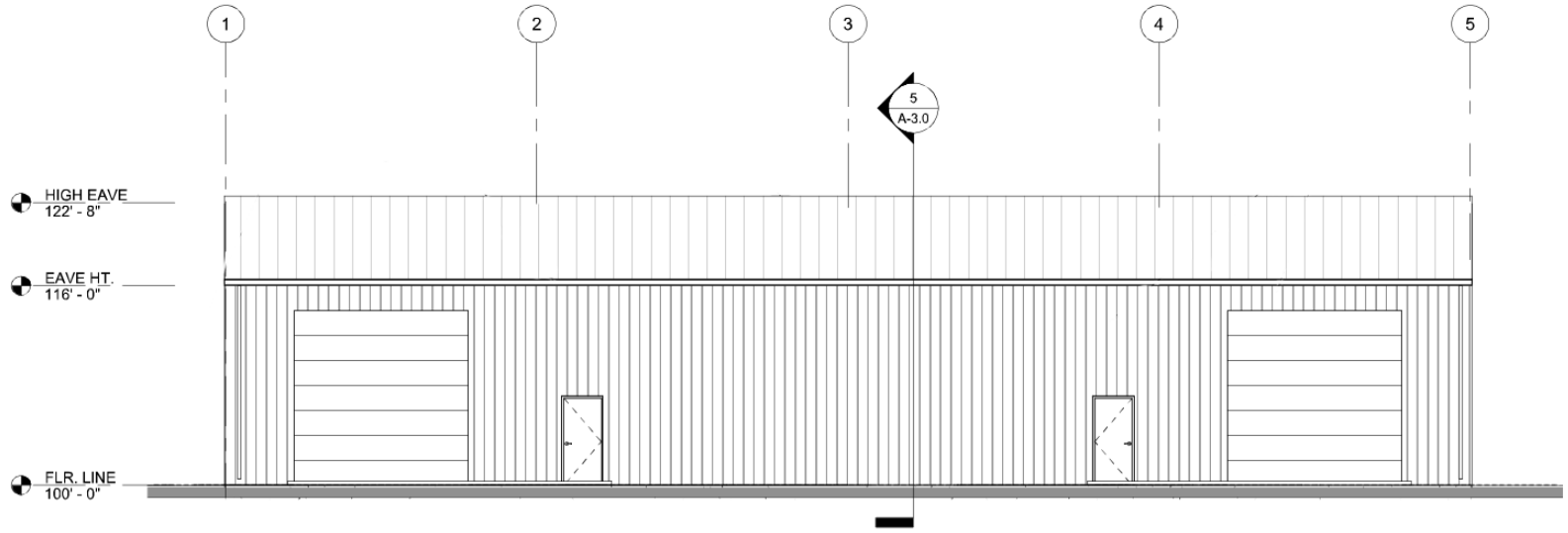


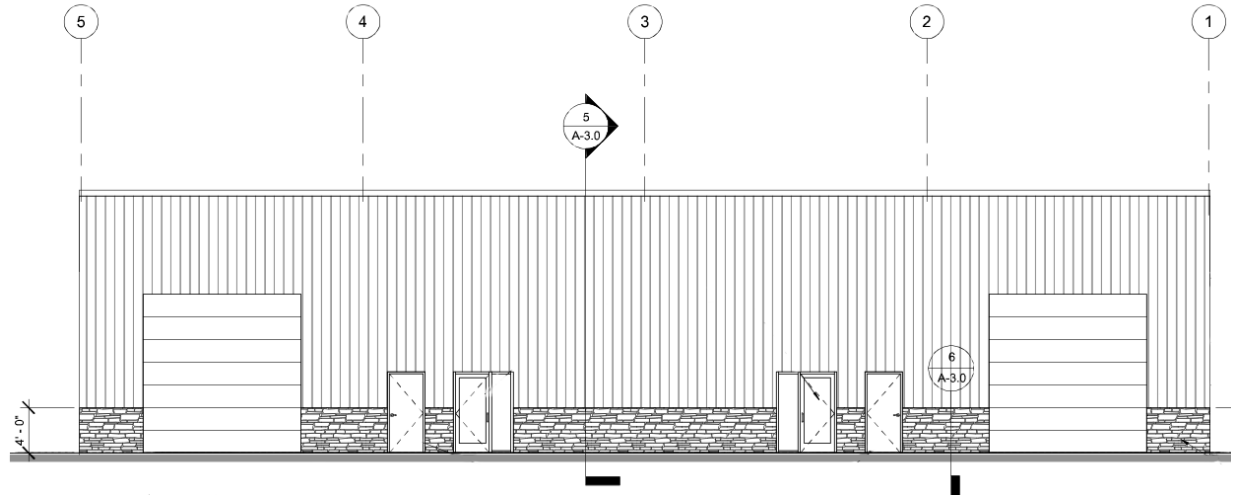


Accelerating success.



