



For Lease & Build-to-Suit

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## Canyon Crossing

9805-9812 Sand Hill Drive | Nampa, ID

### Highlights:

- Retail space available for lease and build-to-suit next to Treasure Valley Marketplace
- Terrific location next to I-84 and the Karcher Exit
- Rare opportunity to build custom retail space to your specifications
- Located next to the Fairfield Hotel, conveniently close to shopping, restaurants, and medical offices
- One future marquis sign with Karcher frontage
- Final address/suite numbers from City may change

# For Lease & Build-to-Suit

## Property Information

<b>Property Type</b>	Retail/Build-to-Suit
<b>Building Size</b>	<b>Bldg A</b> - 11,198 SF   2,315 SF Available <b>Bldg B</b> - 13,740 SF   2,600 SF Available
<b>Land Size</b>	2.845 Acres 1.26 Acres
<b>Lease Rate</b>	<b>Bldgs A &amp; B</b> - See Below
<b>9812 Sandhill (1.26 Acres) BTS</b>	Contact agent for more info

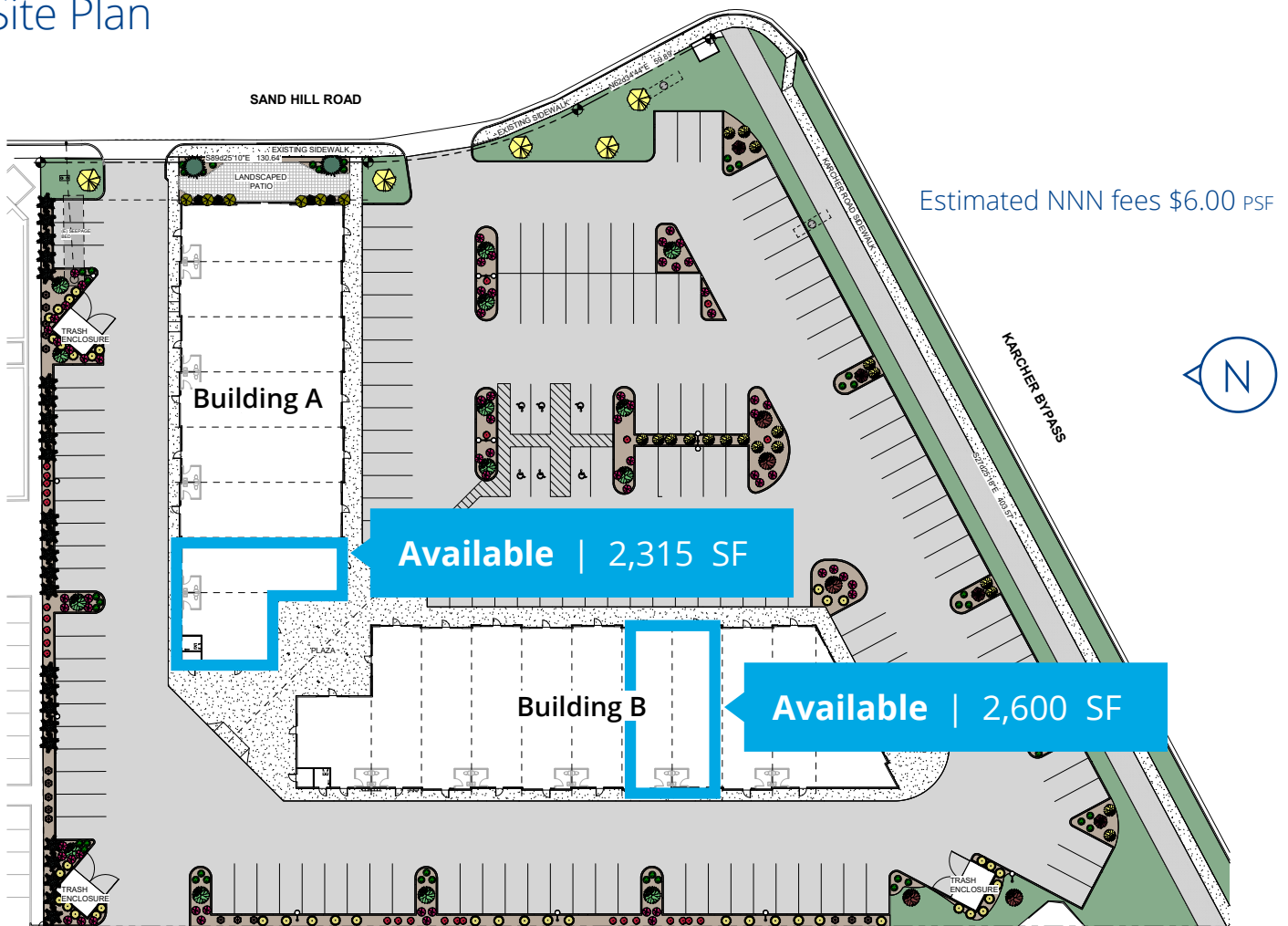
## Building A

Suite	Size	Rate (NNN)
105/110	2,315 SF	\$35.00

## Building B

Suite	Size	Rate (NNN)
120	1,300 SF	\$31.00
125	1,300 SF	\$31.00

## Site Plan

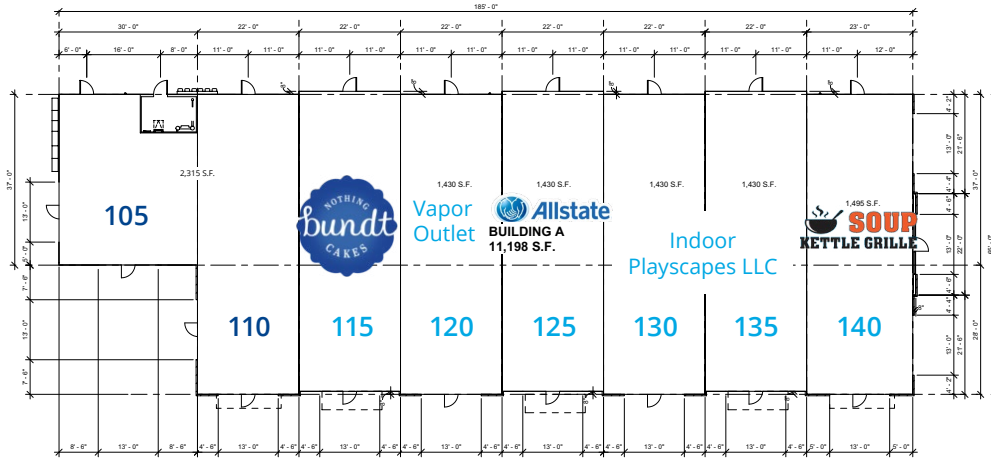


Estimated NNN fees \$6.00 PSF

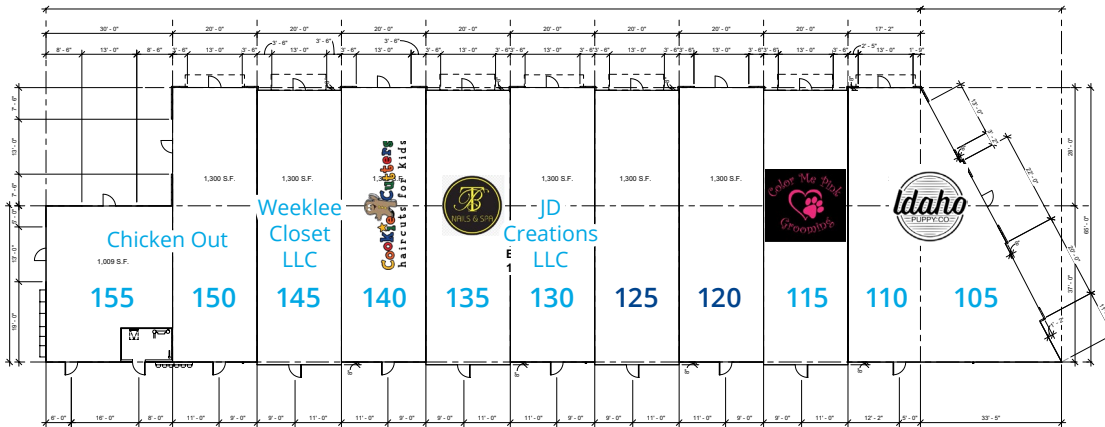
\*Space delivered as Vanilla Shell

# For Lease

## Building A



## Building B



Building A - East & North Elevations



Building B - North & East Elevations

# Location



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