

CHERRY LANE INDUSTRIAL

NEW CONSTRUCTION | CLASS A INDUSTRIAL PARK FOR LEASE

TOK
COMMERCIAL



NAMPA, IDAHO 83687



CONTACT

GAVIN PHILLIPS, SIOR
208.401.4101
gavin@tokcommercial.com

CHRIS PEARSON, SIOR
208.947.0859
chris@tokcommercial.com

UPDATED: 8.31.2026

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PROPERTY DETAILS

	BUILDING 1	BUILDING 2	BUILDING 3
RENTABLE SF:	5,000 SF	2,500 - 15,120 SF	2,500 - 25,200 SF
LEASE RATE:	\$1.10 SF/Mo	\$1.10 SF/Mo	\$1.10 SF/Mo
AVAILABLE:	Immediately	10/1/2026	Immediately
GRADE DOORS:	(2) 12'x14'	(6) 12'x14'	(10) 12'x14'
OFFICE:	675 SF	1,521 SF	1,050 SF
EST. NNN:	\$0.27/SF	\$0.26/SF	\$0.26/SF
POWER:	120/208 Volts 2,000 Amps 3 Phase	120/208 Volts 1,000 Amps 3 Phase	120/208 Volts 1,000 Amps 3 Phase

PROPERTY HIGHLIGHTS

- Brand new, master-planned industrial park located directly across from St. Luke's Medical Center.
- Excellent access to Interstate 84 via Midland Blvd., with convenient proximity to the Karcher Interchange.
- Close to Treasure Valley Marketplace, a 700,000 SF regional power center featuring a wide variety of shopping and dining options, including Costco Wholesale.
- Two brand new industrial buildings with flexible unit configurations and drive-thru capability.

