

PINTO INDUSTRIAL

19127 RED LABEL LANE, CALDWELL, IDAHO 83607



BRAND-NEW INDUSTRIAL FACILITY FOR SALE & FOR LEASE!

CONTACT



CHRIS PEARSON SIOR
208.947.0859
chris@tokcommercial.com

MIKE ARNOLD
208.957.5609
mikea@tokcommercial.com

HIGHLIGHTS



Brand-new tilt-up construction (2025).
36 parking stalls, plus trailer parking available.
7,000–56,000 SF suites with large yard options.
10 min to I-84 and Downtown Caldwell; near Hwy 19.
1,600 amps, 277/480V 3-phase power, ESFR sprinkler system.

LEASE DETAILS



PROP. TYPE:	Industrial
AVAILABLE SIZE:	7,000 SF to 56,000 SF
SALE PRICE:	Contact agent for pricing
LEASE RATE:	\$1.10/SF/Mo.
LEASE TYPE:	NNN
EST. NNN:	\$0.23/SF
TI ALLOWANCE:	\$10.00/PSF

UPDATED: 12.1.2025

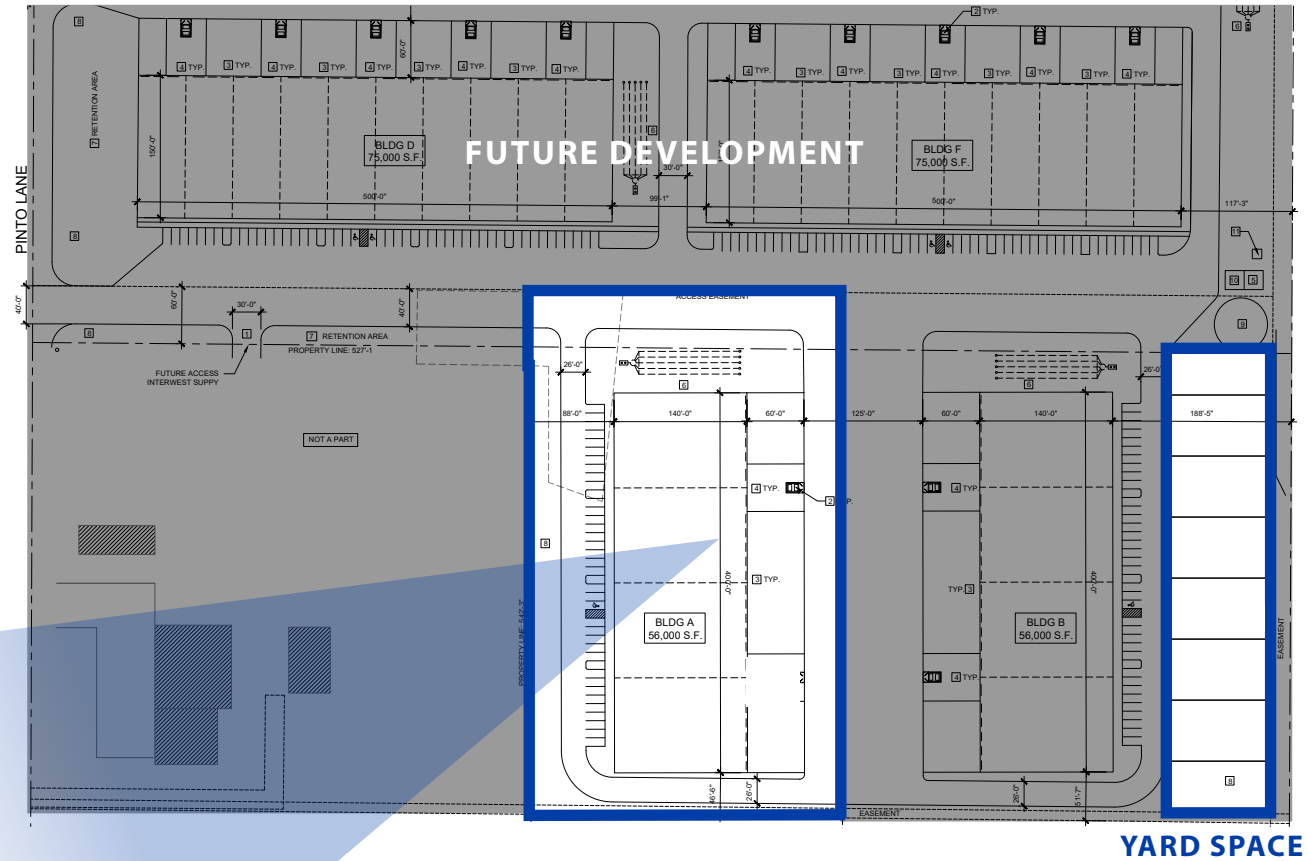
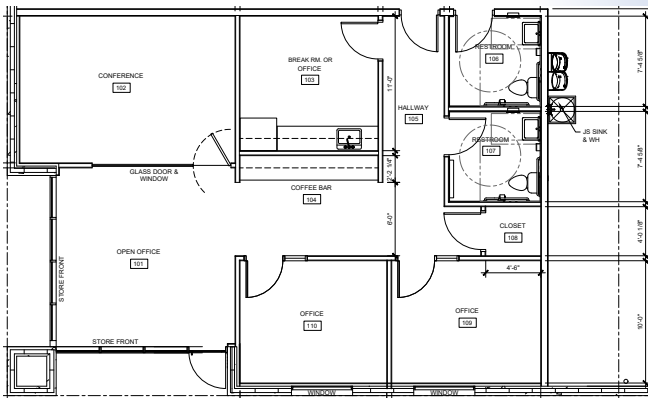
THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