# For Lease

8565 E Cash Lane  
Nampa, ID 83687



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# Property Overview

Property Type	Industrial
Parcel Number	R3103810200
Land Size	0.71 Acres
Parking	12 shared spaces
Ceiling Height	16' - 22'
Zoning	Light Industrial (IL)

## Space Available

Suite	Size	Rate	Monthly
Office	342 SF	\$1.25 PSF	\$428 /MO
Warehouse	3,658 SF	\$0.80 PSF	\$2,926 /MO
	Est NNN fees	\$0.20 PSF	\$800/ MO
	Total		\$4,154/ MO

## Key Highlights

- New light industrial building for lease
- Unit is 4,000 SF with 342 SF of office, one ADA bathroom and one 14' X 14' grade high roll up door
- 200-amp 3 phase service to each unit
- Easy I-84 access
- Estimated construction completion is November 2021
- Minimum term is 3 years
- Call agent for showing instructions

# Aerial Map



E Cash Ln

0.71 Acres

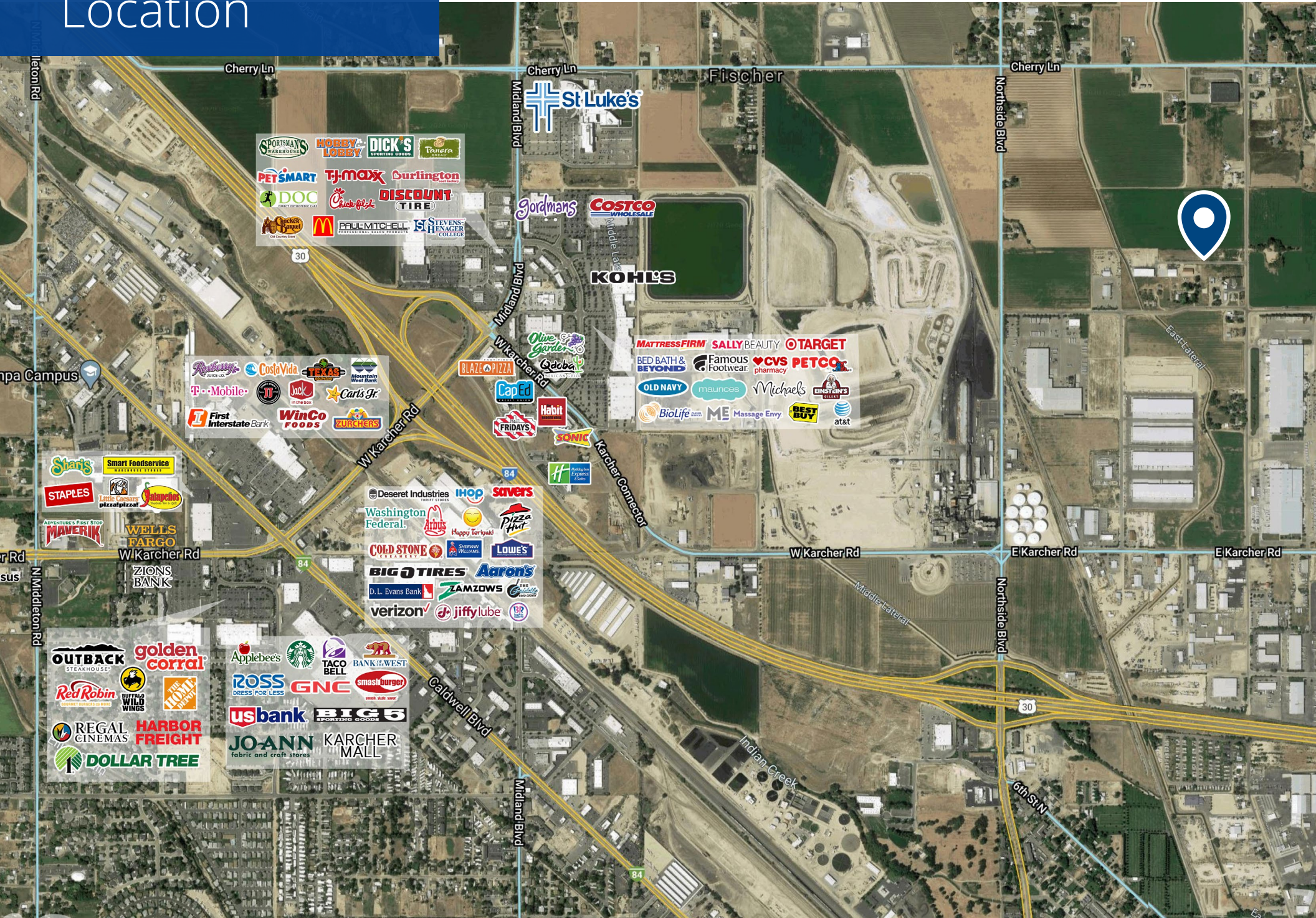
Site

Birch Ln

Norco Way

Madison Ave

# Location



SPORTSMAN'S  
HOBBY LOBBY  
DICK'S  
TANGER  
PETSMART  
TJ-MAXX  
Burlington  
DOC  
Chick-fil-A  
DISCOUNT TIRE  
McDonald's  
PAUL MITCHELL  
IS STEVENS

Costa Vida  
Texas  
Mountain West Bank  
T-Mobile  
Jack  
