

GRAYE CANYON INDUSTRIAL

FLEX INDUSTRIAL WITH YARD FOR LEASE | 209 PHOENIX LANE | CALDWELL, ID 83607



CONTACT

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HIGHLIGHTS

Rare, recently constructed, office flex space with clean finishes.

Close proximity to amenities and services, just off of primary arterial and retail corridor Cleveland Blvd.

Fully conditioned warehouse and office.

Easy access to I-84, approximately 7 minutes away.

12'x12' newly built office.

Expansive 12,000 SF fully secured yard available for lease.

DETAILS

PROPERTY TYPE:	Flex Industrial with Yard Space
AVAILABLE SIZE	4,000 SF
LEASE RATE:	\$0.08 - \$1.05 SF/month (NNN)
LEASE TYPE:	NNN
GRADE DOORS:	(2) 10' x 12'
CLEAR HEIGHT:	14'
POWER:	220 Volt, 3 Phase
PARKING:	Ample, On-Site

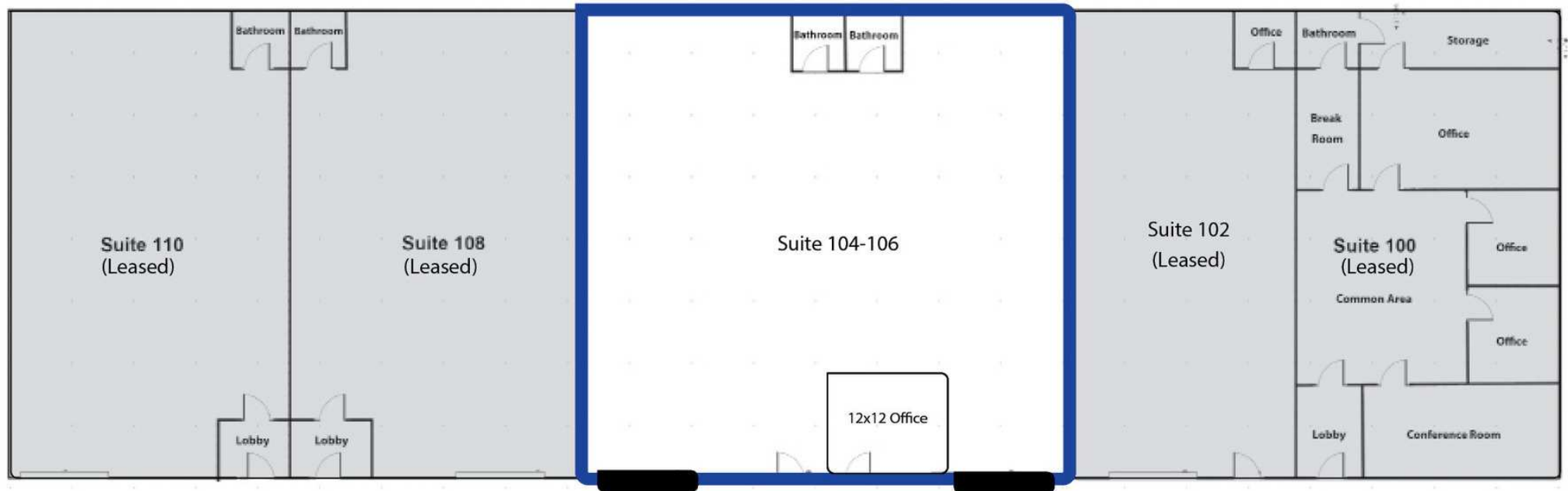
UPDATED: JUNE 26, 2025

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SPACE:	SIZE:	RATE:
Ste. 104-106	4,000 SF	\$1.05/SF/Mo. NNN
Yard Space	12,000 SF	\$0.08/SF/Mo. NNN
	0.71 Acres	



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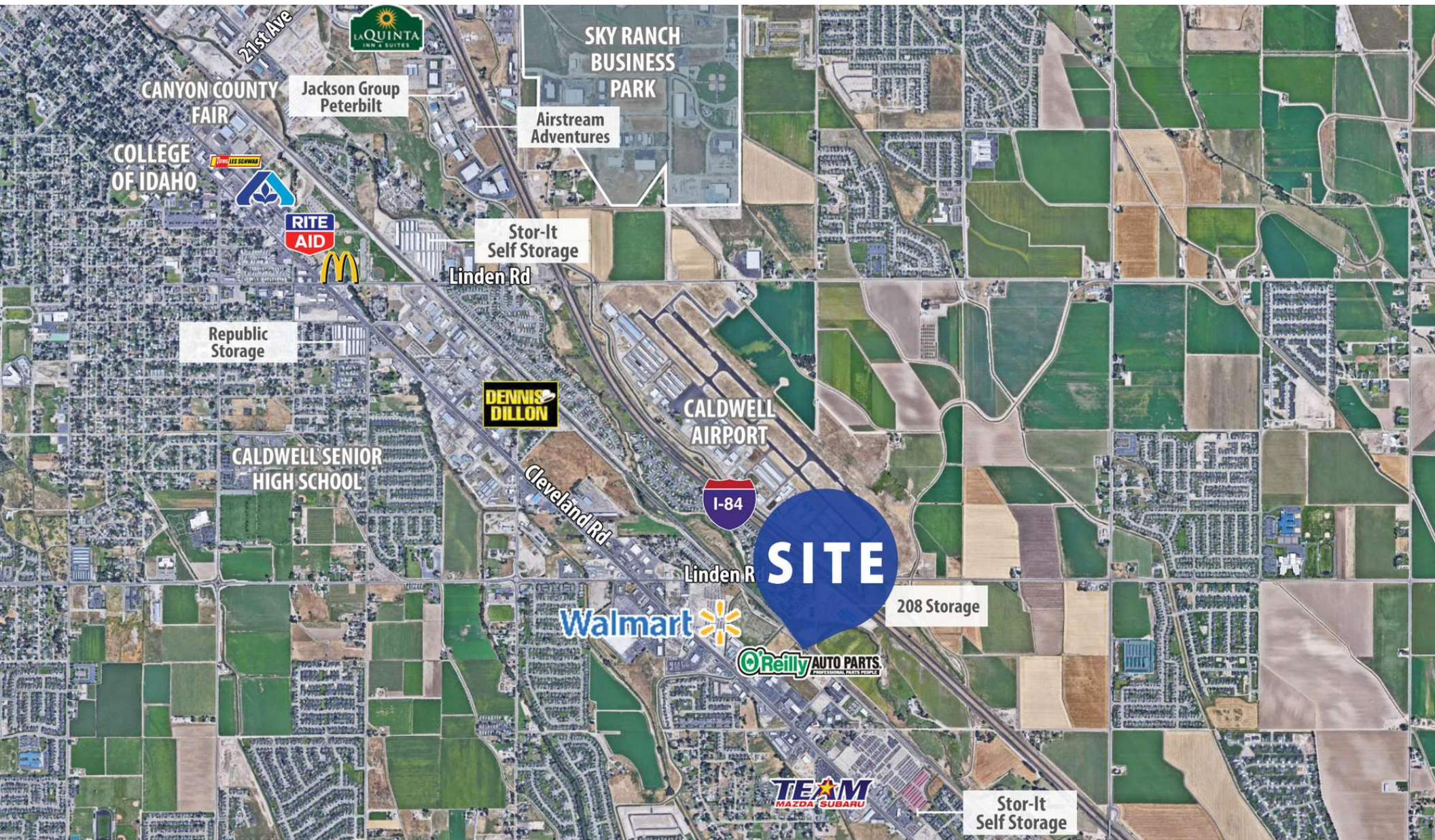
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