



FOR LEASE

**FALL RIVER
BUSINESS
PARK**

North Phase

**Currently Under
Construction**

**Retail & Office
Use**

849 & 965

South Rising Sun Drive

Nampa, ID 83686

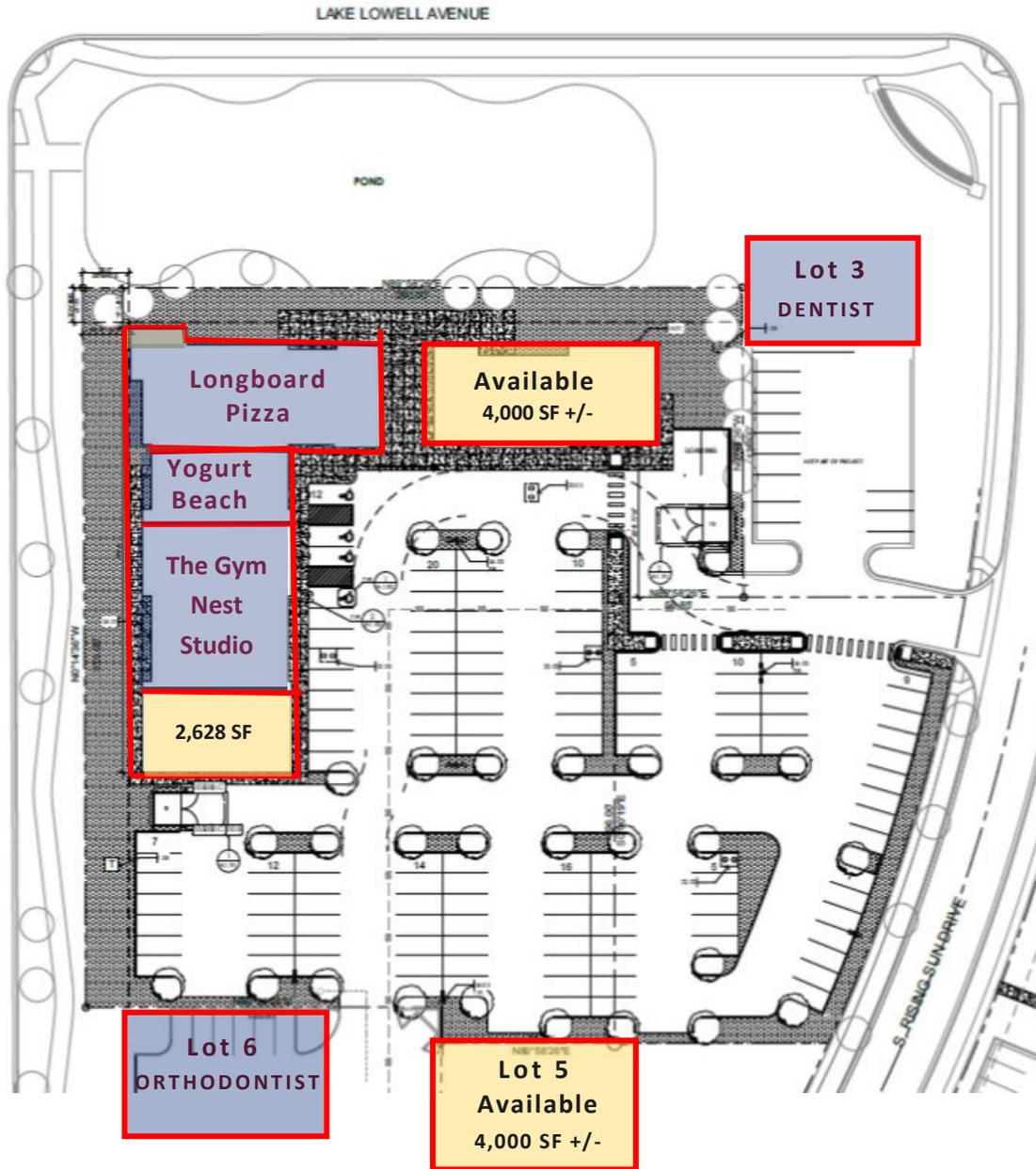
Directions from Boise: Take exit (39), West on Karcher/Highway 55, South on Middleton Road
Fall River is located on the South East corner of Middleton Road and Lake Lowell Avenue



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



Available Lots

- **849 S. Rising Sun Drive Lot 7 Retail**
 - ⇒ Lot Size : 85,055 SF \$30/SF/YR
 - ⇒ \$50/SF for Tenant Improvement Allowance
 - ⇒ 6,628 SF (+/-) available for lease
 - ⇒ Completion Date scheduled for 4th Quarter 2023
- **965 S. Rising Sun Drive Lot 5 Retail**
 - ⇒ Lot Size : 20,033 SF \$30/SF/YR
 - ⇒ \$50/SF for Tenant Improvement Allowance
 - ⇒ Can accommodate a building up to 4,000 SF (+/-)
 - ⇒ Build to Suit

Lot 26
Veterinarian
Clinic

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Lot 7

Longboard Pizza

Suite 110

Yogurt Beach

Suite 120

LEASED

**The Gym
Nest
Studio**

Suite 150

LEASED

AVAILABLE

RETAIL

Suite 160

2,628 SF

Lot 7

AVAILABLE

4,000 SF +/-



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FALL RIVER BUSINESS PARK

- Construction has started
- Occupancy scheduled for the 4th Quarter of 2023



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COLDWELL BANKER
COMMERCIAL
TOMLINSON

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Fall River Business Park



- Fall River Business Park is located on the Southeast Corner of Lake Lowell Ave and Middleton Road
- Existing Businesses in Fall River Business Park include Idaho Fitness Factory, Premier Dental, Garden of Learning Day Care and an a new Orthodontist.

- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Uses in Complex include Retail, Office and Flex Lots



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