

900

E KARCHER RD

FOR LEASE

±17,630 - 91,545 SF

Warehouse with Flexible Yard
Configurations Available

**EXPANSIVE
WAREHOUSE WITH
INDUSTRIAL
OUTDOOR STORAGE**

Jake Miller, SIOR
Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

Harry Sawyer, MSRE
First Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

Scott Ketlinski
Senior Associate
+1 208 608 6300
scott.ketlinski@cbre.com

CBRE

@ industrial

PROJECT HIGHLIGHTS

Located at 900 E Karcher Road in Nampa, Idaho, this rare industrial property offers a total of $\pm 250,242$ square feet of manufacturing and warehouse space, complemented by $\pm 17,116$ square feet of office, conference, and break room facilities. This property is situated on a 25.27-acre site, presenting a unique opportunity for users seeking additional secured and improved industrial outdoor storage space. The available yard space offers flexible configurations, ranging from 0.66 to 6.33 acres. The building features a clear height ranging from 16 to 32 feet, making it adaptable for various industrial uses. Operational efficiency is maximized with twelve (12) dock doors and twenty-five (25) drive-in access points. Ample power allows for a variety of manufacturing uses. Located just minutes from I-84, the property is perfect for various industrial and manufacturing uses to take advantage of a growing Nampa submarket.



PROPERTY OVERVIEW

ADDRESS	900 E Karcher Rd. Nampa Idaho
MARKET/SUBMARKET	Nampa, Idaho- Boise MSA
ASKING RATE	Contact Agents
BUILDING SQUARE FOOTAGE	$\pm 233,126$ SF Manufacturing, Warehouse Space $\pm 17,116$ SF Office, Conference, Break Room Space $\pm 250,242$ SF Total
AVAILABLE YARD (ACRES)	.66 - 6.33 ACs
YEAR BUILT	1995 2015/2016 (Remodeled)
CLEAR HEIGHT	16' - 32'
DOCKS	Twelve (12) Dock Doors
DRIVE-INS	Twenty-Four (24) Total Grade Level Doors
POWER	Unit 1-3: 480V, 3-Phase, 600 Amps Unit 4: 480V, 3-Phase, 800 Amps Unit 5: 480V, 3-Phase, 4000 Amps
ZONING	Light Industrial
PARKING	313 Stalls 1.2/1,000



PROPERTY HIGHLIGHTS



GROWING POPULATION AND STRONG ECONOMY

Nampa has experienced significant population growth in recent years, driven by factors like affordability and job opportunities. A strong economy can lead to increased demand for real estate, both residential and commercial.



