



DEVELOPED BY

Lincoln



**PETER OLIVER**, SIOR, CCIM  
208.947.0816 | peter@tokcommercial.com

**MIKE GREENE**, SIOR, CCIM  
208.947.0835 | mikeg@tokcommercial.com

**NICK SCHUITEMAKER**, CCIM  
208.947.0802 | nick@tokcommercial.com

# SKY RANCH LOGISTICS

FOR LEASE

1220 SMEED PKWY & 4315 SKYWAY ST | CALDWELL, ID

# PROPERTY DETAILS

SUBMARKET	Caldwell
PROP. TYPE	Industrial
ZONING	M-1 Light Industrial
LOT SIZE	+/- 23.5 Acre Site
AVAILABILITY	Immediately
LEASE TYPE	NNN

## BUILDING 1

BUILDING SIZE	336,960 SF
DIVISIBILITY	+/- 55,354 SF
CLEAR HEIGHT	32'-0" at Lowest Point
DOCKS	60 total
POWER	2 - 2,000 amp services
YARD SPACE	77,000 SF
PARKING	351 spaces (1:960 SF)
ESTIMATED NNN	\$1.65/SF/Annum

## BUILDING 2

BUILDING SIZE	59,520 SF
DIVISIBILITY	+/- 17,868 SF
CLEAR HEIGHT	28'-0" at Lowest Point
DOCKS	12 total
POWER	1 - 1,200 amp service
YARD SPACE	7,800 SF
PARKING	81 spaces (1:735 SF)
ESTIMATED NNN	\$2.20/SF/Annum

