

SALE PRICE **\$12,600,000**

LEASE RATE **\$0.85/SF/MONTH + NNN**

THE LINDEN BUILDING

3515 E. LINDEN ST.
CALDWELL, IDAHO 83605

±70,000 SF SINGLE TENANT FACILITY ON 5.91 ACRES.



CONTACTS

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CBRE

24' CLEAR MANUFACTURING / LIGHT INDUSTRIAL FACILITY

±70,000 SF FOR LEASE OR SALE

IMMEDIATE AVAILABILITY



THE LINDEN

BUILDING

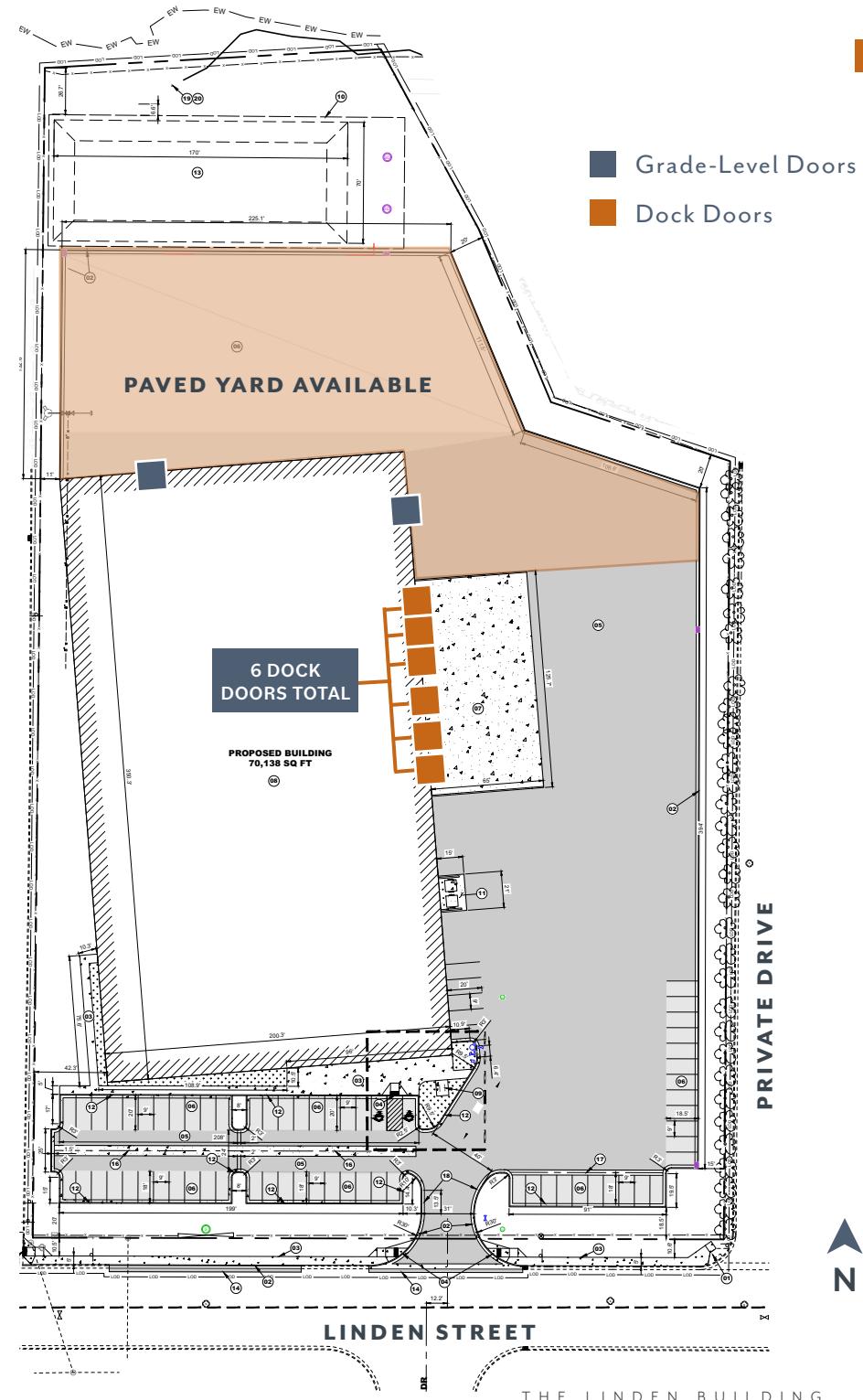
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BUILDING DETAILS

