



**FOR SALE**

**FALL RIVER  
BUSINESS PARK**

**South Phase**

**Developed Lots  
for  
Flex & Office**

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



**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

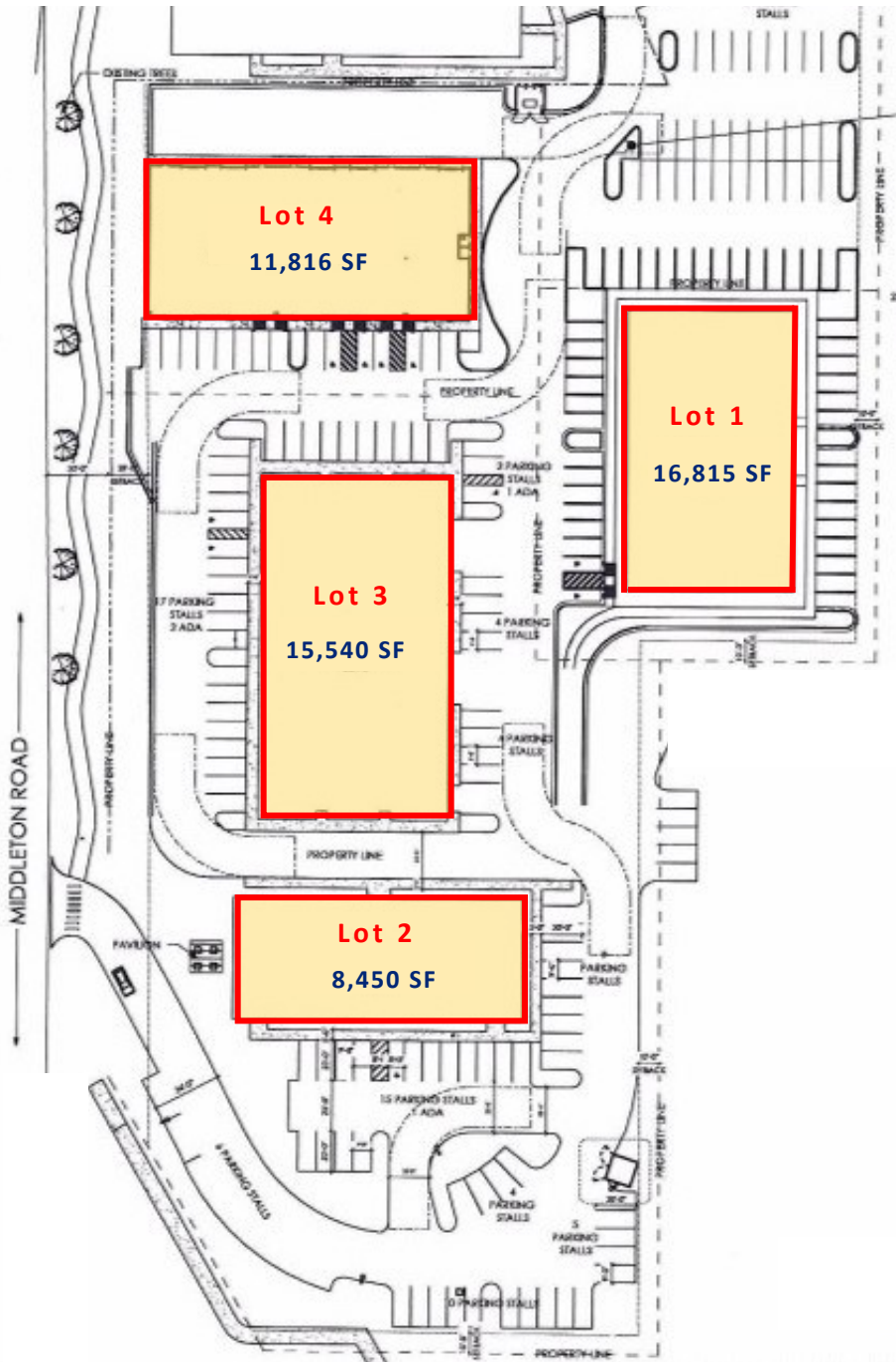
**Directions from Boise:** Take exit (39), West on Karcher/Highway 55, South on Middleton Rd  
Fall River is located on the South East corner of Middleton Road and Lake Lowell Avenue

**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

## South Phase Plat



### Pricing for Individual Lots

- **Lot 1 995 S. Rising Sun Drive \$445,017.50**  
⇒ Lot 1 Size : 52,355 SF \$8.50/SF  
⇒ Can accommodate a building up to 16,815 SF
- **Lot 2 1085 S. Rising Sun Drive \$526,447.50**  
⇒ Lot 2 Size : 61,935 SF \$8.50/SF  
⇒ Can accommodate a building up to 8,450 SF
- **Lot 3 1047 S. Rising Sun Drive \$455,744.50**  
⇒ Lot 3 Size : 53,617 SF \$8.50/SF  
⇒ Can accommodate a building up to 15,540 SF
- **Lot 4 1017 S. Rising Sun Drive \$340,893**  
⇒ Lot 4 Size : 32,466 SF \$10.50/SF  
⇒ Can accommodate a building up to 11,816 SF  
⇒ The \$10.50/SF Includes Approved Building Plans



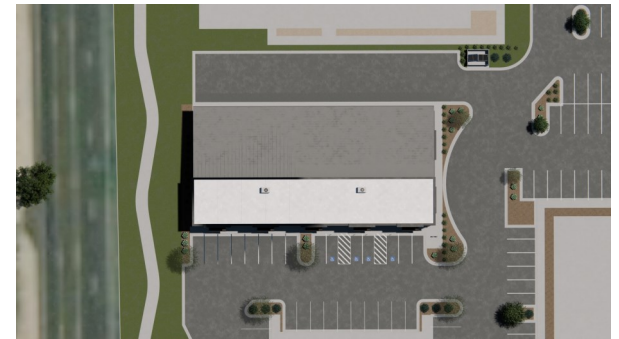
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# Conceptual Designs for 1017 S. Rising Sun Drive | Nampa, ID 83686

## Plans Ready to Start Construction on 11,816 SF Building

### Lot Offered For \$340,893.00 / \$10.50 SF



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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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