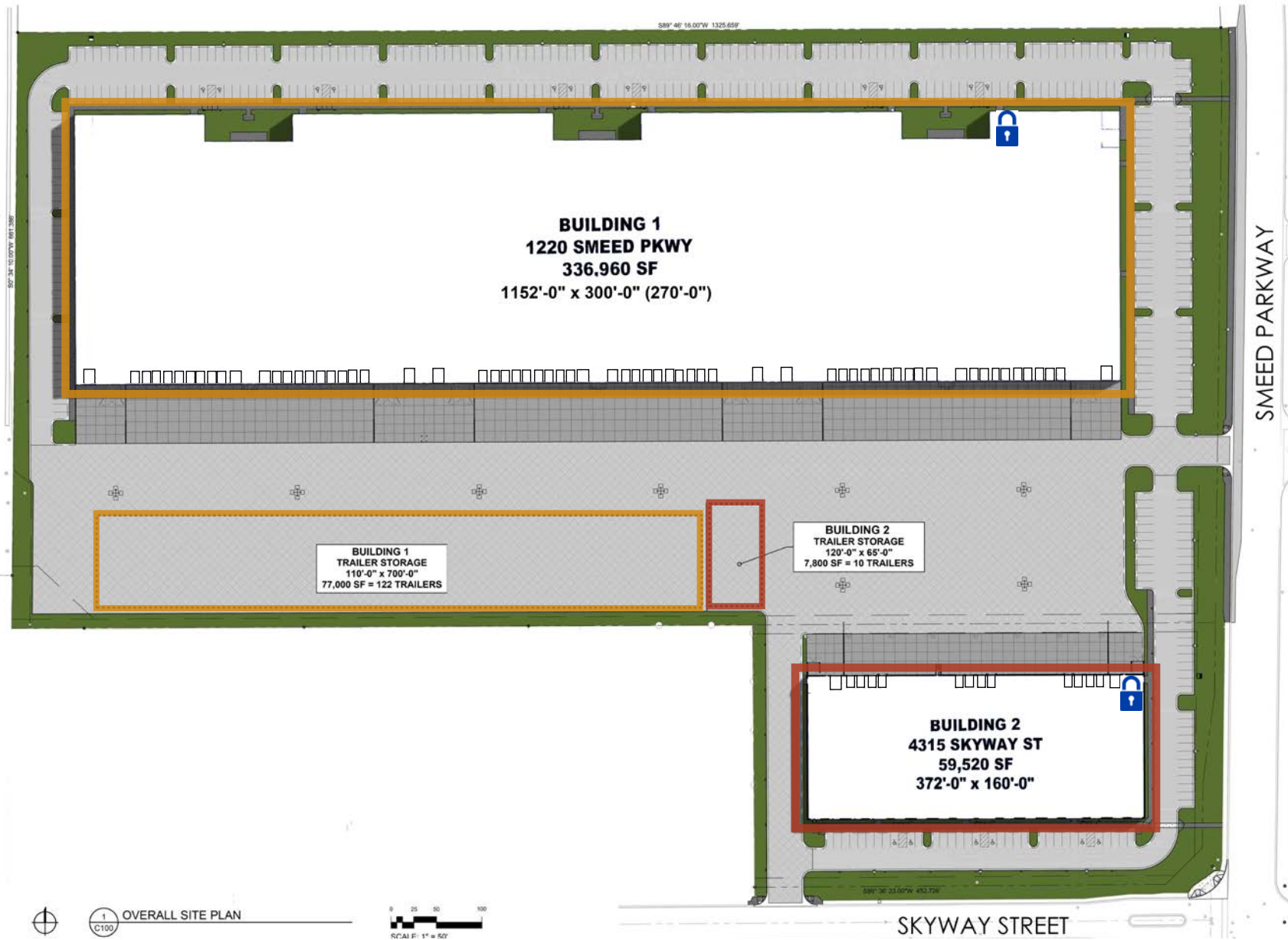


**TOX**  
COMMERCIAL

SKY RANCH LOGISTICS

AVAILABLE NOW!