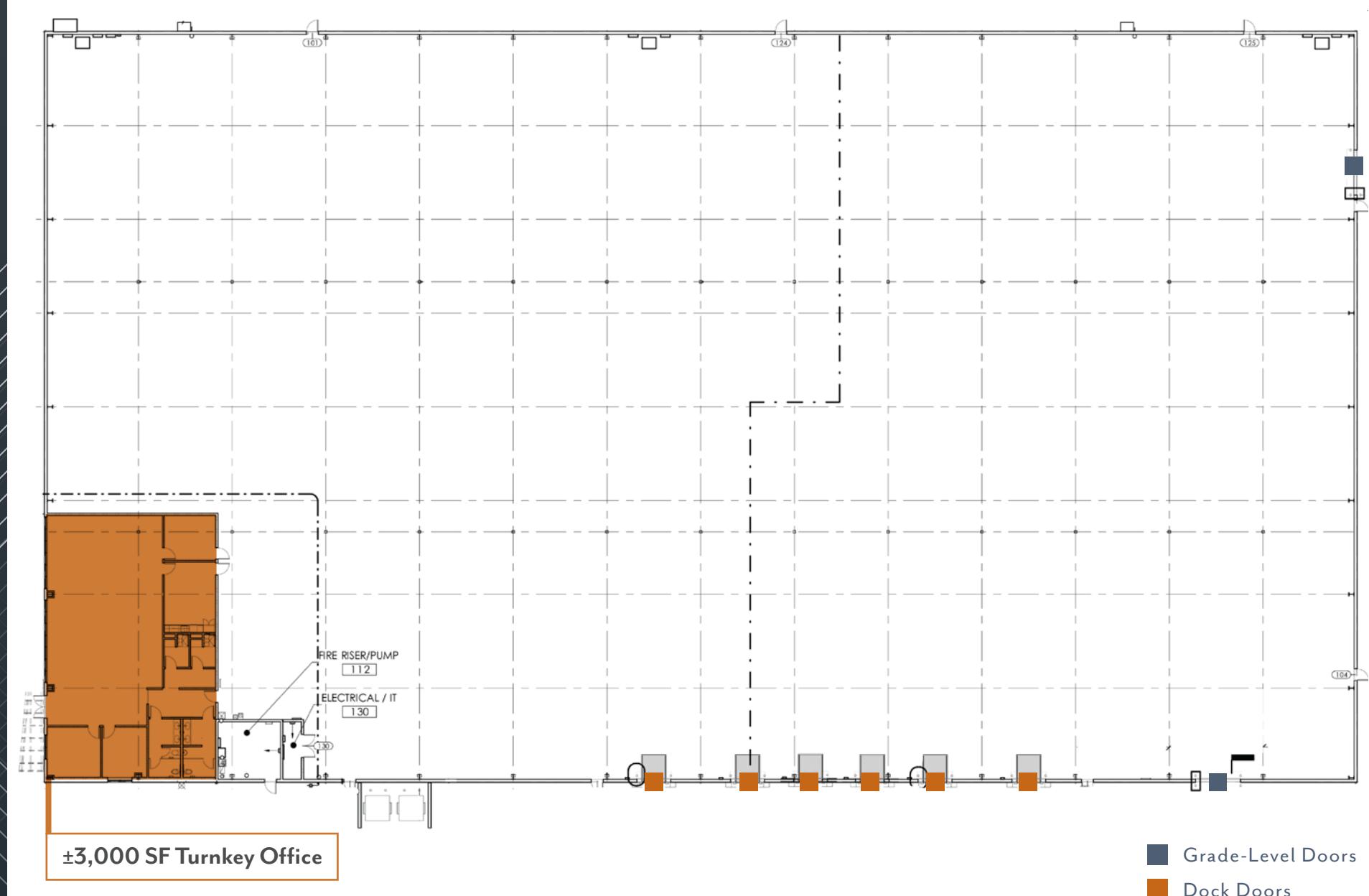
- + $\pm 70,000$ SF Turnkey Facility
- + $\pm 3,000$ SF Turnkey Office
- + 24' Clear Height
- + ± 5.91 Acres
- + ESFR Sprinklers
- + Skylights, LED Lighting, Efficient Heating
- + Zoned M1: Limited Industrial
- + Power: 1500 amps | 277/480v | 3 Phase
- + Ample paved yard for storage and trailer parking
- + 6 Dock Doors
- + 2 (12'x14') Grade Level Doors
- + HVLS Fans