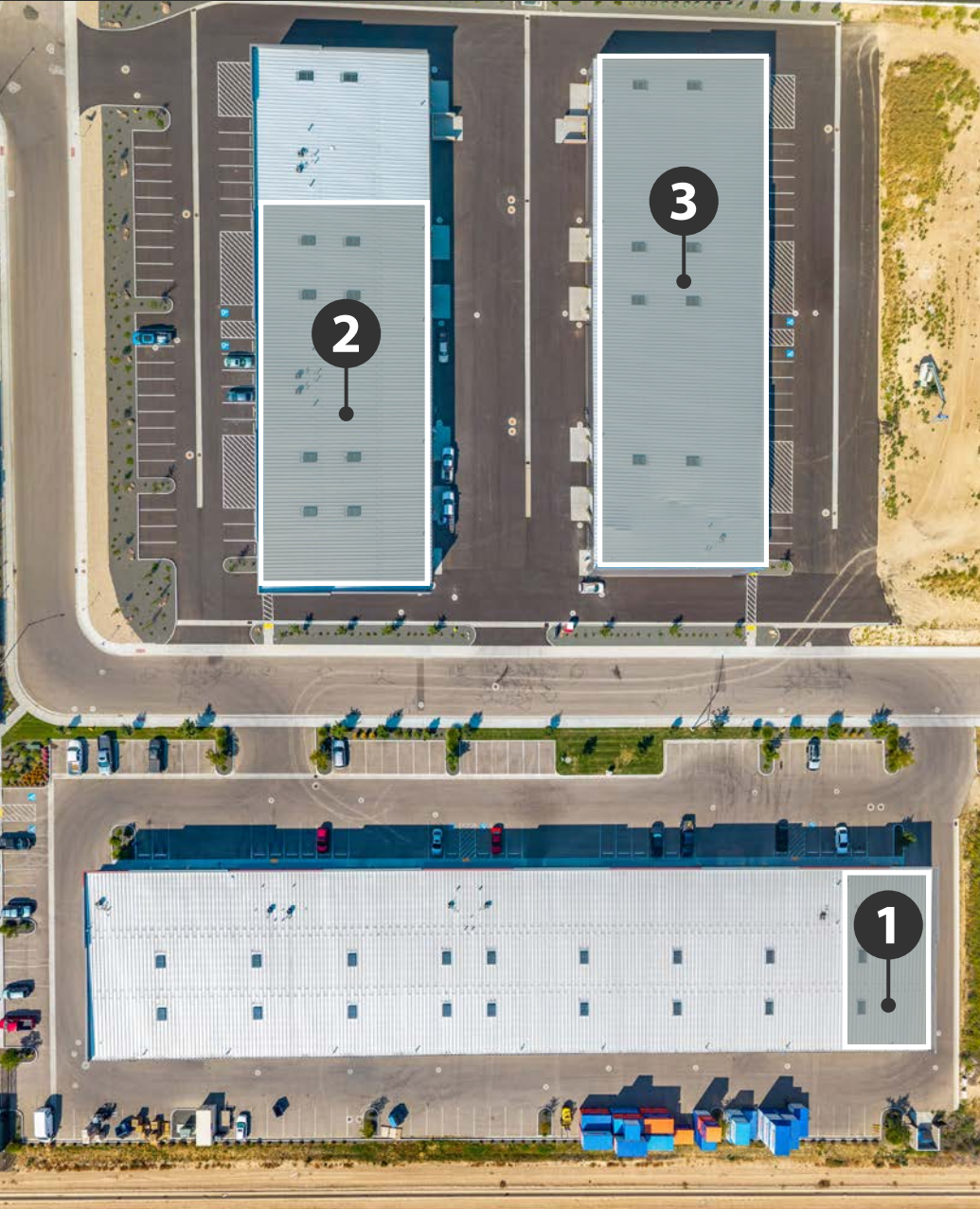
GENERAL OVERVIEW

LEASE RATE:	\$1.10 SF/Mo, NNN
SUBMARKET:	Nampa
PROP. TYPE:	Industrial
SPRINKLERS:	Yes
CLEAR HEIGHT:	26'
ZONING:	Light Industrial
PARKING:	Ample
LEASE TYPE:	NNN