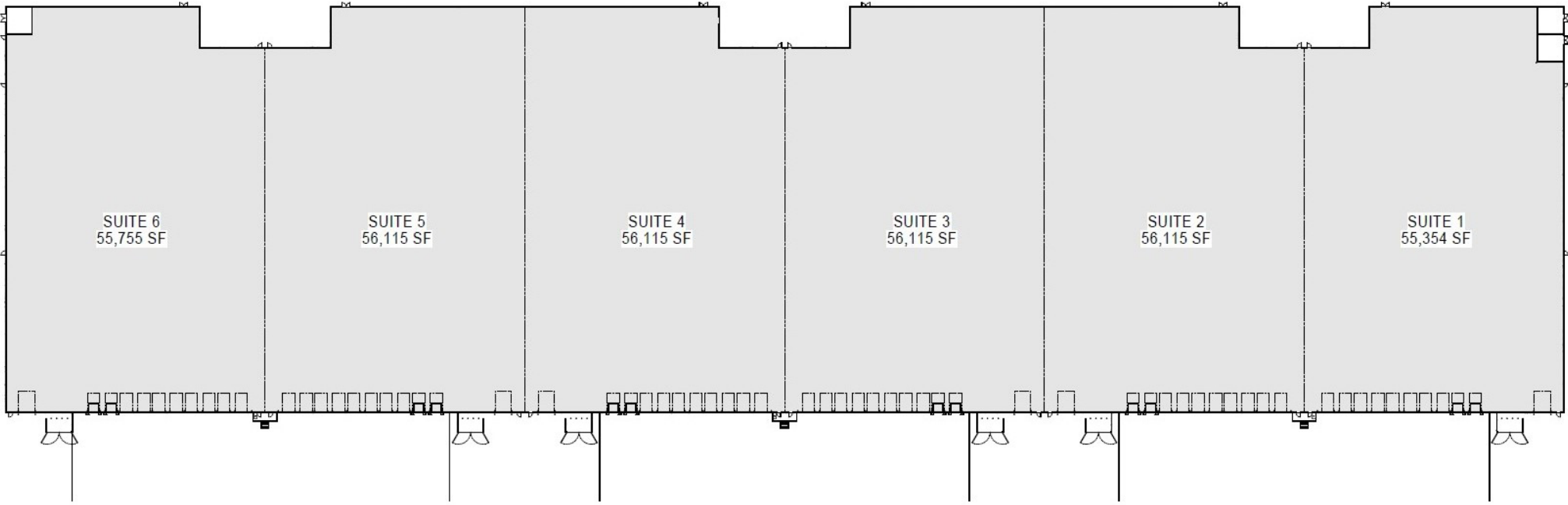


SITE  
**PLAN**

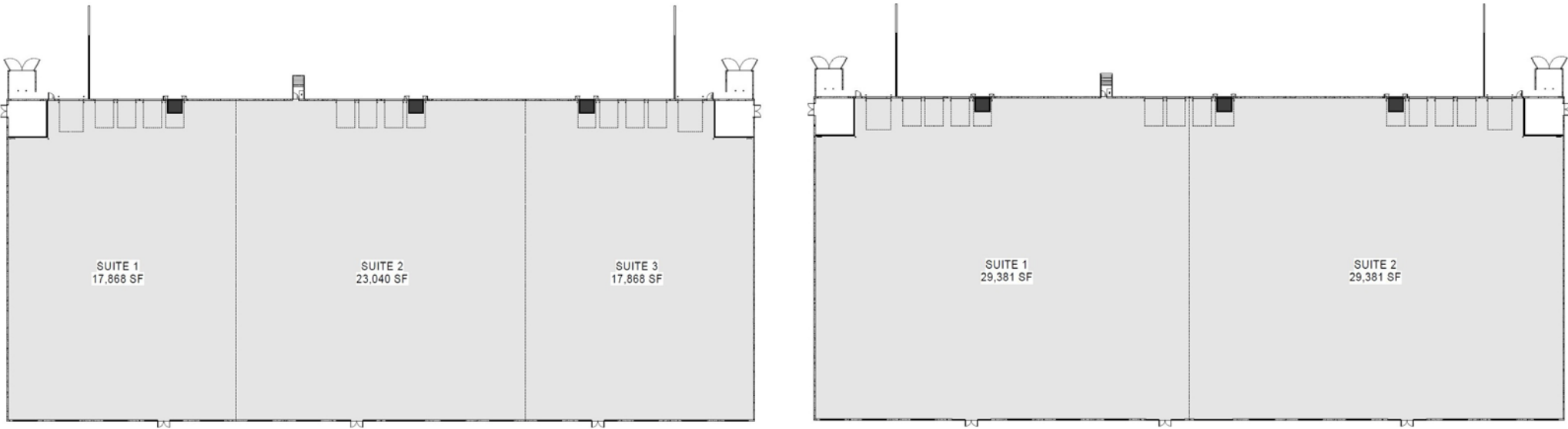
AVAILABLE  
**IMMEDIATELY**

FOR LEASE RATES  
**CONTACT AGENTS**

## BUILDING 1



## BUILDING 2



# BUILDING 1 | 336,960 SF

## DELIVERY CONDITIONS

<b>Building Size:</b>	336,960 SF
<b>Building Clear Height:</b>	32' - 6"
<b>Lighting Type:</b>	Suspended
<b>Column Spacing:</b>	54' x 48'
<b>Building Depth:</b>	300'
<b>Building Length:</b>	1,152'
<b>Speed Bay Size:</b>	54'
<b>Dock Positions Provided:</b>	60 Total
<b>Grade Level Dock Doors:</b>	6
<b>Dock Seals:</b>	12
<b>Car Parking:</b>	351 Spaces
<b>Trailer Parking:</b>	122 Stalls
<b>Truck Court:</b>	65' Concrete Apron
<b>Building Slab on Grade:</b>	Thickness of 6"
<b>Roofing and insulation:</b>	TPO Roofing
<b>Fire Protection:</b>	Fully Sprinkled
<b>Wall Insulation:</b>	R-19
<b>Electrical:</b>	2,000 Amps 277/480, 3-phase power
<b>Domestic Water:</b>	4" Water Service to Building