Carl's Jr.  
First Interstate Bank  
WinCo Foods  
Zurchers

Star's  
Smart Foodservice  
STAPLES  
Little Caesars  
Pizzeria

MAVERIK  
WELLS FARGO  
ZIONS BANK

OUTBACK STEAKHOUSE  
golden corral  
Red Robin  
BUFFALO WILD WINGS  
THE HONEY BEE  
REGAL CINEMAS  
HARBOR FREIGHT  
DOLLAR TREE

Applebee's  
Starbucks  
TACO BELL  
BANK OF AMERICA  
ROSS  
GNC  
smashburger  
USbank  
BIG 5  
JO-ANN  
KARCHER MALL

Deseret Industries  
IHOP  
savers  
Washington Federal  
Arby's  
Happy Torkies  
Pizza Hut  
COLD STONE  
SWEETENED WILLIAMS  
LOWE'S  
BIG TIRES  
Aaron's  
D. L. Evans Bank  
ZAMZOWS  
verizon  
jiffy lube

MATTRESS FIRM  
SALLY BEAUTY  
TARGET  
BED BATH & BEYOND  
Famous Footwear  
CVS PHARMACY  
OLD NAVY  
maurices  
Michaels  
EINSTEIN'S  
BioLife  
ME Massage Envy  
BEST BUY  
at&t

BLAZE PIZZA  
Gdoba  
CapEd  
Habit  
SONIC  
Holiday Express

St. Luke's

Costco

KOHL'S

MATTRESS FIRM

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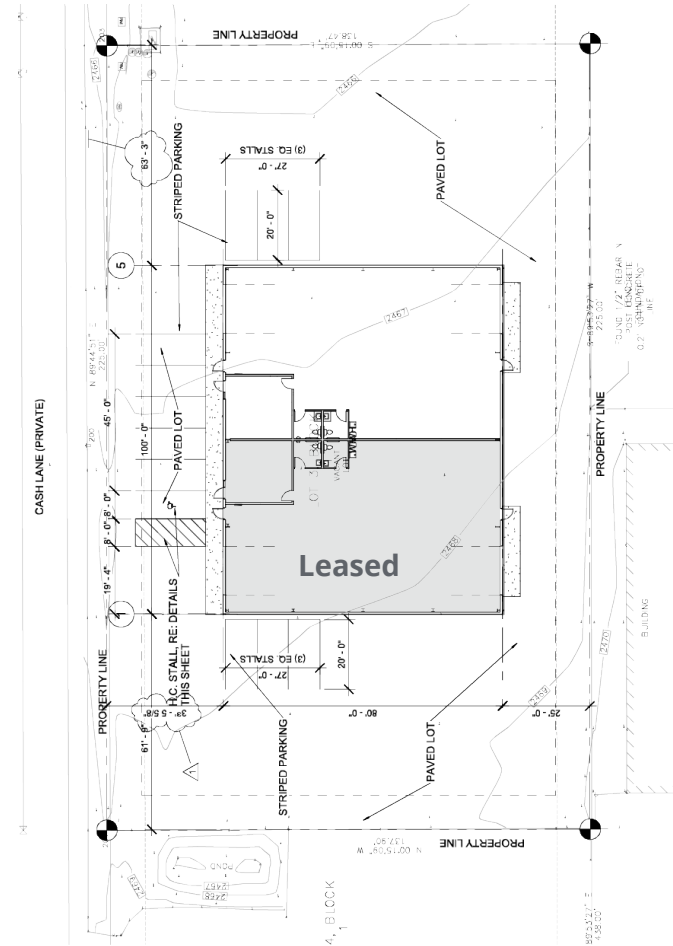
BEST BUY

at&t

# Floor Plan/ Site Plan

## Site Plan

### Floor Plan



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