

INDIAN CREEK BUSINESS PARK

TOK
COMMERCIAL



FOR LEASE | 312 SIMPLOT BLVD., CALDWELL IDAHO

BUILDING 2
LEASED!

BUILDING 3
LEASED!

BUILDING 6
55,587 SF

BUILDING 4
33,439 SF

BUILDING 5
1,349 SF

MAIN OFFICE
9,817 SF

BUILDING 1
20,075 SF



SIMPLOT BLVD



**4% PROCURING
BROKER FEE**

ON LEASES SIGNED BY END OF YEAR!

20,000 - 120,267 SF AVAILABLE + YARD SPACE

INDIVIDUAL BUILDINGS AND YARD MAY BE LEASED TOGETHER OR SEPARATELY

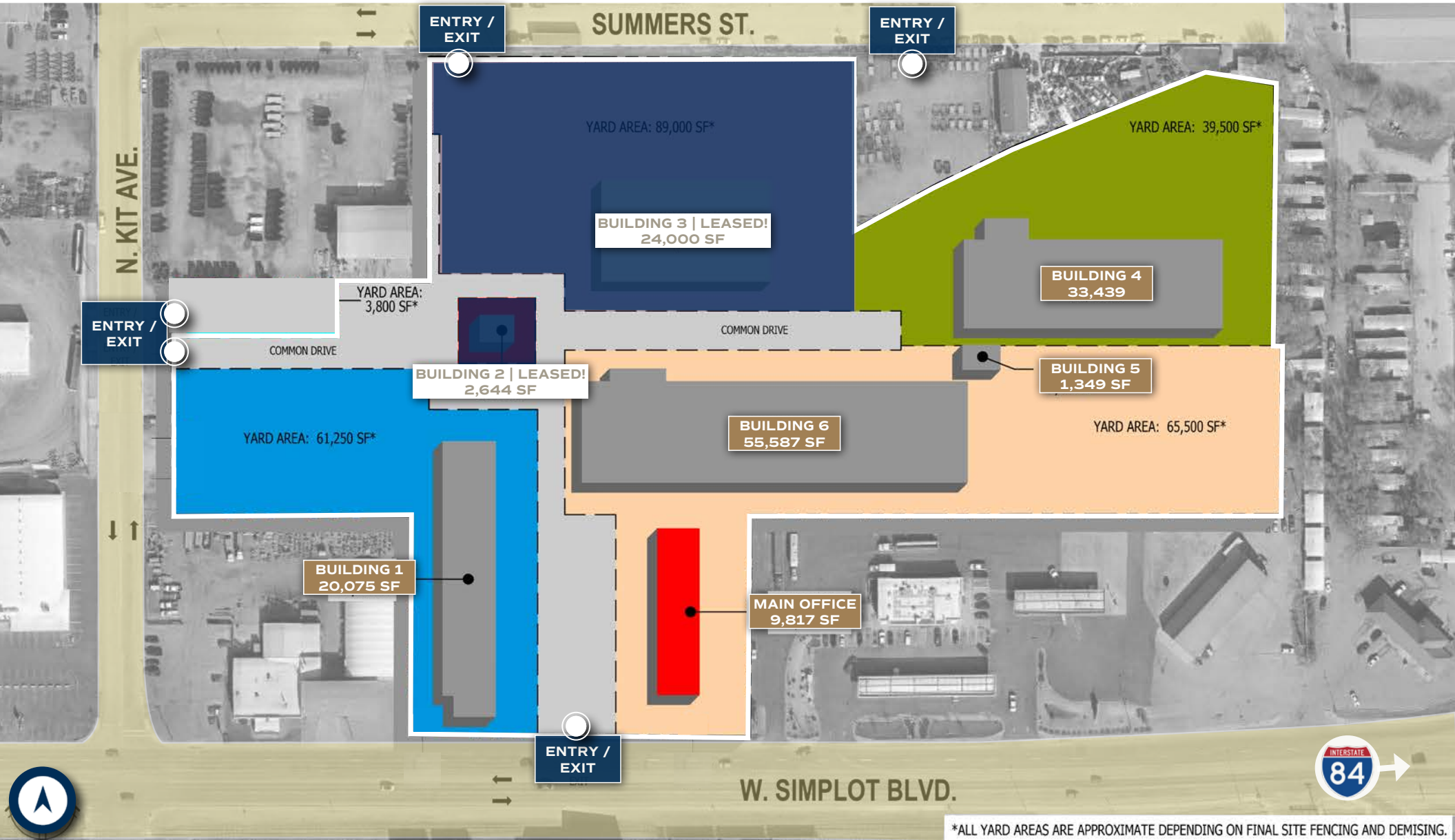


GAVIN PHILLIPS SIOR

208.401.4101 | gavin@tokcommercial.com

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7 BUILDINGS WITH 6.01 ACRES OF YARD



*ALL YARD AREAS ARE APPROXIMATE DEPENDING ON FINAL SITE FENCING AND DEMISING.

EXCELLENT ACCESS TO I-84'S EXIT 27

TWO MINUTES / UNDER A MILE AWAY!



