



FOR SALE

**FALL RIVER
BUSINESS PARK**

NORTH PHASE

**Developed Lots
for
Office and Retail**

**South Rising Sun Drive
Nampa, ID 83686**



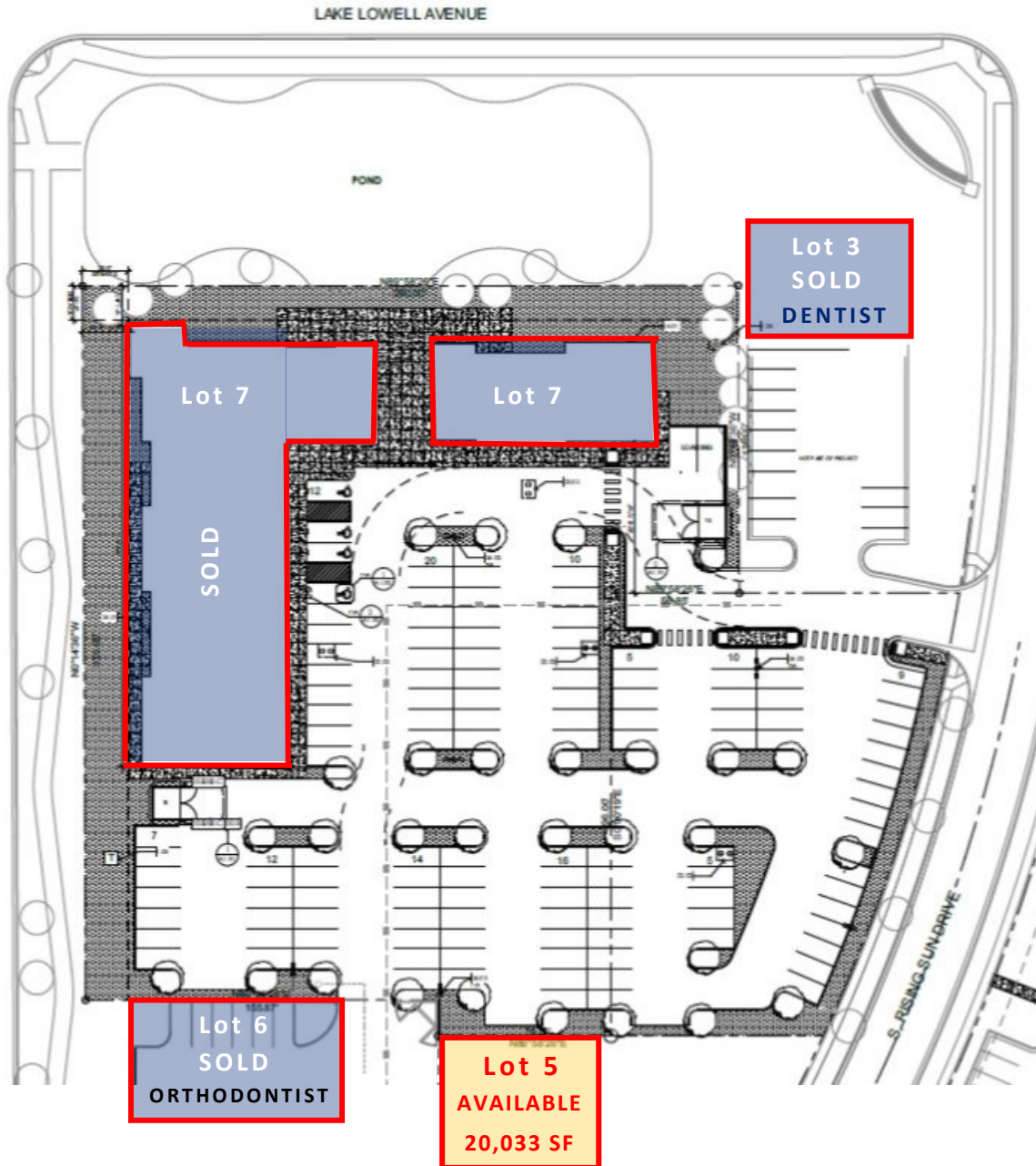
Directions from Boise: Take exit (39), West on Karcher/Highway 55, South on Middleton Road. Fall River is located on the South East corner of Middleton Road and Lake Lowell Avenue

Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FALL RIVER BUSINESS PARK

North Site Plat



Pricing for Individual Lots

- Lot 5 965 S. Rising Sun Drive \$230,780.16
⇒ Lot Size: 20,033 SF | \$11.52/SF
⇒ Can accommodate a building up to 3,000 SF

- Lot 3 801 S. Rising Sun Drive SOLD
- Lot 6 987 S. Rising Sun Drive SOLD
- Lot 7 849 S. Rising Sun Drive SOLD
- Lot 26 910 S. Rising Sun Drive SOLD

Lot 26 SOLD
VETERINARIAN CLINIC

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Fall River Business Park

- Existing Businesses in Fall River Business Park include Idaho Fitness Factory, Premier Dental, Garden of Learning Day Care and an a new Orthodontist.

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- Fall River Business Park is located on the SE Corner of Lake Lowell Ave and Middleton Road
- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Uses in Complex include Retail, Office and Flex Lots



FALL RIVER BUSINESS PARK



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