



Accelerating success.

6 Industrial Land Lots

3319, 2903 & 0 E Chicago St.
Caldwell, ID 83605

FOR SALE



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Property Overview

Property Type	Industrial/Land
Land Size	21.291 Acres
Zoning	M1 – Light Industrial
Location	East of S 21st Ave. on the North side of road
Property Access	Drive by

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,689	68,063	108,422
Households	2,028	22,235	36,338
Avg. HH Income	\$60,506	\$84,482	\$90,687

Key Highlights

- Six M-1 Light Industrial zoned lots for sale.
- Affordably priced for the market.
- Lot sizes range from approximately 1.23 acres to 5.38 acres
- Smaller lot sizes suitable for owner-users and small developers
- Approximately 4-minute drive (±1.4 miles) to Interstate 84
- Water and sewer utilities located in front of each lot
- Lot sizes allow for building with yard areas or future expansion.
- Suitable for manufacturing, contractor and trade uses, service and fleet operations, distribution, equipment and material storage, and light industrial development.

For Sale

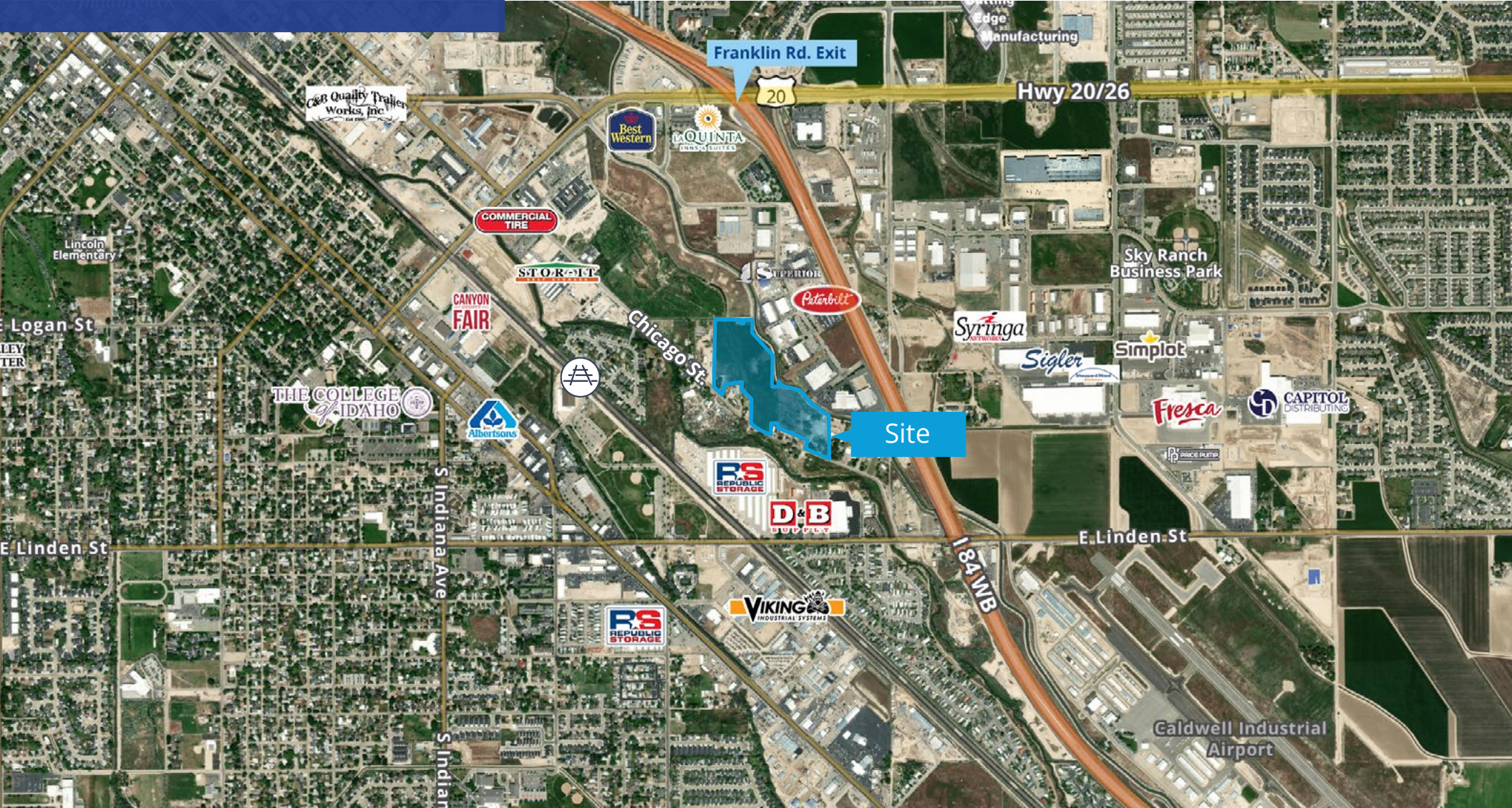
LOT	PARCEL(S)	ACREAGE	SALE PRICE	\$/SF
Lot 1	R35312010A0 & R3531201000	2.87 Acres	\$825,000	\$6.82
Lot 2	R35312010B0 & R35312010C0	4.12 Acres	\$1,095,000	\$6.10
Lot 3	R3532100000	1.23 Acres	\$425,000	\$7.95
Lot 4	R3532101100	2.78 Acres	\$850,000	\$7.01
Lot 5	R3532101200	5.38 Acres	\$1,395,000	\$5.95
Lot 6	R3532101300	5.00 Acres	\$1,195,000	\$5.49
Total		21.288 Acres	\$5,785,000	\$6.24



Property Gallery



Location



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