



COMMERCIAL

# CHERRY LANE INDUSTRIAL

NAMPA, IDAHO 83687



## PHASE II BUILDING A & B NEW CONSTRUCTION INDUSTRIAL SPACE

### 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.

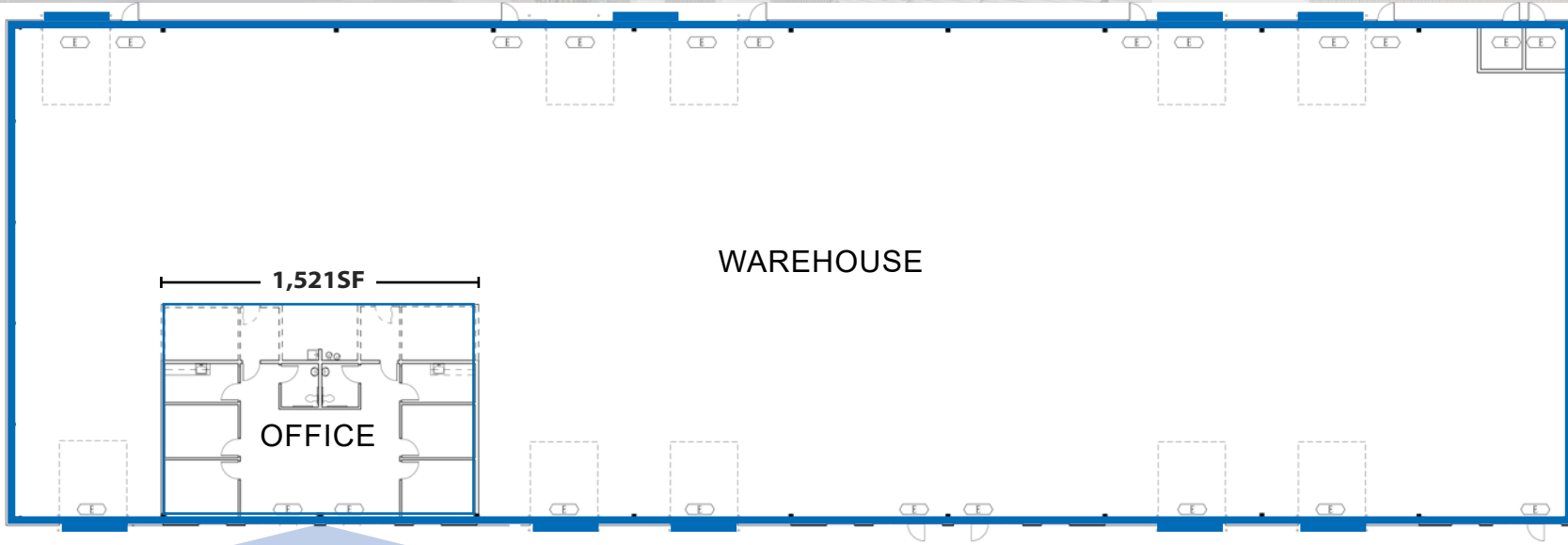
Two brand new industrial buildings with flexible unit configurations.