PROPERTY DETAILS

PROPERTY TYPE	Industrial Flex
TOTAL SQ. FT.	146,911 SF
TOTAL ACREAGE	15.608 Acres
NO. OF BUILDINGS	7
YARD SPACE	6.01 Acres

ZONING M-1, Light Industrial

SPRINKLERS All Bldgs. Except Building 3

CRANE SYSTEMS Buildings 3 & 6

LEASABLE SPACE

Office Space	12,461 SF	
Whse Space	134,450 SF	
Total*	146,911 SF	Contact Agent
Yard*	6.01 Acres	For Rate

*Individual Buildings And Yard May Be Leased Together or Separately
Contact agent for rate on individual buildings.



- Former heavy manufacturing facility, conveniently located directly off of I-84, less than a mile away.
- 146,911 total square feet across 7 buildings.
- Multiple access points on Simplot Blvd., Kit Ave. and Summer St.
- Four major manufacturing/distribution buildings with two administrative buildings and one commercial storage building.
- Overhead cranes available in some buildings.
- Four utility ovens and two paint booths.
- Abundant outdoor storage areas and yard ready for use.
- Located in prime industrial area, next to Simplot Food Group, and in close proximity to core amenities in downtown Caldwell.

MAIN OFFICE BUILDING

TYPE OF BUILDING

Office / Administrative Building
with 29' x 45' Garage at
South End of Building (10' Ceilings)

SIZE

9,817 SF

SPACE LAYOUT

- [10] Private Offices
- [2] Conference Rooms
- [4] Bathrooms
- Utility Storage Room
- Reception Office With Waiting Room
- Extra Large Break Room

IMPROVEMENTS

Newly Remodeled Bathrooms
Brand New AC Unit

ADD. FEATURES

10' Ceilings in Garage Area
Coffee Bar in Main Hallway



BUILDING ONE

TYPE OF BUILDING

Industrial Warehouse

SIZE

20,075 SF

CLEAR HEIGHT

12' to 15'

ROLL UP DOORS

10

ADD. FEATURES

Sprinklers



BUILDING FOUR

TYPE OF BUILDING

Industrial Warehouse
with Commercial Painting Buildout

SIZE

33,439 SF

CLEAR HEIGHT

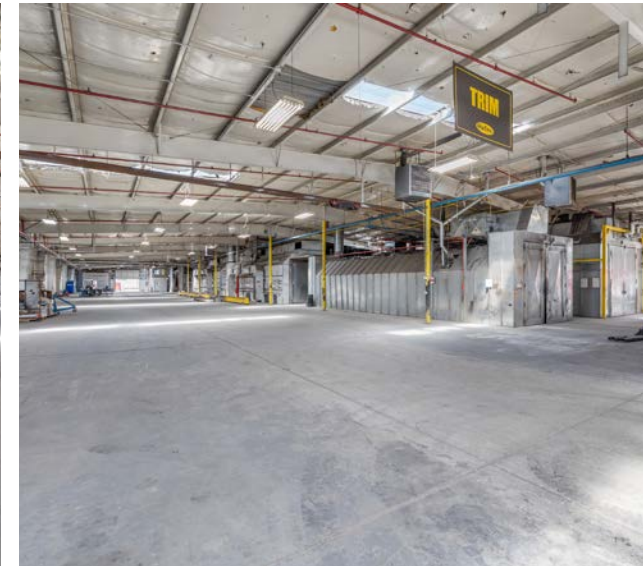
16' to 20'

ROLL UP DOORS

11

ADD. FEATURES

Drive Through Capabilities
New Wash Bay w/Drive Through Capabilities
Private Office
[2] Paint Booths
[4] Ovens
[3] Bathrooms | Men, Women, Handicap



BUILDING FIVE

TYPE OF BUILDING

Paint Storage

SIZE

1,349 SF



BUILDING SIX

TYPE OF BUILDING

Industrial Warehouse

SIZE

55,587 SF

CLEAR HEIGHT

[West] 16' to 21'

[East] 20' to 25'

ROLL UP DOORS

11

ADD. FEATURES

Crane System

Drive Through Capabilities

Sprinklers

[2] Private Offices

[4] Bathrooms



AREA DEMOGRAPHICS | 1, 3, 5 MILE RADII



	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
POPULATION:	4,957	35,777	74,197	HOUSEHOLDS:	1,771	12,158	24,417
AVG. HH INCOME:	\$51,721	\$73,040	\$80,042	MEDIAN AGE:	35.0	35.4	34.2
PER CAPITA INCOME:	\$18,609	\$25,146	\$26,506	TOTAL EMPLOYEES:	3,082	10,467	16,119



CDBG INFRASTRUCTURE ADVANTAGE GRANTS

The City of Caldwell has been granted “Entitlement Community” status by the U.S. Department of Housing and Urban Development (HUD), thus providing the City annual funding through the Community Development Block Grant (CDBG) program. The primary objective of the CDBG Entitlement funds is to provide benefit to low- and moderate income residents. If a business is in need of infrastructure improvement to the site, and agree to make jobs available to low-and moderate income residents, that business may qualify for assistance in offsetting infrastructure costs.

