

NORTH RANCH INDUSTRIAL

3902 & 3924 MULLER DR. | CALDWELL IDAHO

— ONE —
FREE MONTH
OF RENT FOR EVERY YEAR
OF LEASE TERM SIGNED

* Limited time offer expires 10/31/2025;
Up to a 5 year term.

TOK
COMMERCIAL

FOR LEASE

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HIGHLIGHTS

- Ready to occupy.
- ESFR sprinkler system and gas heating.
- Two minutes to I-84.
- 93 total parking spots.
- Each unit has fully built out office and restroom.

DETAILS

BUILDING	UNIT SIZE	RATE
3902 Muller	3,000 SF	\$1.25/SF, NNN
3924 Muller	3,380 SF	\$1.25/SF, NNN

PROP. TYPE:	Industrial	SUBMARKET:	Caldwell
BLDG. SIZE:	42,940 SF	EST. NNN'S	\$0.25/SF
DIVISIBILITY:	3,000 SF	ZONING:	Light Industrial
YEAR BUILT:	2024	PARKING:	2 Per 1,000 SF
CLEAR HEIGHT:	16"	GRADE DOORS:	12'x14' GL
POWER:	200 Amps 120-208 – 3 Phase Per Bay' Additional Power Could be Accommodated. Ability to add 400 volt.		

UPDATED: 10.20.2025

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Another quality property by:

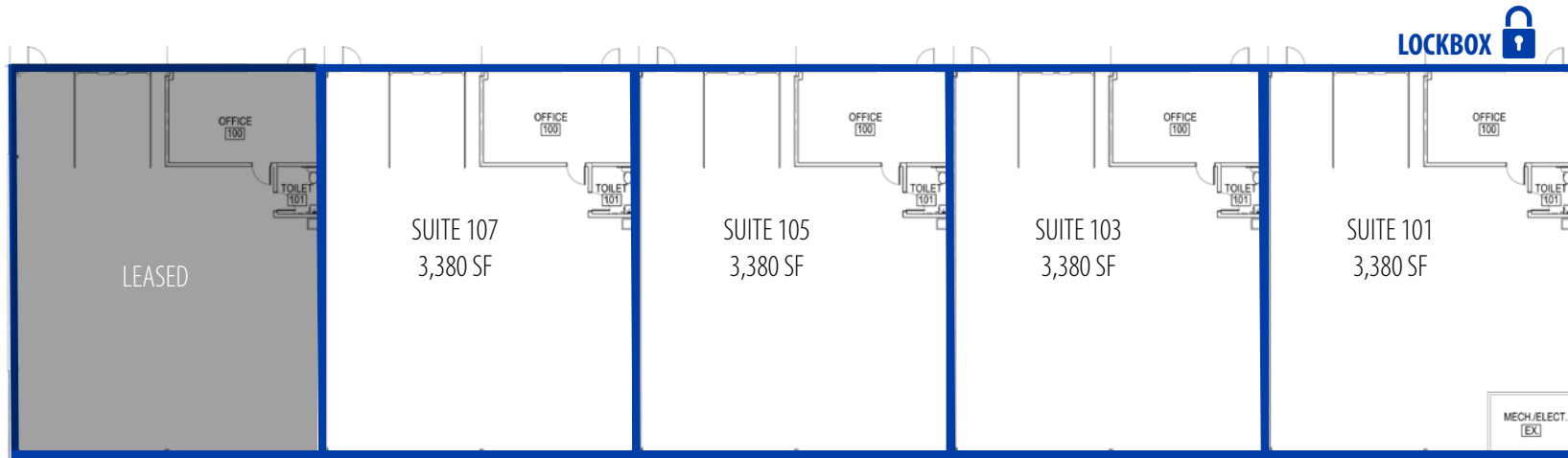
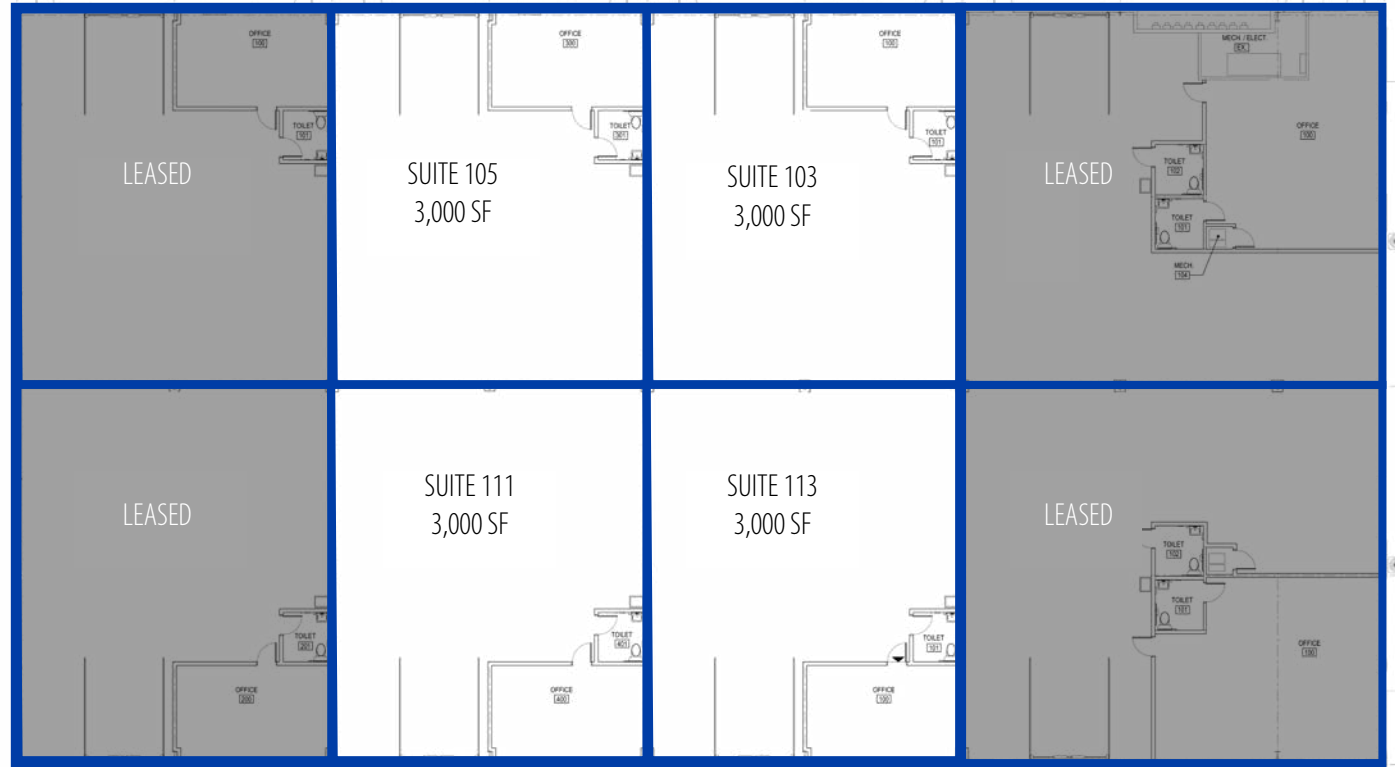
McLellan
COMPANY