DESIRABLE LOCATION

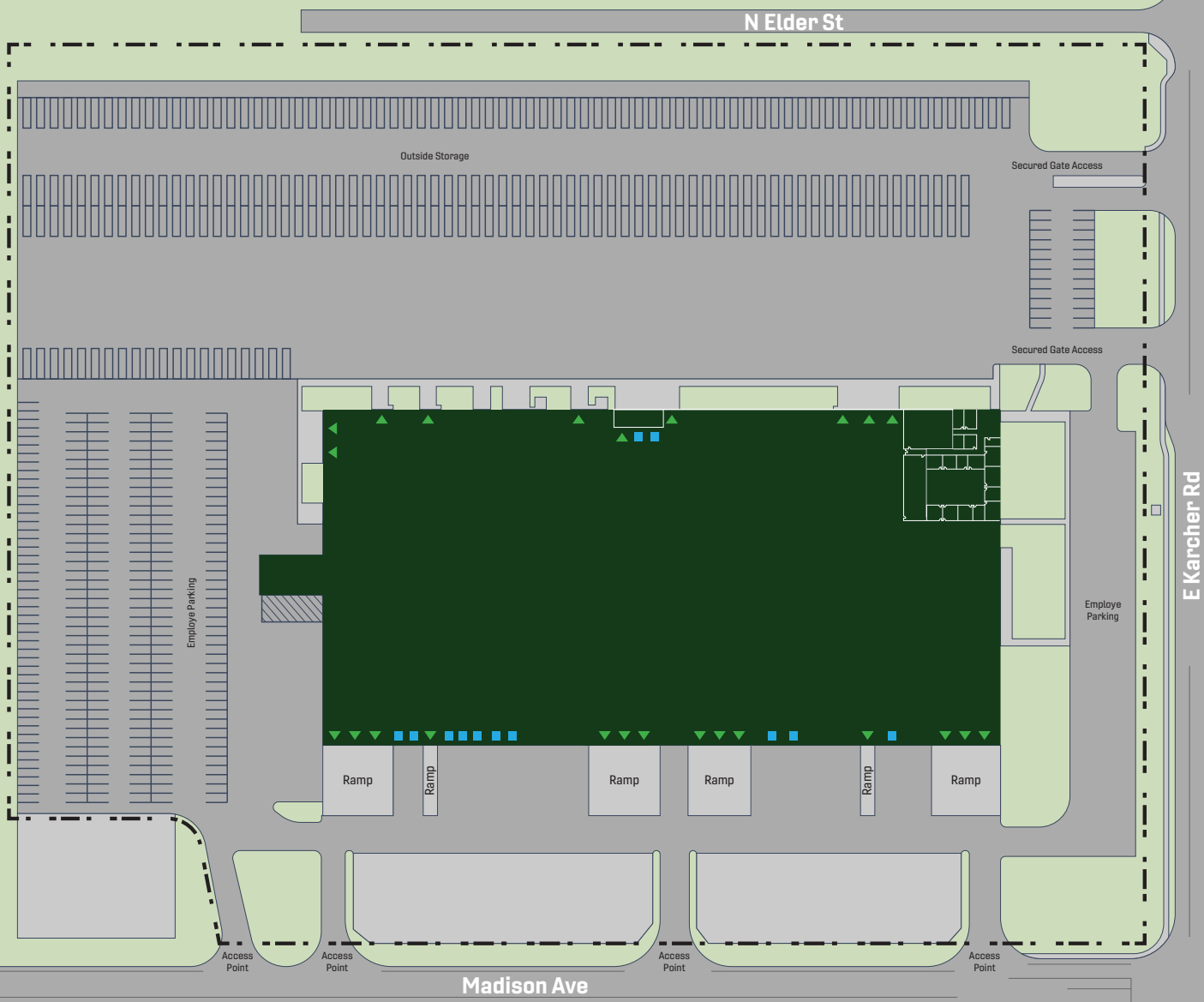
Karcher Road is a major thoroughfare in Nampa, offering good visibility and accessibility. The property's location within Nampa could make it attractive to potential tenants or buyers.



RENTAL DEMAND IN NAMPA, IDAHO

Nampa's expanding population and robust job market are driving significant demand for rental properties, particularly in the industrial sector. This increasing demand is expected to create a steady income stream for investors, making industrial assets in the area a compelling opportunity for sustained returns.

SITE PLAN



- Dock-Doors (12)
- ▲ Grade Level Doors (24)



