



FOR LEASE

312 SIMPLOT BLVD.
CALDWELL IDAHO



AVAILABLE FOR OCCUPANCY NOW!

CONTACT

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HIGHLIGHTS

- Former heavy manufacturing facility, conveniently located directly off of I-84, less than a mile away.
- Simplot Boulevard frontage with excellent signage visibility.
- Features drive-through access.
- Close proximity to core amenities in downtown Caldwell.
- Fully renovated building featuring new office space (2025 renovation.)

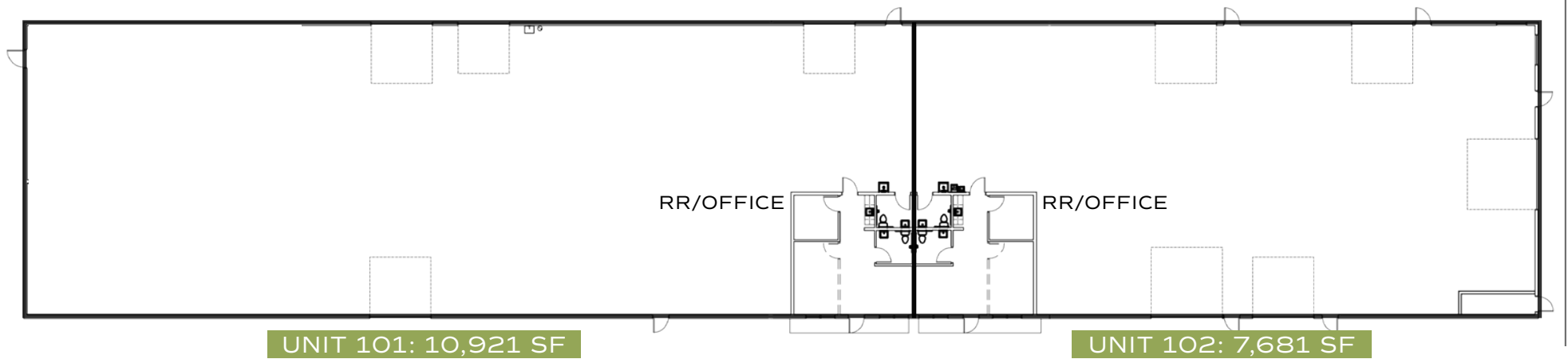
DETAILS

SPACE:		RSF:	RATE:
Suite 101	Whse	10,271 SF	
	Office	650 SF	
	Total	10,921 SF	\$0.85 SF/Mo
Suite 102	Whse	7,031 SF	
	Office	650 SF	
	Total	7,681 SF	\$0.85 SF/Mo
TOTAL		18,602 SF	\$0.85 SF/Mo
LEASE TYPE:	NNN	ZONING:	M-1 Light Industrial
LEASE TERM:	3-5 Years	EST. NNN'S:	\$0.18 PSF
CLEAR HEIGHT:	12' - 15'	POWER:	600 Amps 3 Phase

BUILDING ONE DEMISED

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SOUTH UNIT, SUITE 101: 10,921 SF | NORTH UNIT, SUITE 102: 7,681 SF



BUILDING ONE INTERIOR PHOTOS

TOK
COMMERCIAL



BUILDING ONE EXTERIOR PHOTOS

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EXCELLENT ACCESS TO I-84'S EXIT 27

TWO MINUTES / UNDER A MILE AWAY!

