

For Sale - \$1,295,000 Available For Lease

1409 Lauren Lane
Caldwell, Idaho 83605



*Price Reduced
to **\$259/SF!***

Aaron Flynn
+1 208 807 3332
aaron.flynn@colliers.com

Michael McNeight
+1 208 472 2865
michael.mcneight@colliers.com



*Prime 5,000 SF with
Excellent Access*



Property Overview

| | |
|---------------------|------------------------|
| Property Type | Industrial |
| Construction Type | Metal |
| Year Built | 2021 |
| Available SF | 5,000 |
| Zoning | Light Industrial (M-1) |
| Grade Level Doors | Two (2) - 16'x14' |
| Clear Height | 18' |
| Total Building Size | 5,000 SF |



| | |
|------------|---|
| Price PSF | \$279 \$259 |
| Sale Price | \$1,395,000 \$1,295,000 |
| Lease Rate | Contact Agent |

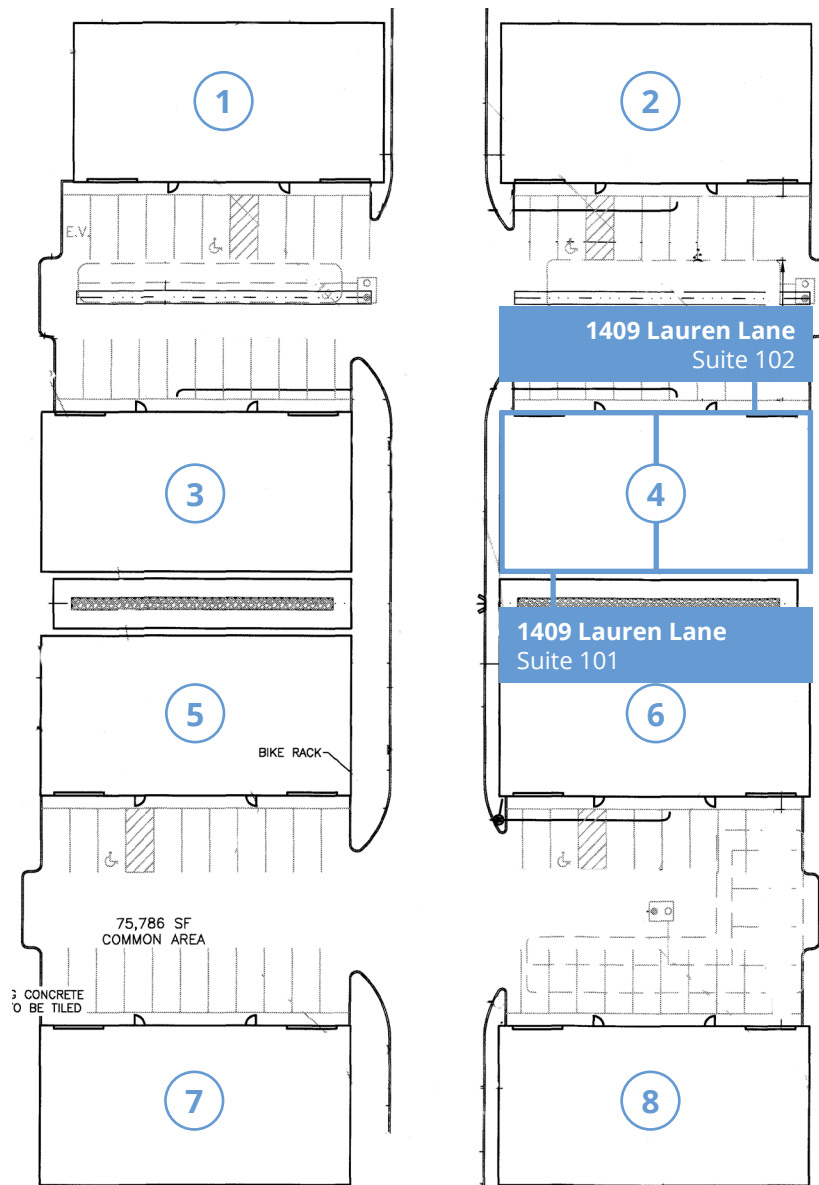
Key Highlights

Prime 5,000 SF Building in a Highly Accessible Location

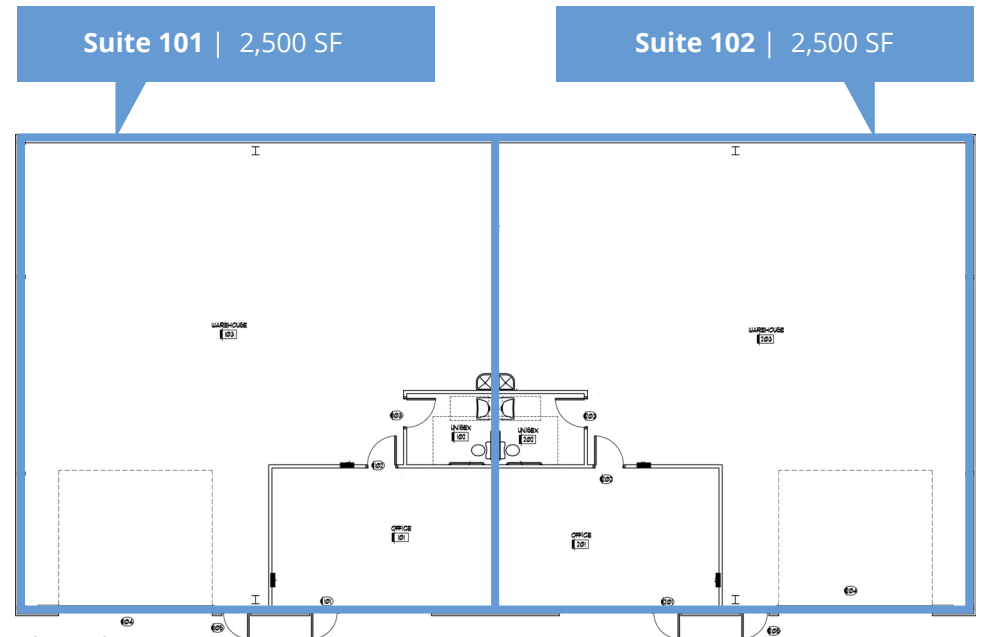
Positioned near I-84 and Highway 20/26, this 5,000 SF building is split into two identical 2,500 SF suites. It offers excellent access to Nampa and South Meridian via I-84, and to North Nampa/Meridian and West Boise via Highway 20/26.