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PROPERTY OVERVIEW



BUILDING 1 | 5,000 SF 17100 N FIGJAM AVE





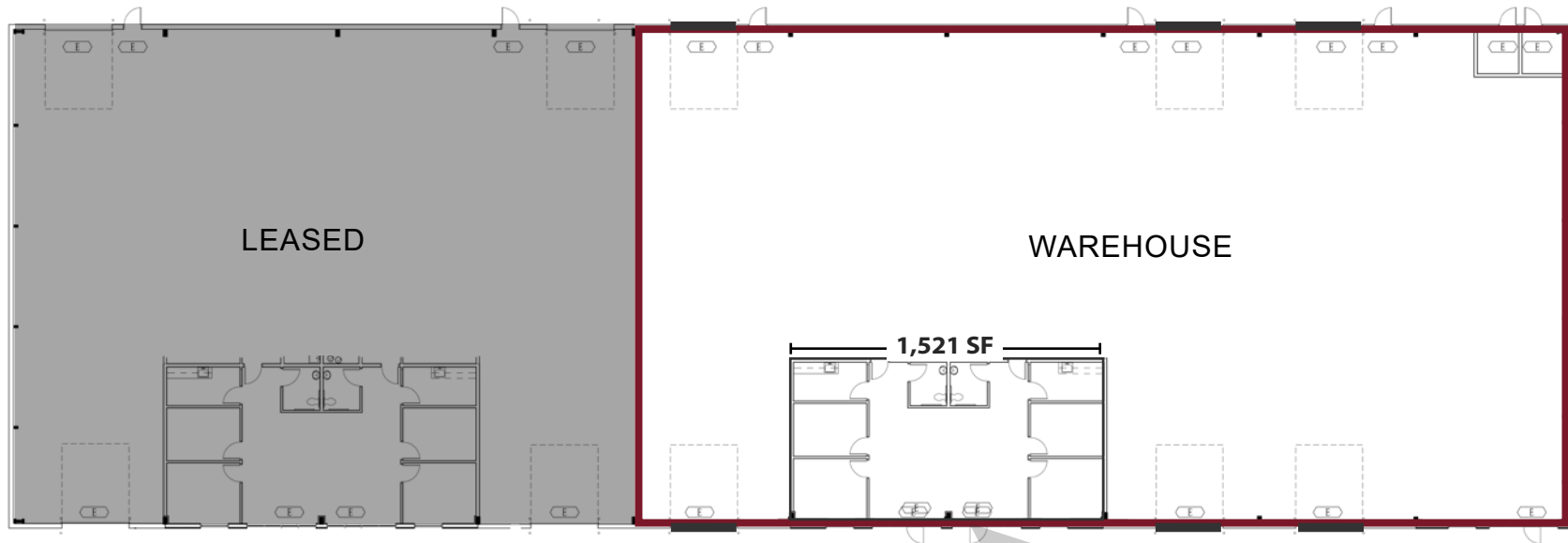
BUILDING 1



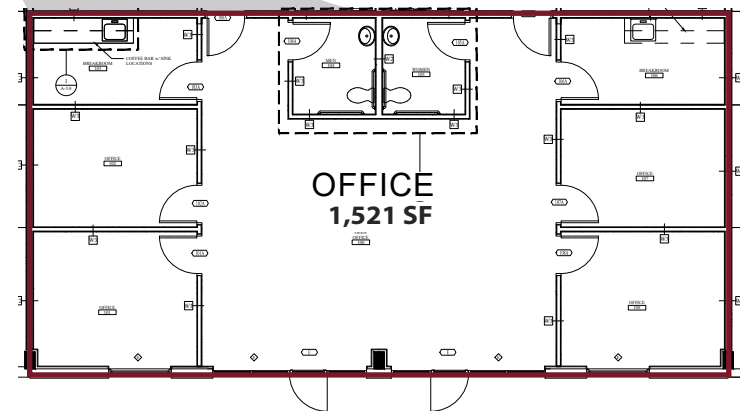
UPDATED: 8.31.2026

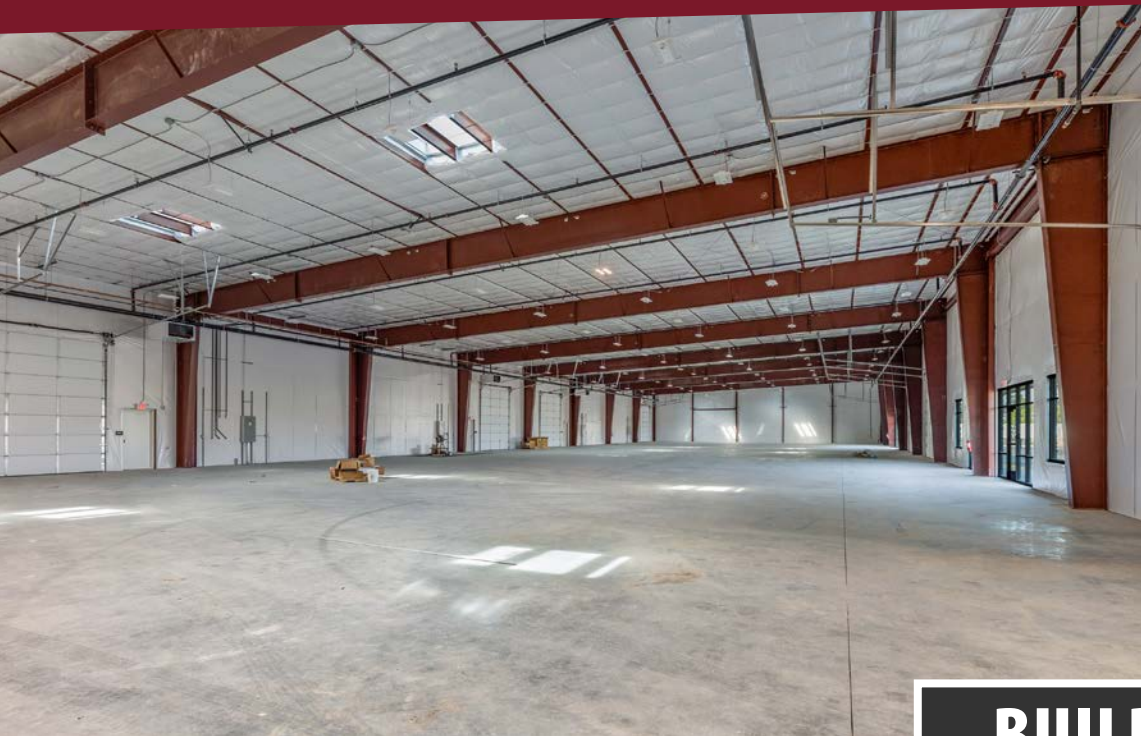
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BUILDING 2 | 15,120 SF 9850 W SILVER FERN ST