TOKCOMMERCIAL.COM

FLOOR PLANS



3902 FLOOR PLAN
26,040 SF



3924 FLOOR PLAN
16,900 SF

UPDATED: 10.20.2025

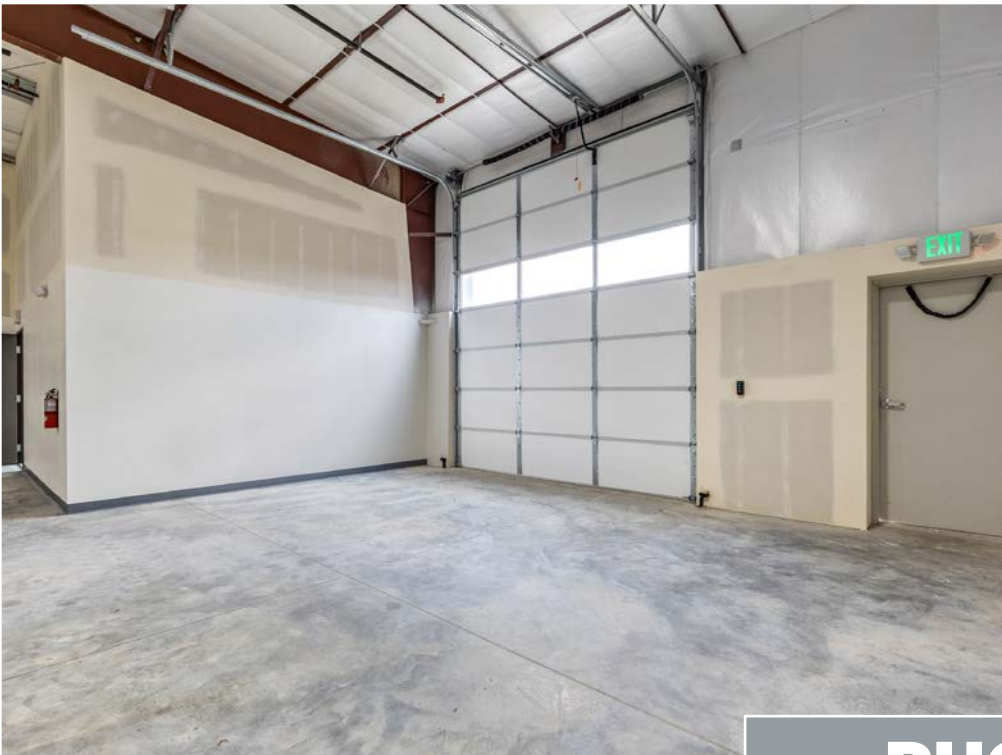
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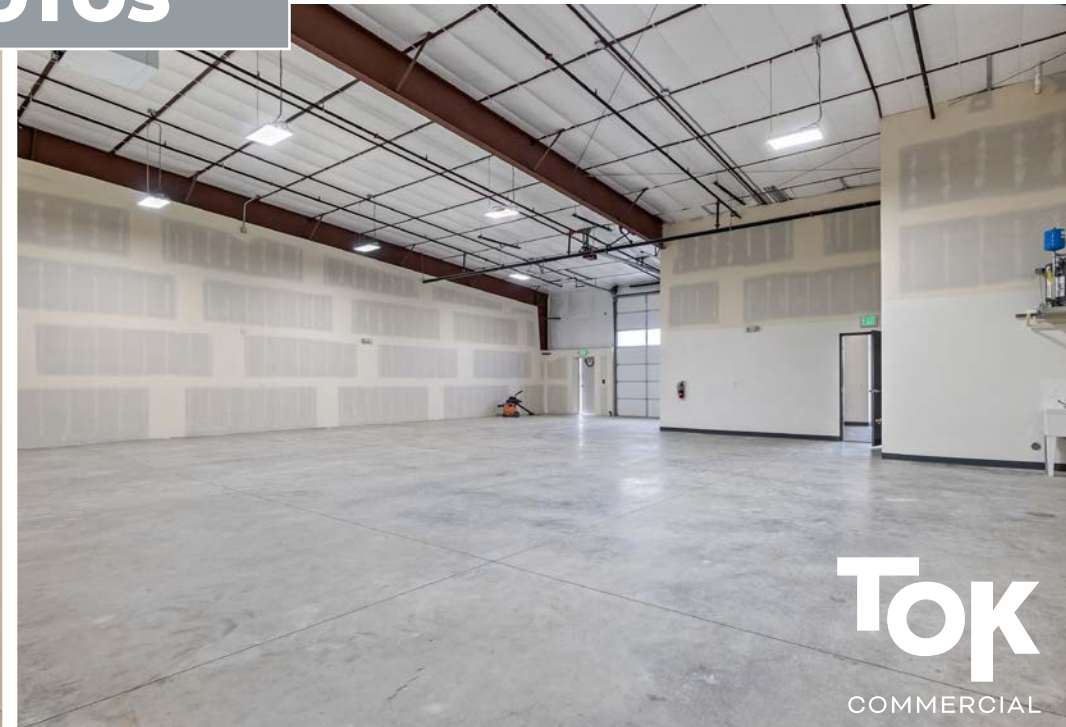
PHOTOS



TOK
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PHOTOS



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COMMERCIAL
Whittenberger
Park

Indian Creek Plaza

MULLER DRIVE

JUST 2 MIN TO SITE

HIGHWAY 20/26

- BOISE 30 MINS
- MERIDIAN 23 MINS
- NAMPA 15 MINS
- MIDDLETON 10 MINS
- DOWNTOWN CALDWELL 9 MINS

30 MINS
23 MINS
15 MINS
10 MINS
9 MINS

Caldwell
Executive
Airport

CASTLE