<b>Sanitary Sewer:</b>	City of Caldwell
<b>Natural Gas:</b>	1.5" Gas Service
<b>Telecom:</b>	Available at the street



# BUILDING 2 | 59,520 SF

## DELIVERY CONDITIONS

<b>Building Size:</b>	59,520 SF
<b>Building Clear Height:</b>	28'
<b>Lighting Type:</b>	Suspended
<b>Column Spacing:</b>	40' x 46'
<b>Building Depth:</b>	160'
<b>Building Length:</b>	372'
<b>Speed Bay Size:</b>	40'
<b>Dock Positions Provided:</b>	12 Total
<b>Grade Level Dock Doors:</b>	2
<b>Dock Seals:</b>	3
<b>Car Parking:</b>	81 Spaces
<b>Trailer Parking:</b>	10 Stalls
<b>Truck Court:</b>	46' Concrete Apron
<b>Building Slab on Grade:</b>	Thickness of 6"
<b>Roofing and insulation:</b>	TPO Roofing
<b>Fire Protection:</b>	Fully Sprinkled
<b>Wall Insulation:</b>	R-19
<b>Electrical:</b>	1,200 Amps 277/480, 3-phase power
<b>Domestic Water:</b>	4" Water Service to Building
<b>Sanitary Sewer:</b>	City of Caldwell
<b>Natural Gas:</b>	1.5" Gas Service
<b>Telecom:</b>	Available at the street