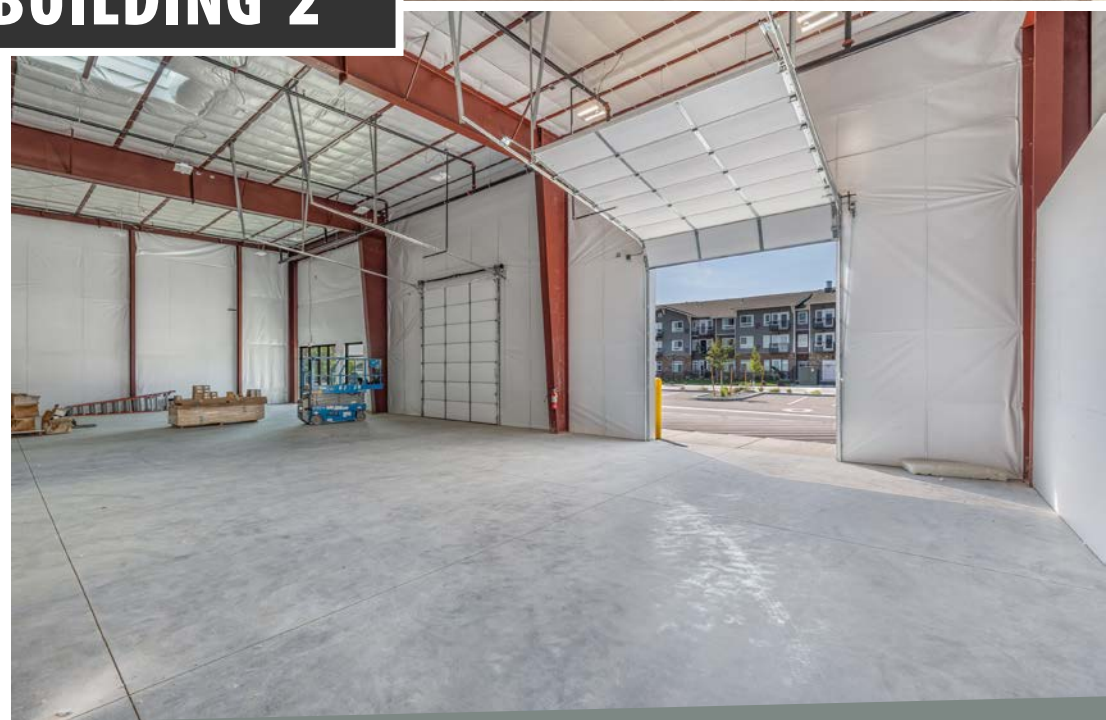


(6) GRADE DOORS

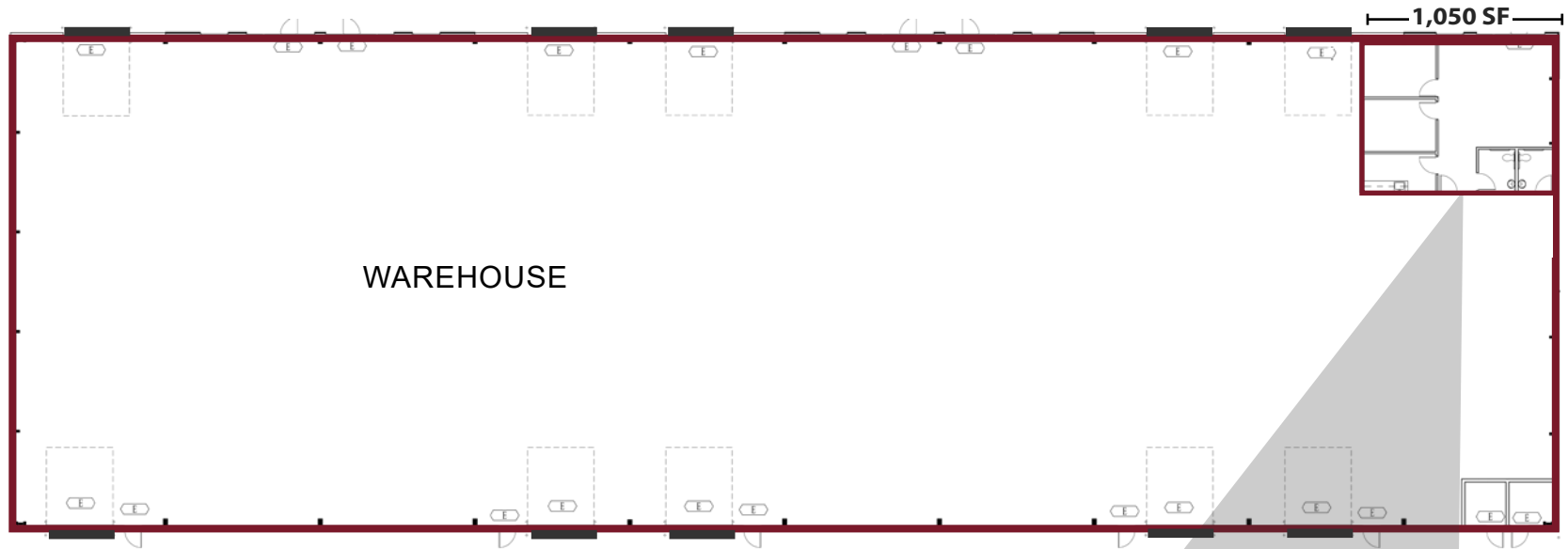




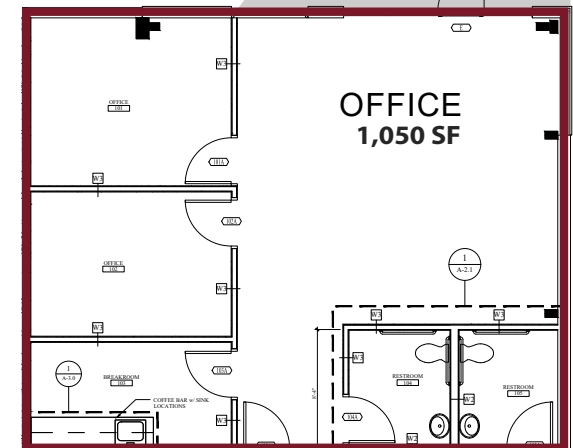
BUILDING 2



BUILDING 3 | 25,200 SF 17099 N FIGJAM AVE