### DETAILS

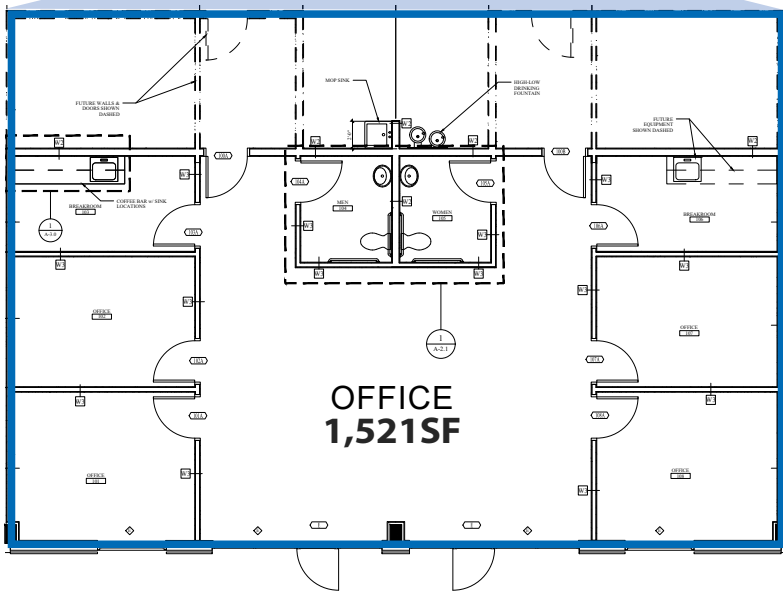


AVAILABLE SPACE:	RSF:	RATE:
Building A & B	2,500 - 25,200 SF	\$1.10 SF/Mo
<b>SUBMARKET:</b>	Nampa	<b>CLEAR HEIGHT:</b> 26'
<b>PROP. TYPE:</b>	Industrial	<b>ZONING:</b> Light Industrial
<b>BLDG. SIZE:</b>	25,200 SF	<b>GRADE LEVEL:</b> (10) 12'x14'
<b>SPRINKLERS:</b>	Yes	<b>PARKING:</b> Ample
<b>AVAILABLE:</b>	July 1, 2026	<b>LEASE TYPE:</b> NNN
<b>POWER:</b>	120/208 Volts 1,000 Amps 3 Phase	<b>EST. NNN:</b> \$0.26/SF
<b>DIVISIBLE:</b> 2,500 - 25,200 SF	<b>SPEC OFFICE: BUILDING A-</b>	1,521 SF
	<b>BUILDING B-</b>	928 SF