- 2 STORY READY 1
- STOREFRONT WINDOWS 2
- STOREFRONT ENTRANCE 3
- PAINTED 8" CONCRETE TILT-UP WALL WITH R-19 VINYL BATT INSULATION 4
- STORE FRONT CLERESTORY WINDOWS 5
- DOUBLE PANE SKYLIGHTS 6
- ESFR FIRE SPRINKLER SYSTEM 7
- TPO ROOFING 60 MILS NOMINAL OVER 5.2" OF RIGID INSULATION 8
- STEEL ROOF JOIST 9
- OVERHEAD SECTIONAL 9X14 INSULATED OVERHEAD LOADING DOCK DOORS 10
- 6" CONCRETE SLAB 11



- 1 STORE FRONT CLERESTORY WINDOWS
- 2 DOUBLE PANE SKYLIGHTS
- 3 ESFR FIRE SPRINKLER SYSTEM
- 4 60 MIL TPO MEMBRANE OVER R-30 RIGID INSULATION OVER METAL DECKING
- 5 STEEL ROOF JOIST 32' CLEAR STRUCTURE
- 6 PAINTED 8" CONCRETE TILT-UP WALL WITH R-19 VINYL BATT INSULATION
- 7 OVERHARD SECTIONAL 9' X 14' INSULATED OVERHEAD LOADING DOCK DOORS
- 8 METAL STAIRS AND HAND RAIL
- 9 DRIVE-IN DOOR 12' X 16'



# PROPERTY AMENITIES

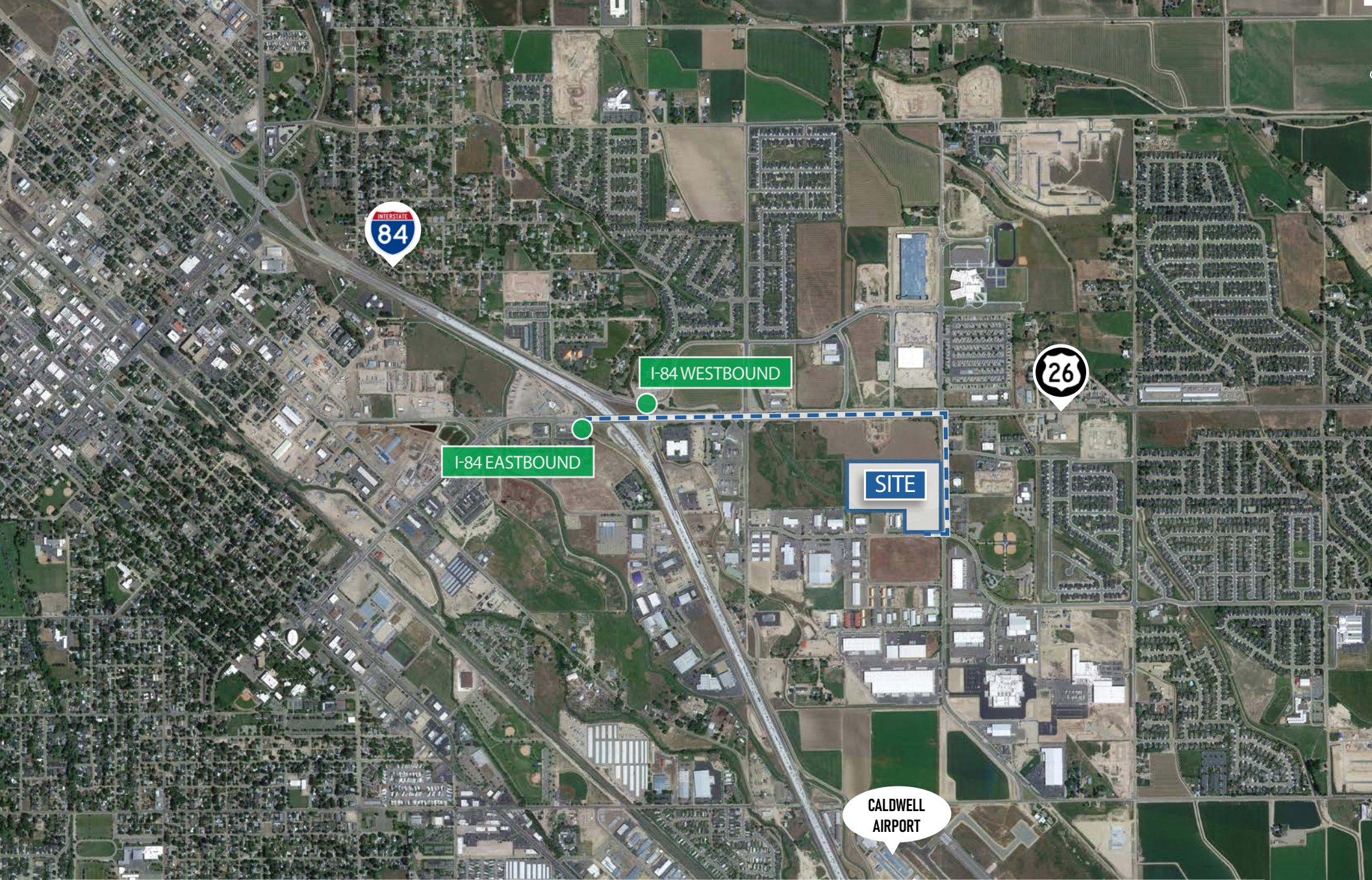
Sky Ranch Logistics Center, developed by Lincoln, is Caldwell's largest building to date. The two building industrial park contains just under 400,000 square feet of warehouse and distribution center space on over 23 acres.

