

# PHASE II BINGHAM INDUSTRIAL

2025 BINGHAM DR | NAMPA, ID 83651



## PROPERTY SUMMARY

<b>Submarket:</b>	Nampa
<b>Bldg Type:</b>	Industrial/Self-Storage
<b>Bldg Size:</b>	4,160 SF
<b>Lot Size:</b>	0.68 Acres
<b>Grade Level:</b>	(7)
<b>Listing Type:</b>	Lease
<b>Available:</b>	7/1/2026
<b>Zoning:</b>	BC - Community Business
<b>EST NNN:</b>	\$0.22/SF

## PROPERTY HIGHLIGHTS

- New construction with modern design and functionality
- Prime location near I-84 and three major thoroughfares
- Shallow-bay warehouse layout for efficient operations
- Multiple grade-level doors for easy access
- Balanced office and warehouse buildouts
- Anchored by Lowe's, Karcher Mall, and Home Depot

## AVAILABLE SPACE

SPACE	RSF	RATE
Suite A	Office 720 SF <u>Whse 1,600 SF</u>	\$1.35 SF/mo
	Total 2,320 SF	
Suite B	Office 720 SF <u>Whse 1,120 SF</u>	\$1.35 SF/mo
	Total 1,840 SF	



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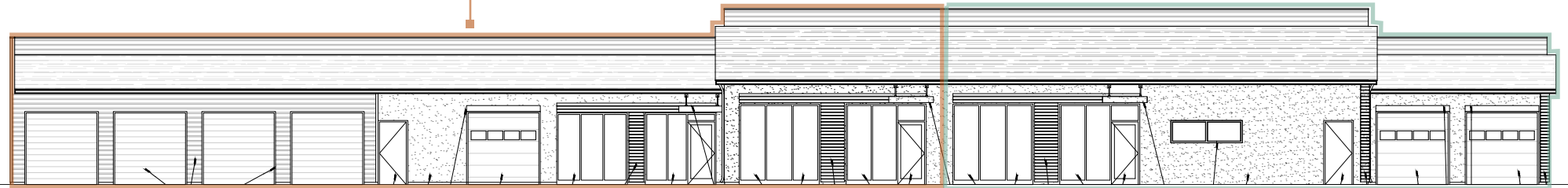
UPDATED: 4.28.2026