Responsible Agency: City of Caldwell
Community/Economic Development
Contact: Steven Jenkins, Economic
Development Director
E-mail: sjenkins@cityofcaldwell.org

CALDWELL INDUSTRIAL AIRPORT

The Caldwell Industrial Airport, located immediately south of the Sky Ranch Business Center, is the designated reliever airport to Boise. With a runway of 5,500 feet, the Airport can accommodate most corporate travel. The airport terminal has a pilots lounge and “loaner-vehicle” available for the executive to use, at no cost. Also, the Caldwell Airport does not charge landing fees for corporate jet travel.

Responsible Agency: City of Caldwell
Contact: Rob Oates, Airport Manager
E-mail: roates@cityofcaldwell.org
Phone: 208-459-9779

INFRASTRUCTURE ADVANTAGE

The City of Caldwell is committed to working with the development in providing additional infrastructure (water/sewer/roads) as needed/desired to make the site suited to the particular use.

Responsible Agencies:
City of Caldwell (for roads, water, sewer)
Contact: Robb MacDonald, Public Works
Director
E-mail: rmacdonald@cityofcaldwell.org
Phone: 208-455-4678

Other Infrastructure Needs...Contacts:
Idaho Power Company
Contact: Mike Ybarguen
E-mail: mybarguen@idahopower.com
Phone: 208-465-8653

Intermountain Gas Company
Contact: Rachel Anderson
E-mail: rachel.anderson@intgas.com
Phone: 208-468-6722

CITY OF CALDWELL “RED CARPET” PROGRAM

The City of Caldwell Development Services Department commits to expediting all permits and inspections for industrial use. Further, the plan review team will work closely with the client’s architects and engineers to ensure the most cost/time-efficient building and site available.

Responsible Agency: City of Caldwell
Contact: Robb MacDonald, Public Works
E-mail: rmacdonald@cityofcaldwell.org
Phone: 208-455-4682



SINGLE-POINT CONTACT PROGRAM

While local incentives and development opportunities are readily available, it still involves a number of entities and contacts (as noted throughout this letter). In a coordinated effort, the City of Caldwell offers a single, primary contact to assist and oversee the local day-to-day activity. This single-point contact will be available through all phases of the project; from the preliminary initiative, the incentive phase, final building design, to ribbon cutting...and beyond.

Single-Point Contact: Steven Jenkins,
Economic Development Director
E-mail: sjenkins@cityofcaldwell.org
Phone: 208-615-6972

TRAINING AND EQUIPPING EMPLOYEES

Treasure Valley Community College has a campus in Caldwell and is open to discussing employee training needs for the industry. The College is willing to work in finding solutions to employment training challenges.

Responsible Agency: Treasure Valley Community College
Contact: Julie Lynch, Director
Email: jlynch@tvcc.cc
Phone: 208-454-6860

INDUSTRIAL REVENUE BONDS

Industrial Revenue Bonds (IRBs) finance the construction, enlargement, or equipping of manufacturing plants, and a limited number of nonmanufacturing facilities. These bonds serve as a powerful incentive for businesses undertaking capital investment projects that will provide new jobs and an expanded tax base, both of which will enhance the economic well-being of the Caldwell community and the State. Caldwell has an established local Industrial Development Corporation, ready to issue bonds. The process through the Industrial Development Corporation requires several steps, including the adoption of an inducement resolution authorizing the issuance of the bonds, a public hearing, City Council approval, and publication of the bond resolution. This process takes approximately 60 days. The pre-application and further description are included.

Responsible Agency: Caldwell Industrial Development Corporation
Contact: Steven Jenkins, Economic Development Director, City of Caldwell
E-mail: sjenkins@cityofcaldwell.org
Phone: 208-615-6972



STATE OF IDAHO INCENTIVES

(ADMINISTERED BY STATE AGENCIES)

TAX REIMBURSEMENT INCENTIVE

This new performance-based economic development tool features a tax credit of up to 30% for up to 15 years on new state revenues (corporate, sales and payroll withholding taxes paid to the state) that would be available to Idaho companies seeking expansion or new companies seeking relocation in the state of Idaho.

This incentive has a “but for” component and it’s best to pursue the incentive prior to leasing property, purchasing land, or commencing construction.

Responsible Agency: Idaho Commerce (additional State incentive inquiries)
Contact: Susan Davidson
Email: susan.davidson@commerce.idaho.gov
Phone: 208-287-0783

WORKFORCE DEVELOPMENT TRAINING FUNDS

The Workforce Development Training Fund – WDTF – can reimburse employee training costs to eligible companies that are bringing jobs to Idaho, adding jobs through expansion and/or retraining existing workers with skills necessary for specific economic opportunities and industrial expansion initiatives; to provide innovative training solutions to meet industry specific workforce needs or local workforce challenges. The fund is financed by employers through an offset to the unemployment insurance tax.

Responsible Agency: Idaho Labor (additional State incentive inquiries)
Contact: Elizeria Soto
Email: elizeria.soto@labor.idaho.gov
Phone: 208-364-7781 x 4048

**CLICK FOR A FULL LIST
OF AREA INCENTIVES
AT CITYOFCALDWELL.ORG**