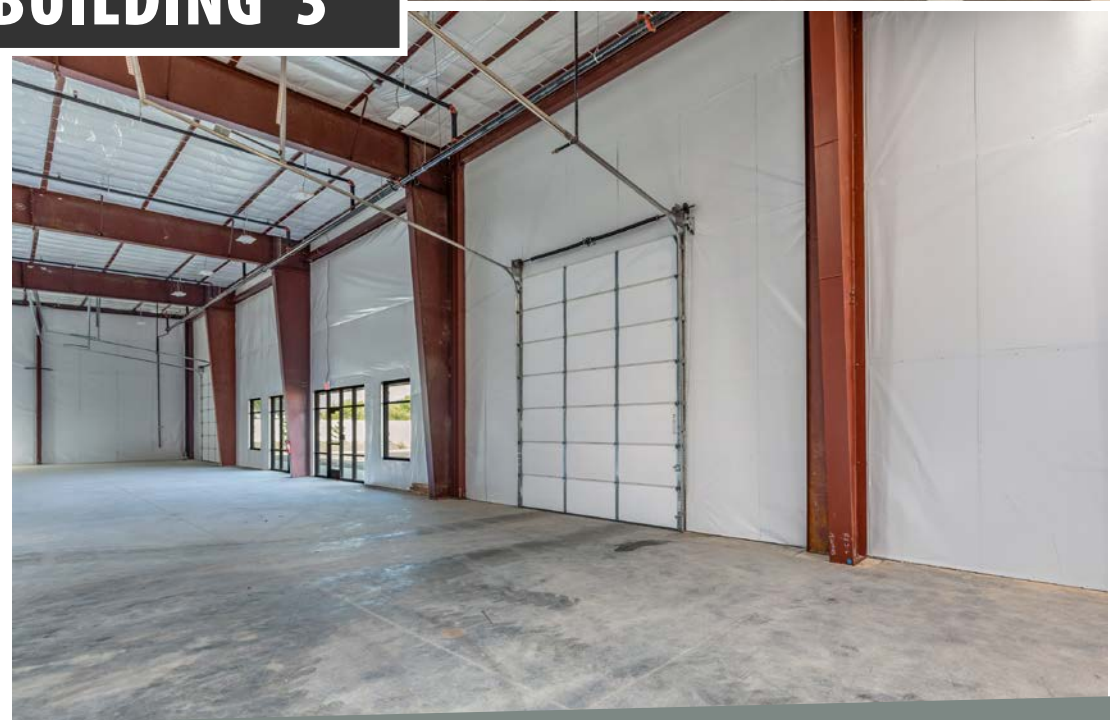


(10) GRADE DOORS





BUILDING 3



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LOCATED OFF OF PRIMARY NAMPA EXIT