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# FLOOR PLAN

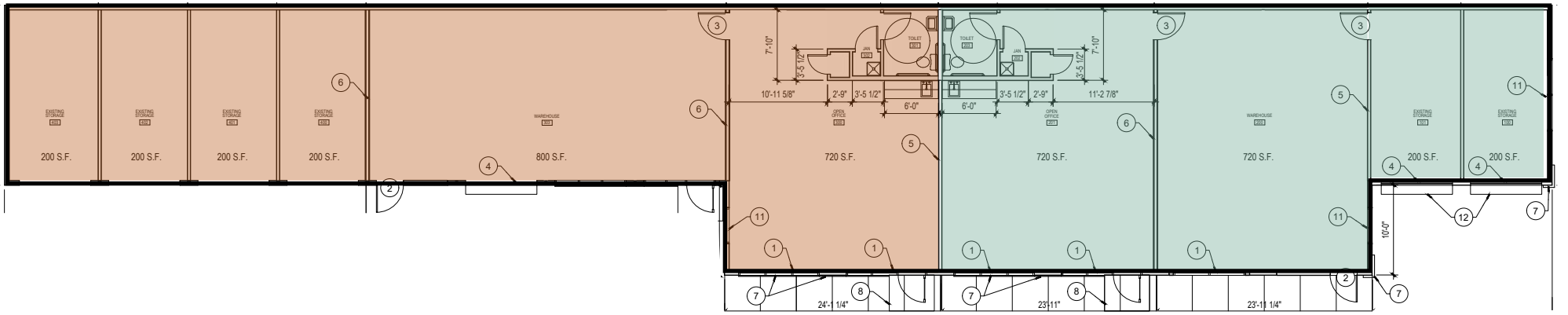
SUITE A

SUITE B



WAREHOUSE 1,600 SF | OFFICE 720 SF

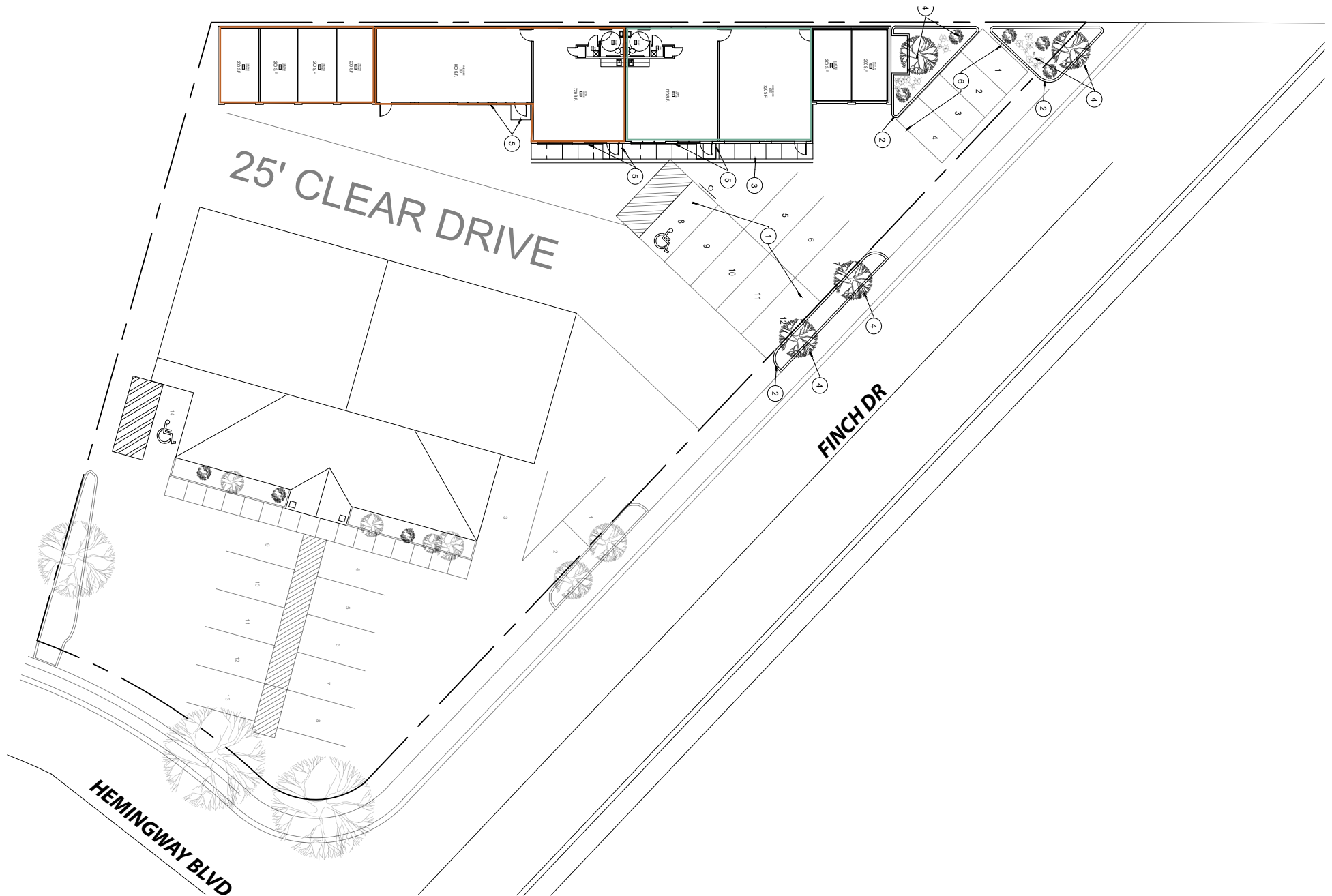
OFFICE 720 SF | WAREHOUSE 1,120 SF



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# SITE PLAN



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SUITE A

SUITE B

**PHOTOS**

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KARCHER RD



**SITE**

1,224 SF  
FENCED YARD

16 SECURED STORAGE  
UNITS

FINCH DR

HEMINGWAY BLVD

# FLEX-INDUSTRIAL LAYOUT

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**TREASURE VALLEY MARKETPLACE**

**COSTCO WHOLESALE**

**petco**

**TARGET**

**ULTA**

**HOBBY LOBBY**

**Habit BURGER GRILL**

**TJ-maxx**

**OLD NAVY**

**First Interstate Bank**

**planet fitness**

**Jack In the Box**

**WinCo FOODS**

**Mountain West Bank**

**TEXAS POLICEMAN**

**KARCHER MALL**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**smashburger**

**ZUPAS**

**BIG 5**  
SPORTING GOODS

**DOLLAR TREE**

**ROSS**  
DRESS FOR LESS

**Applebee's**

**Mor**  
furniture for less

**JOANN**

**1 MILE RADIUS**

**POPULATION**  
**8,206**  
1 MI. RADIUS

**HISTORIC ANN. GROWTH**  
**1.6%**  
1 MI. RADIUS

**AVG. HOUSEHOLD INC.**  
**\$73,843**  
1 MI. RADIUS

**3 MILE RADIUS**

**POPULATION**  
**71,518**  
3 MI. RADIUS

**HISTORIC ANN. GROWTH**  
**3.7%**  
3 MI. RADIUS

**AVG. HOUSEHOLD INC.**  
**\$85,345**  
3 MI. RADIUS

**5 MILE RADIUS**

**POPULATION**  
**157,866**  
5 MI. RADIUS

**HISTORIC ANN. GROWTH**  
**3.7%**  
5 MI. RADIUS

**AVG. HOUSEHOLD INC.**  
**\$91,519**  
5 MI. RADIUS

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