Sky Ranch Logistics is located less than 1 mile from Interstate 84 that connects Caldwell to Portland, Seattle, Boise, and Salt Lake City. It is also 2 miles from the Caldwell Airport and 25 miles from the Boise Airport.

Sky Ranch Logistics is zoned M-1 Light Industrial, which allows for a variety of uses. The property is also located in Foreign Trade Zone #280 administered by the Idaho Manufacturing Alliance. The FTZ enables companies to save money on imported merchandise by diminishing import duties, as well as streamline formal customs entry procedures.

Building 1 contains 336,960 square feet with 77,000 square feet of yard space, enough to house up to 122 standard trailers. The building is designed with a 32 foot clear height at its lowest point with 60 dock doors for ample access. In addition, there are 351 parking spaces for employees and clientele. Building 1 will be serviced by two, 2,000 AMP, 480 volt, 3-phase power services.

Building 2 contains 59,520 square feet with 7,800 square feet of yard space, enough to house up to 10 standard trailers. The building is designed with a 28 foot clear height at its lowest point with 12 dock doors. In addition, there are 81 parking spaces for employees and clientele. Building 2 will be serviced by one, 1,200 AMP, 480 volt, 3-phase power service.



I-84 WESTBOUND



I-84 EASTBOUND

SITE

CALDWELL  
AIRPORT

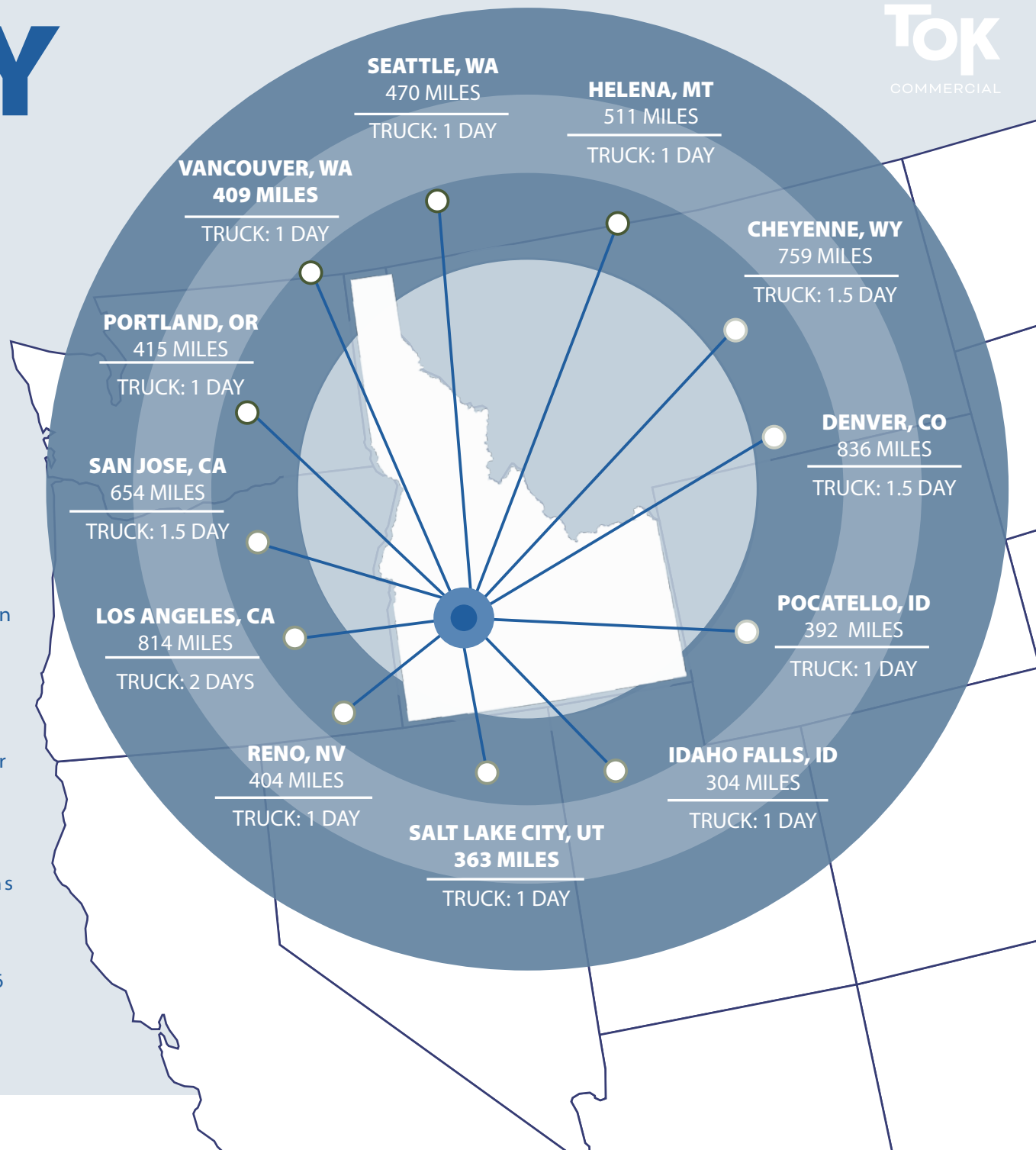
**LOCATED IN  
PRIMARY DISTRIBUTION CORRIDOR**

# ONE DAY DRIVE TO EVERYTHING IN THE WEST

The Boise Valley is home to a variety of the nation's leading manufacturing, distribution and agricultural companies, including Micron Technology, J R Simplot Company, Amazon, Albertsons, Winco Foods, Boise Cascade and more.

The Boise Valley offers unique geographical advantages, serving as a primary corridor for major distribution with only a one day drive or less to most distribution hubs across the Western States.

Industrial demand in the Boise Valley remains strong. Sky Ranch Logistics offers a wide variety of industrial users a highly prized location which is positioned strategically at the signalized intersection of Highway 20/26 and Smeed Parkway, minutes away from Interstate 84.



## THE DEVELOPER

# Lincoln

Lincoln Property Company is a national real estate firm offering a comprehensive suite of value-added services for our clients. With our substantial local presence and history, we are ideally situated to provide a superior service, which comes from knowing the goals and challenges faced by our clientele: tenants, investors, lenders and owners of commercial real estate. Our people and our philosophy are the key ingredients for Lincoln's solid track record of success.

