

FOR SALE

**Two New
Commercial Buildings
Buildings are Completed and
Ready for Occupancy**



**203 Hannibal Street
4,624SF**



**215 Hannibal Street
4,960 SF**

Hannibal Industrial Park
Caldwell, Idaho 83605

Rick McGraw

208.880.8889

rickmcgraw54@gmail.com



The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

203 Hannibal Street | North Building

PROPERTY SUMMARY

- **New Price:** \$945,000 | \$204.37/SF
- **Ready for Immediate Occupancy**
- **Building:** Single Tenant
- **Building Size:** 4,624 SF
- **Parcel Size:** .23 acres (10,018 SF)
- **Zoned:** C-3 (General Commercial)
- **Building Features:**
 - ⇒ 3-Phase Power
 - ⇒ (1) 200 AMP Panel
 - ⇒ Clear Span Warehouse
 - ⇒ 20' Ceiling Height
 - ⇒ (1) 12' X 14' Roll Up Door
 - ⇒ (2) Restrooms
- **Contact Agent for Full Information Package**

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215 Hannibal Street | South Building

PROPERTY SUMMARY

- **New Price:** \$995,000 | \$200.60/SF
- **Ready for Immediate Occupancy**
- **Building:** Duplex / 2 Tenant Building
- **Building Size:** 4,960 SF
- **Parcel Size:** .26 acres (11,325 SF)
- **Zoned:** C-3 (General Commercial)
- **Building Features:**
 - ⇒ 3-Phase Power
 - ⇒ (2) 200 AMP Panels
 - ⇒ Clear Span Warehouse
 - ⇒ 20' Ceiling Height
 - ⇒ (2) 12' X 14' Roll Up Doors
 - ⇒ Each Space will have (1) Office and (1) Restroom
- **Contact Agent for Full Information Package**

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203 Hannibal Street | North Building

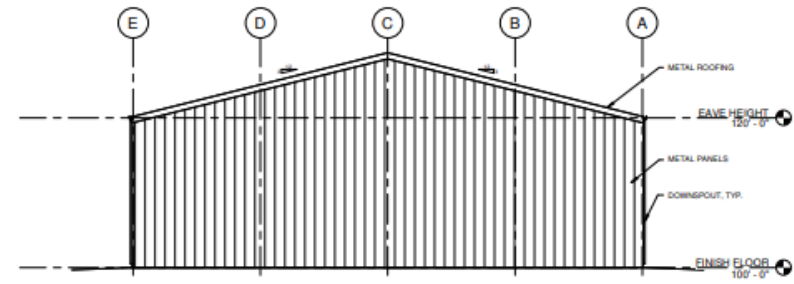


215 Hannibal Street | South Building

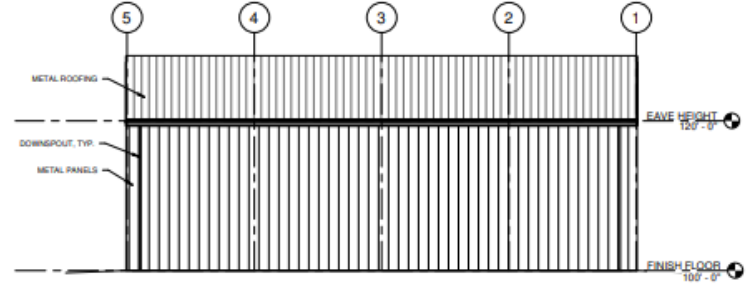


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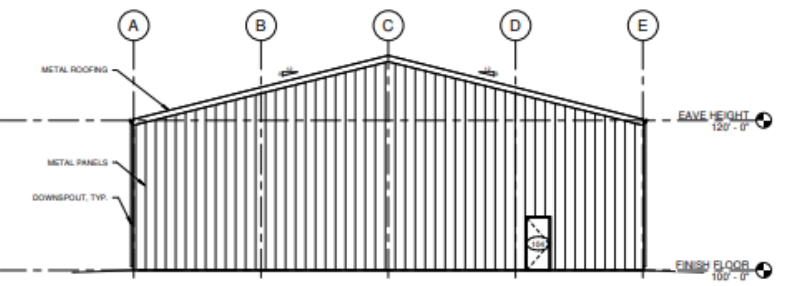
203 Hannibal Street | Caldwell, Idaho 83605 | North Building



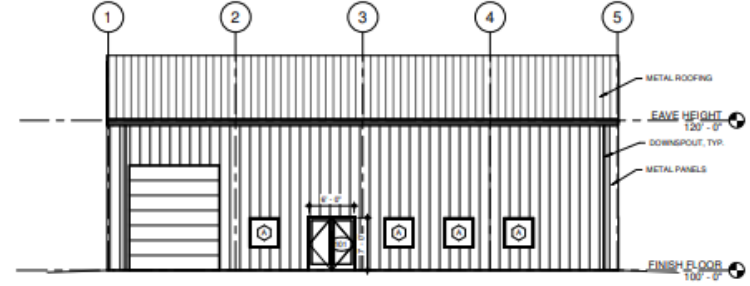
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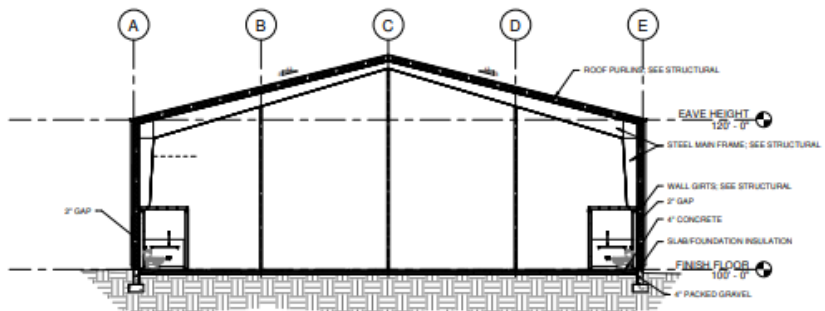
WEST ELEVATION
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NORTH ELEVATION
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EAST ELEVATION
SCALE 1/8" = 1'-0"