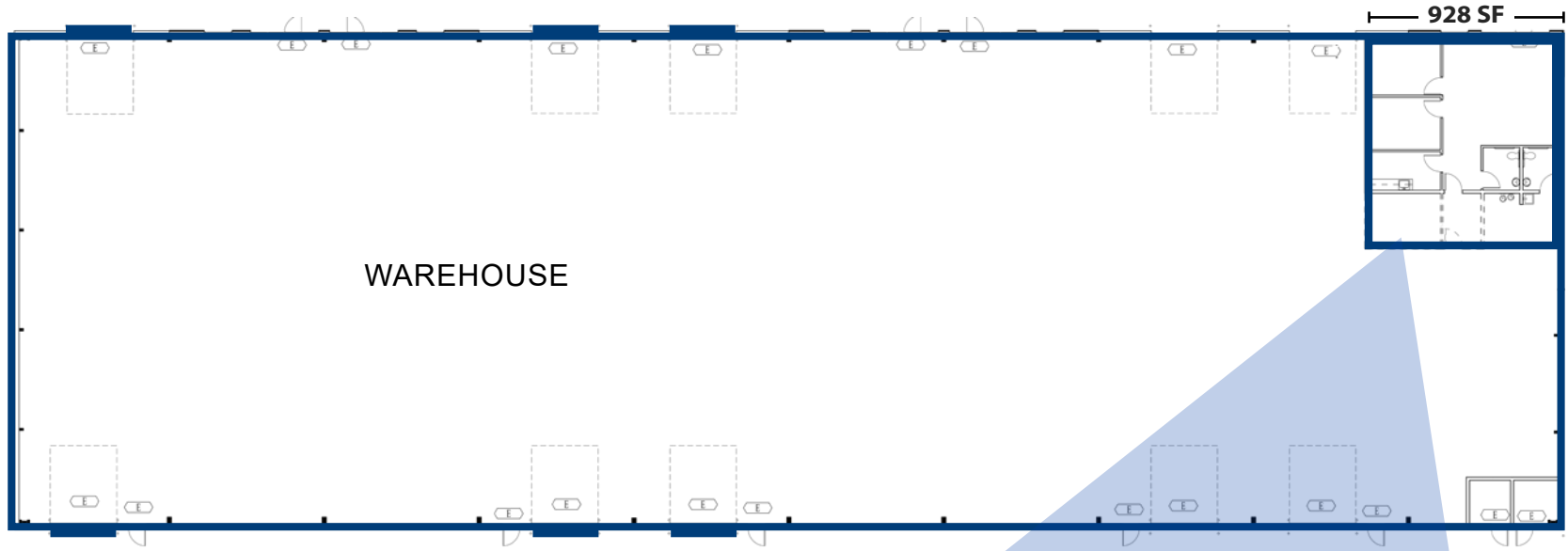
# FLOOR PLAN BUILDING A 25,200 SF | 9850 W SILVER FERN ST



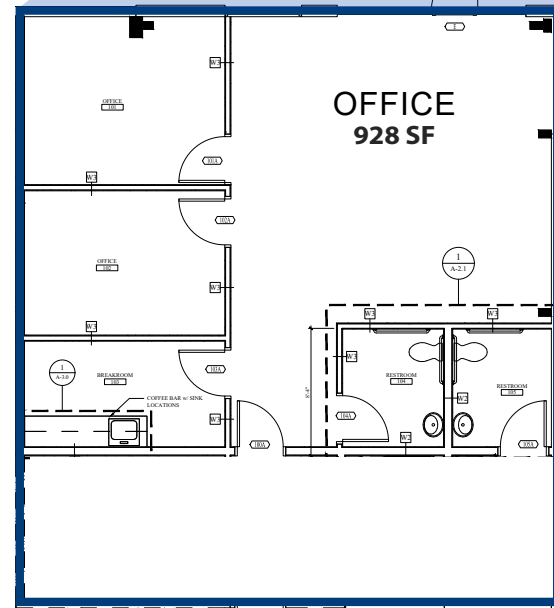
(10) GRADE DOORS



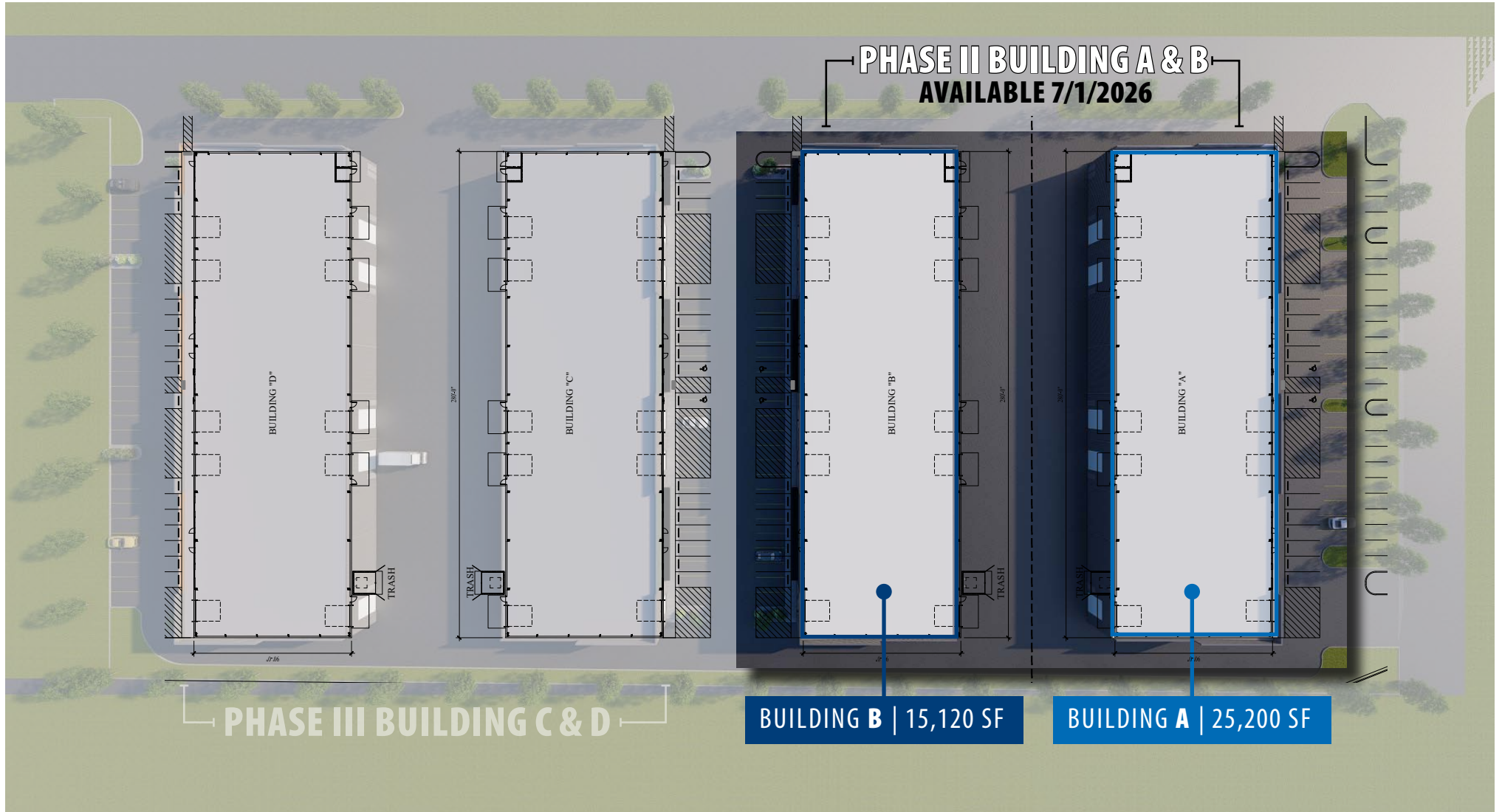
# FLOOR PLAN BUILDING B 15,120 SF | 17099 N FIGJAM AVE



(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 Express, 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**