



COMMERCIAL

CHERRY LANE INDUSTRIAL

NAMPA, IDAHO 83687



PHASE II BUILDING A & B NEW CONSTRUCTION INDUSTRIAL SPACE

GAVIN PHILLIPS, SIOR
208.401.4101
gavin@tokcommercial.com

CHRIS PEARSON, SIOR
208.947.0859
chris@tokcommercial.com

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.

Two brand new industrial buildings with flexible unit configurations.

AVAILABLE SPACE:	RSF:	RATE:
Building A	2,500 - 15,120 SF	\$1.10 SF/Mo
Building B	2,500 - 25,200 SF	\$1.10 SF/Mo

SUBMARKET:	Nampa	CLEAR HEIGHT:	26'
PROP. TYPE:	Industrial	ZONING:	Light Industrial
BLDG. SIZE:	25,200 SF	GRADE LEVEL:	(10) 12'x14'
SPRINKLERS:	Yes	PARKING:	Ample
AVAILABLE:	July 1, 2026	LEASE TYPE:	NNN
POWER:	120/208 Volts 1,000 Amps 3 Phase	EST. NNN:	\$0.26/SF
		SPEC OFFICE BLDG B:	928 SF

CONTACT



UPDATED: 5.20.2026

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HIGHLIGHTS

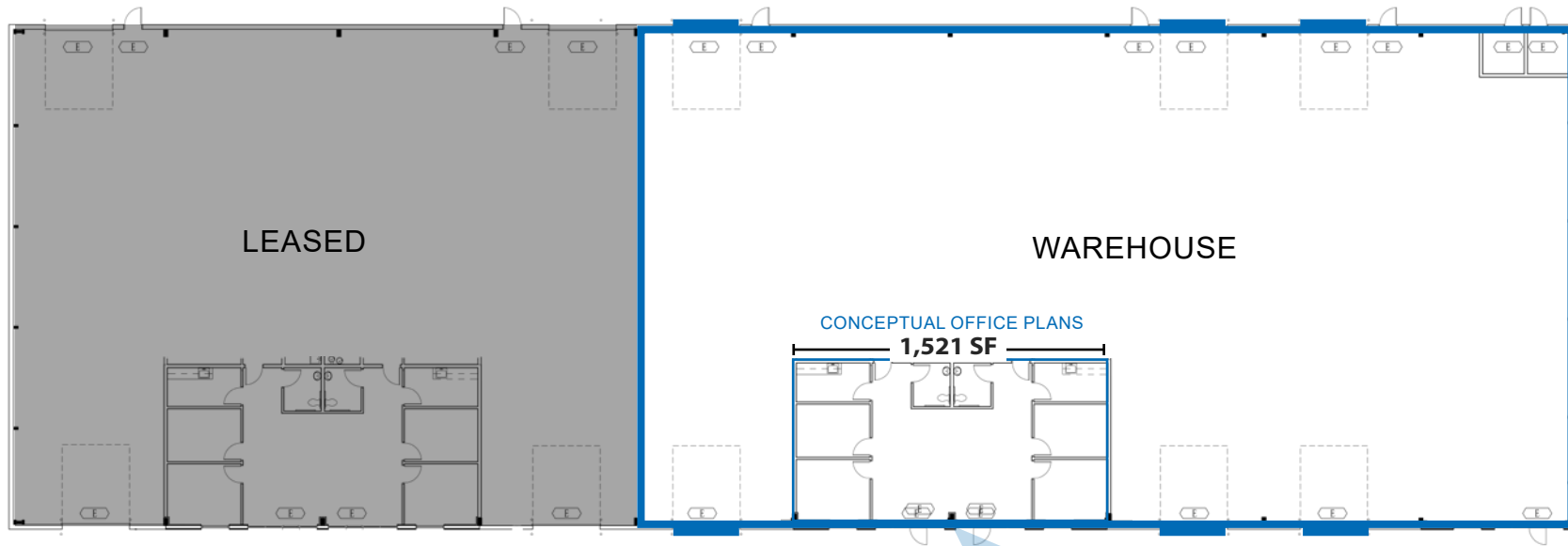


DETAILS

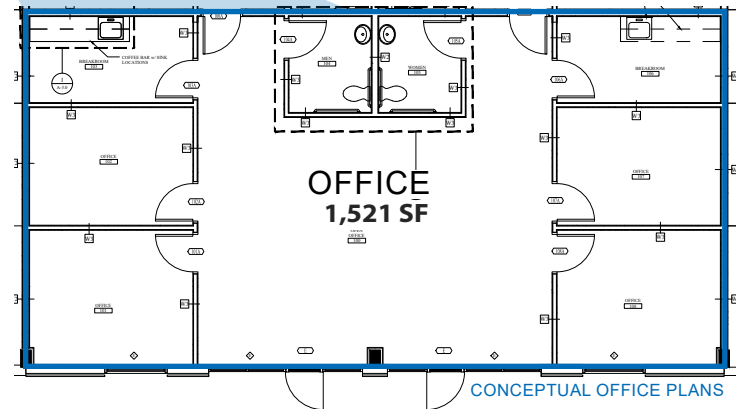


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FLOOR PLAN BUILDING A 15,120 SF AVAILABLE | 9850 W SILVER FERN ST