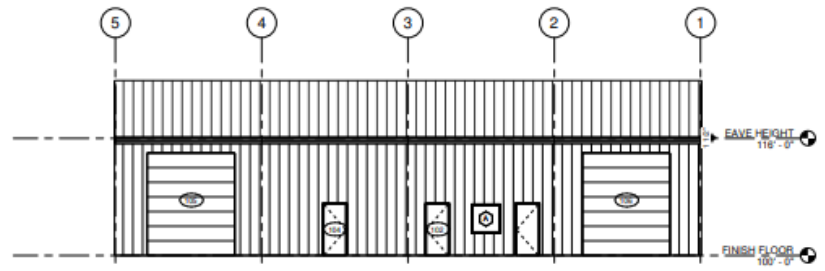
SECTION THROUGH WAREHOUSE
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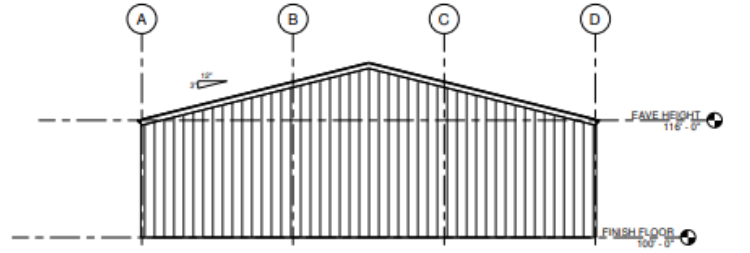
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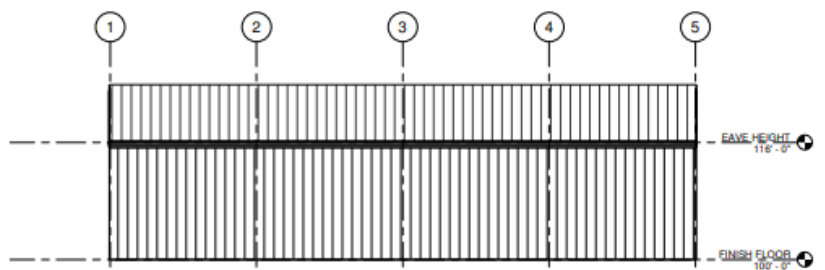
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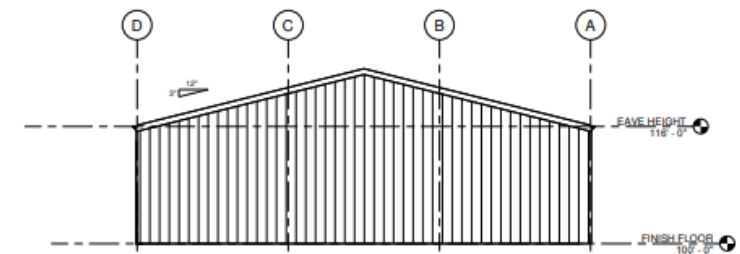
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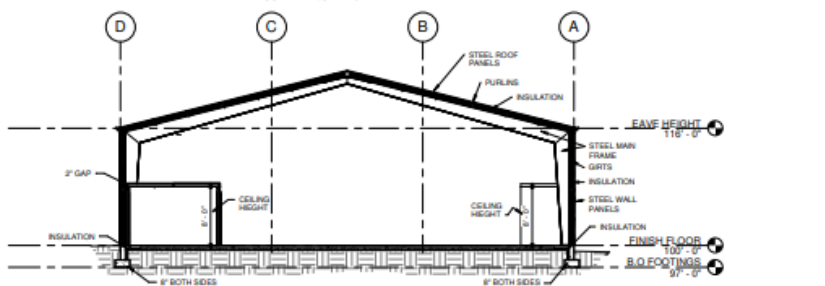
NORTH ELEVATION
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EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



SECTION THROUGH WAREHOUSE
SCALE 1/8" = 1'-0"



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Caldwell, Idaho



AREA SUMMARY

Caldwell is the county seat of Canyon County and a growing part of the Boise Metropolitan area. Located on the Boise River and Interstate 84, it is home to College of Idaho and is roughly 20 minutes north of Lake Lowell and the Deer Flat National Wildlife Refuge.

Caldwell is increasingly becoming a desirable business center, with established businesses and known for a highly motivated workforce. The growth and development through job retention and creation is providing incentives for companies to establish and expand their operations.

MARKET HIGHLIGHTS | CALDWELL, ID

- Located 2 Miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad & College of Idaho
- Caldwell has an established Foreign Trade Zone 280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average





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