DEMISING PLAN

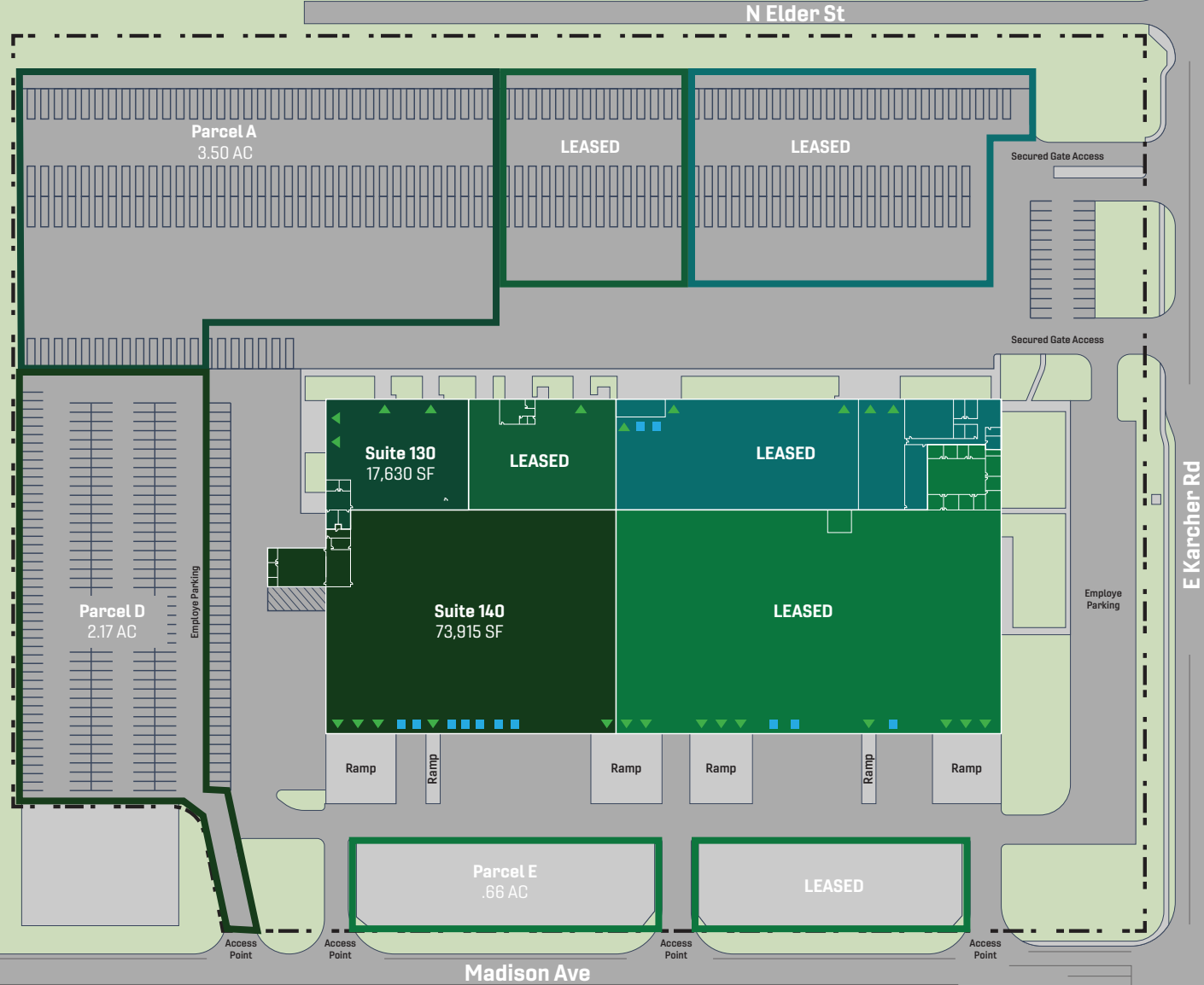
FLEXIBLE WAREHOUSE CONFIGURATIONS

- Suite 100: LEASED
- Suite 120: LEASED
- Suite 130: 17,630 SF
- Suite 140: 73,915 SF
- Suite 150: LEASED

FLEXIBLE YARD CONFIGURATIONS

- Parcel A: 3.50 AC
- Parcel B: LEASED
- Parcel C: LEASED
- Parcel D: 2.17 AC
- Parcel E: 0.66 AC

- Dock-Doors (12)
- ▲ Grade Level Doors (24)



NEARBY AMENITIES





900

E KARCHER RD

CBRE

@ industrial

Jake Miller, SIOR
Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

Harry Sawyer, MSRE
First Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

Scott Ketlinski
Senior Associate
+1 208 608 6300
scott.ketlinski@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_August2026