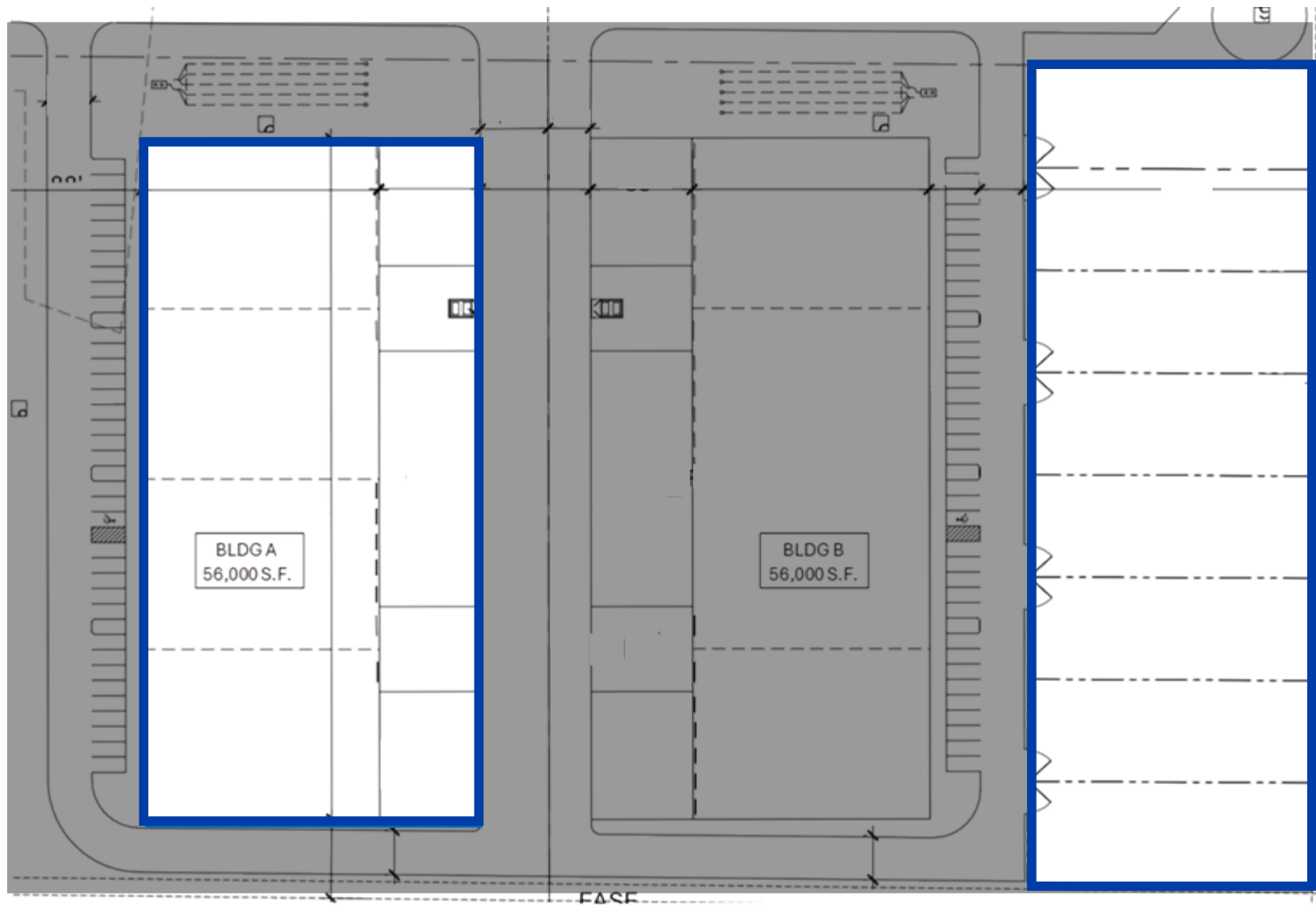
PROPERTY DETAILS

BLDG TYPE:	Industrial
ZONING:	M-1 (Light industrial)
BLDG SIZE:	56,000 SF
DIVISIBLE:	7,000 SF
UTILITIES:	Yes
POWER:	1,600 Amps 277/480 3 Phase
SPRINKLERS:	Yes, ESFR
CLEAR HEIGHT:	30'
GRADE LEVEL:	4
DOCK DOORS:	12

CONCEPTUAL OFFICE LAYOUT | 1,285 SF



CONCEPTUAL OFFICE LAYOUT WITH YARD



YARD SPACE 10,000 - 80,000 SF

TOK
COMMERCIAL

PINTO INDUSTRIAL



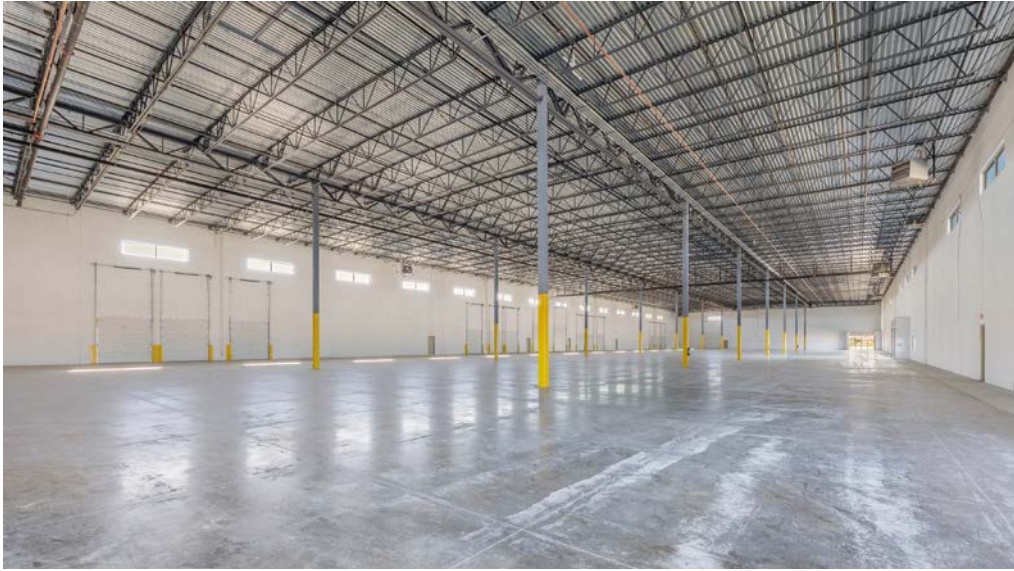
UPDATED: 12.1.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

TOK PINTO INDUSTRIAL

COMMERCIAL



UPDATED: 12.1.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

MIDDLETON

SITE

Lower Pleasant Ridge Rd

Weitz Rd

Highway 19

SIMPLIFILE FOOD GROUP

Indian Creek
PLAZA

WINE
DOWN

SOY
BURST

FLYING M COFFEE
Rediscovered
Books

HOMES
IDAHO

CHOP SHOP BBQ
Caldwell

AMANO
fire & ice
pottery studio

THE COLLEGE
of IDAHO

INTERSTATE
84

CALDWELL

INTERSTATE
84

MINUTES TO I-84 & DOWNTOWN CALDWELL!