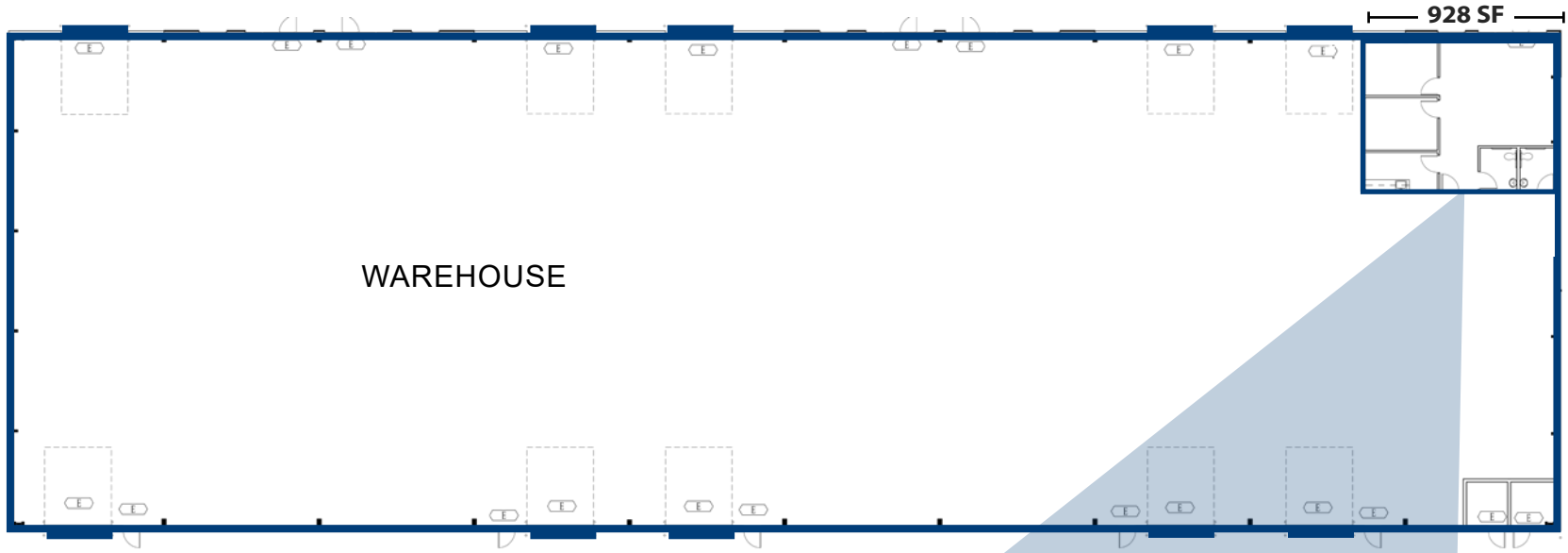
(6) GRADE DOORS



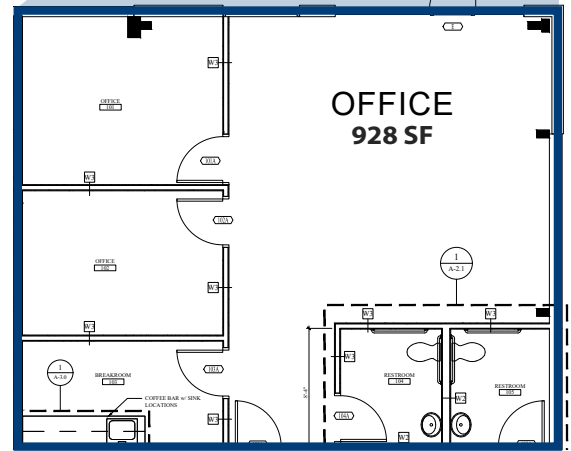
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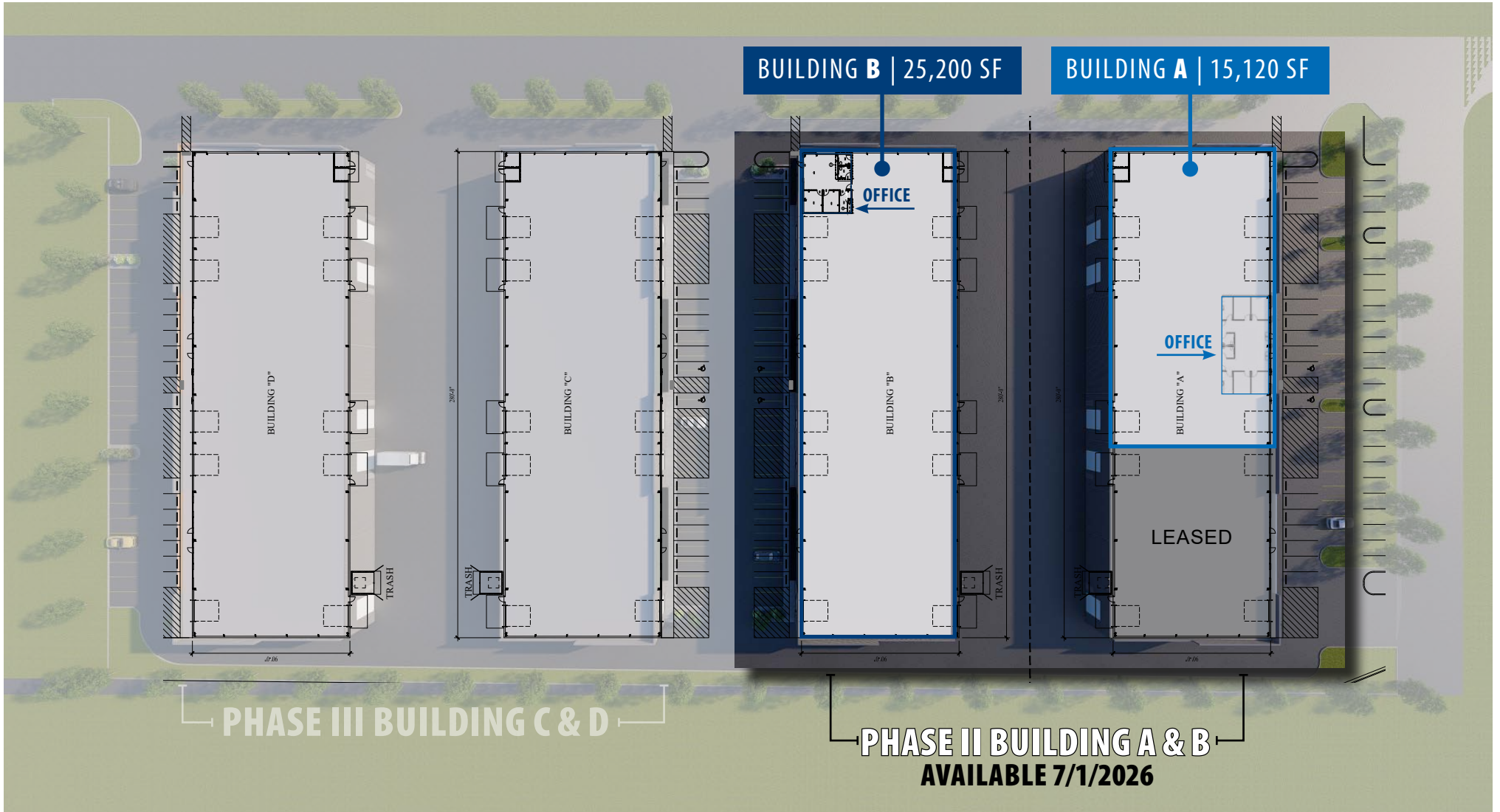
FLOOR PLAN BUILDING B 25,200 SF | 17099 N FIGJAM AVE



(10) GRADE DOORS



PROPERTY SITE PLAN



**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, Paul Mitchell, The School, McDonald's, Dick's Sporting Goods, Chick-fil-A, Discount Tire, Sportsman's Warehouse

LOCATED OFF OF PRIMARY NAMPA EXIT