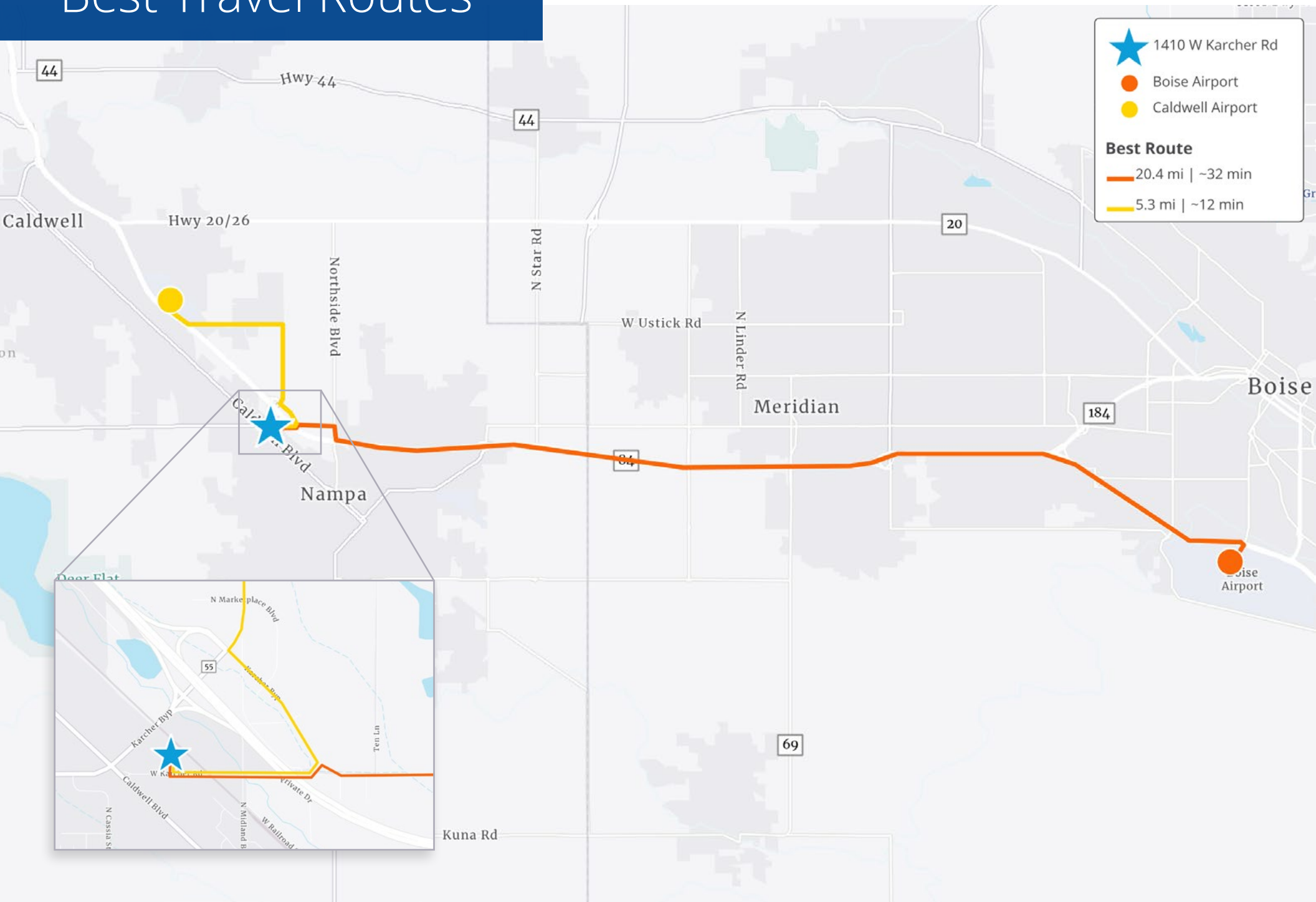


# Photo Gallery

1410 W Karcher Rd



# Best Travel Routes



# Location



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