- Two ±2,500 SF suites that can be combined or leased separately—ideal for owner-users seeking income potential
- Newly built with ±300 SF office/showroom, ADA restroom, and mop sink in each unit. Mirrored, flexible layouts suited for a wide range of uses
- Strong opportunity for both investors and owner-users in a high-demand corridor
- Two (2) Grade Level Doors

Site Plan & Floor Plan



Site Plan



Floor Plan

Space Available

| Building | Suite | Size |
|----------|-----------|-------------------------------|
| 4 | 101 & 102 | 2,500 SF each- 5,000 SF Total |

Photo Gallery



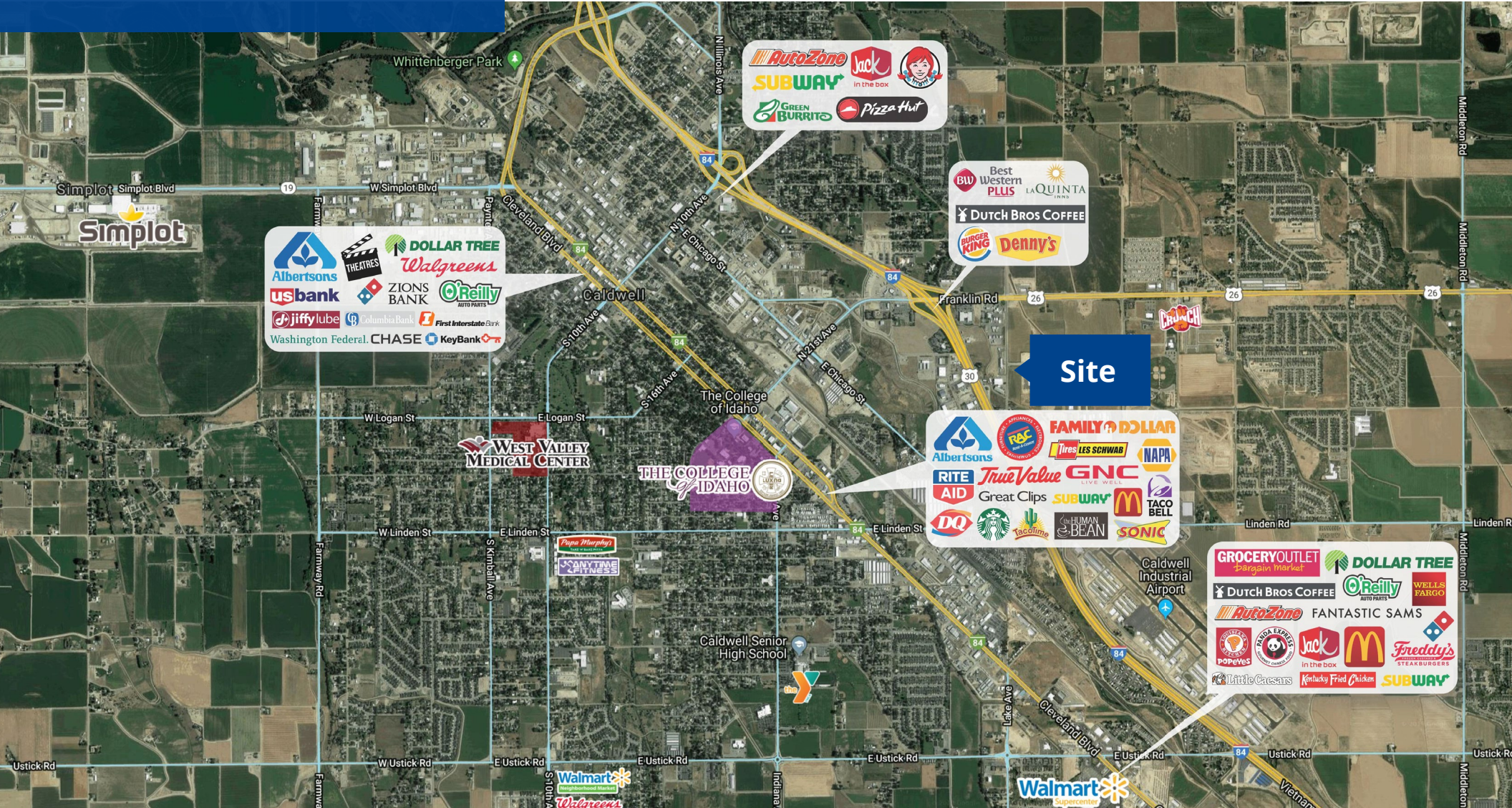
Location



[Google Map](#)



[Street View](#)



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensors(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.