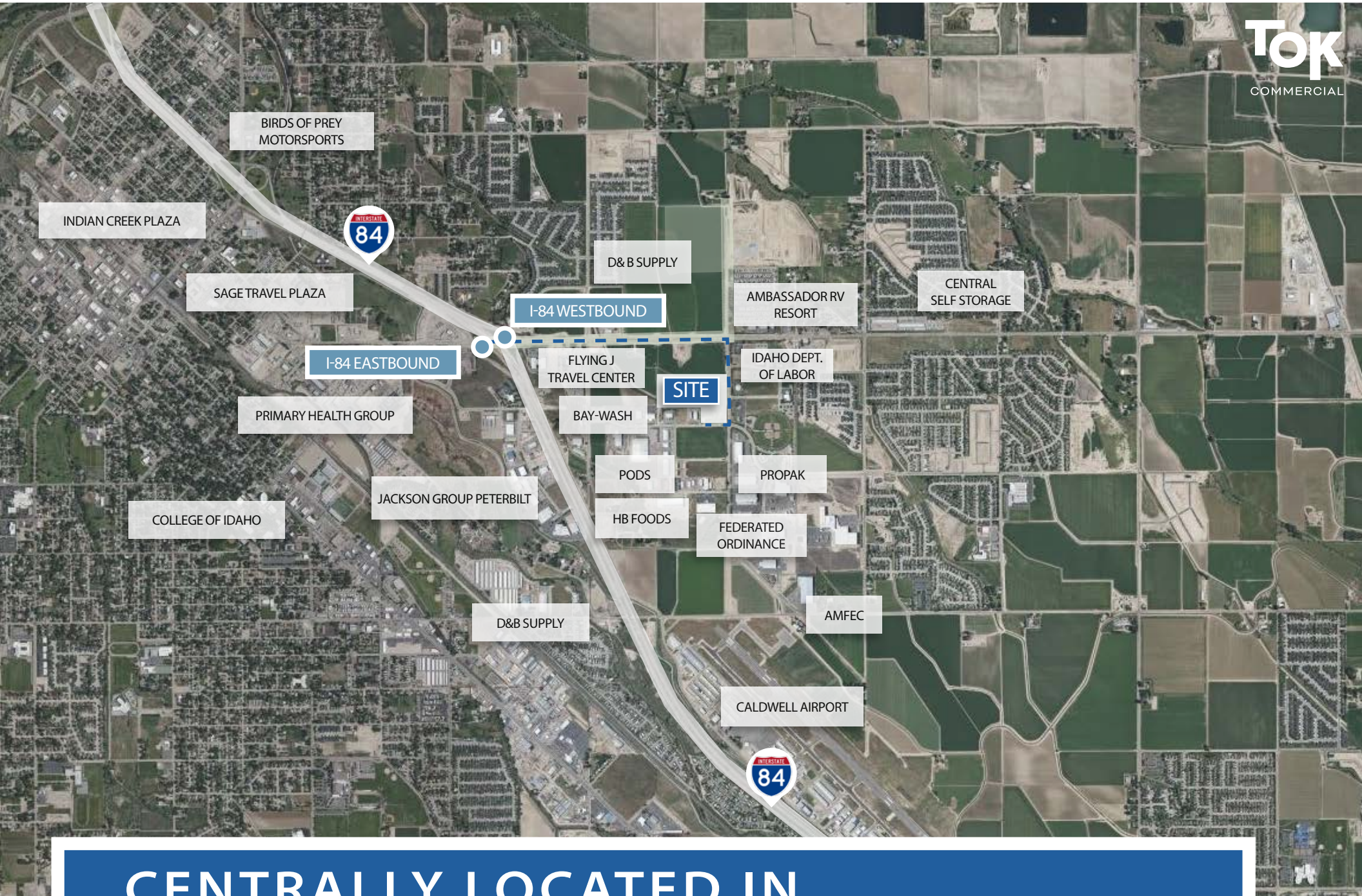
## THE CONTRACTOR



McAlvain Companies, inc. is a third-generation Idaho-born construction firm headquartered in Boise, Idaho. We're proud members of the Big-D Family of Companies. As one of the largest construction organizations in the country with revenues exceeding \$2 billion a year, Big-D's Family of Companies have a long history of providing construction services to customers from a wide variety of industries. Since 1980, McAlvain has provided construction management, general contracting, design build and concrete services throughout the western United States.



SKY RANCH LOGISTICS



**CENTRALLY LOCATED IN  
RAPIDLY GROWING TREASURE VALLEY**