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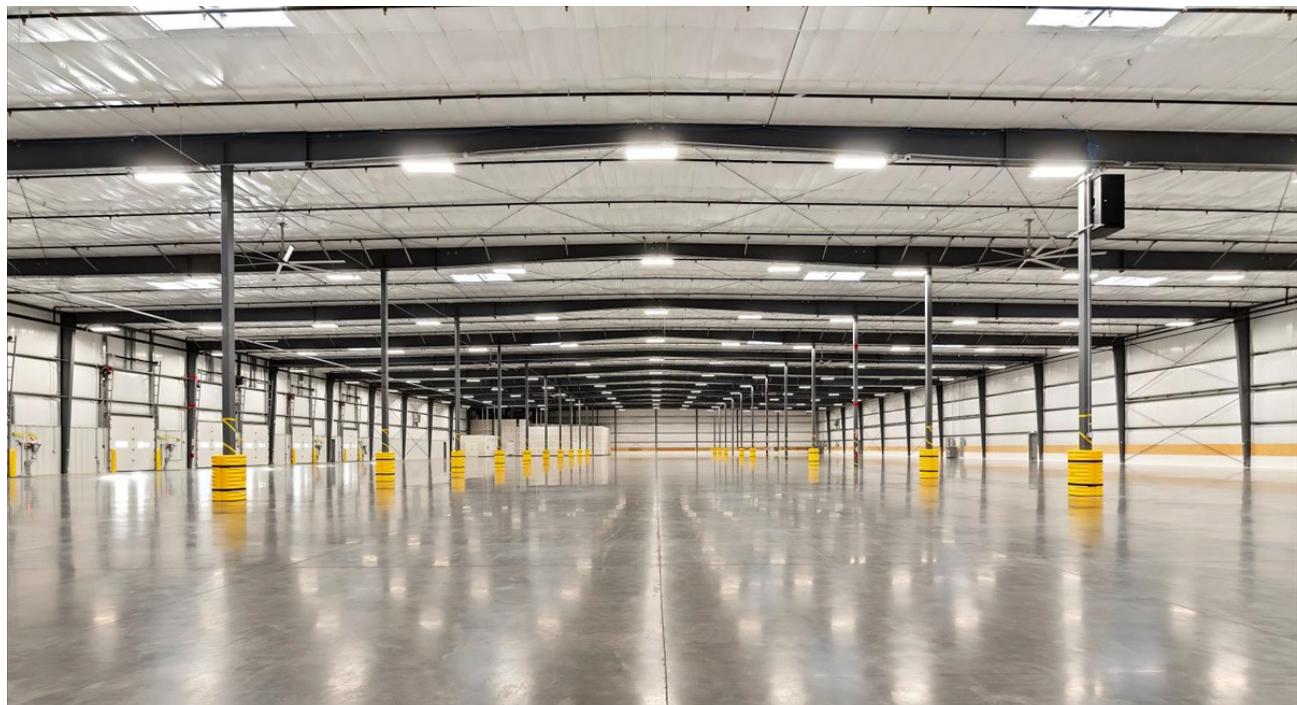
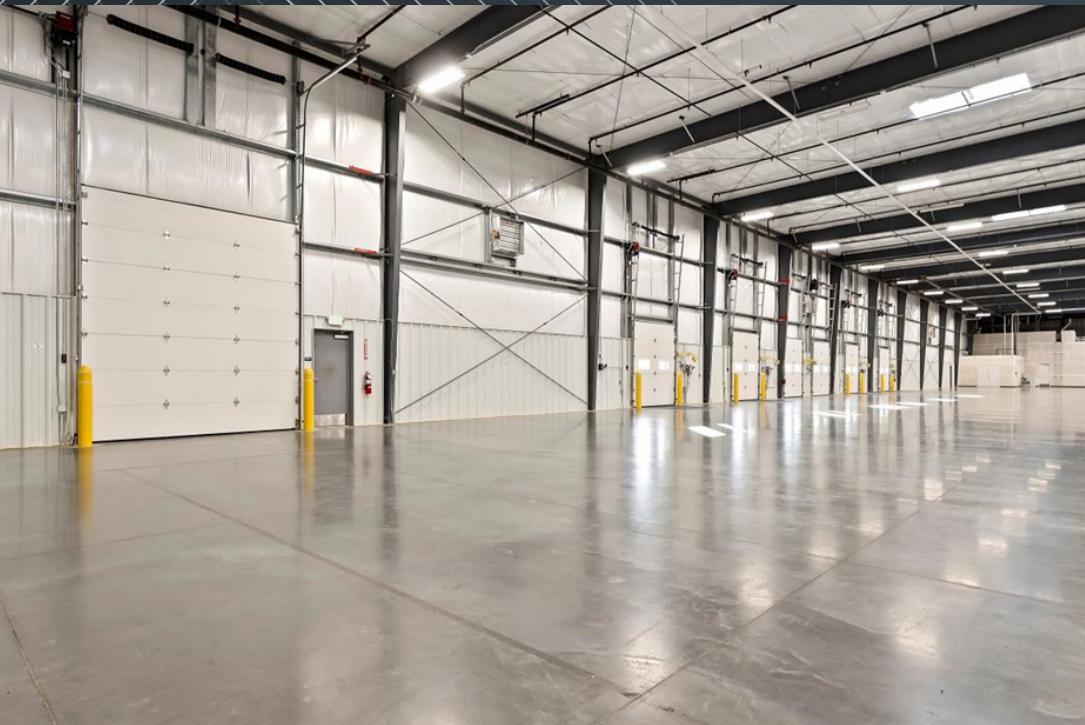


FLOOR PLAN





PHOTOS



THE LINDEN BUILDING



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