

FOR SALE

(3) Steel Industrial Buildings | 100% Leased

Offered For \$5,500,000

4006, 4012 & 4018 E. Linden Street | Caldwell, ID 83605

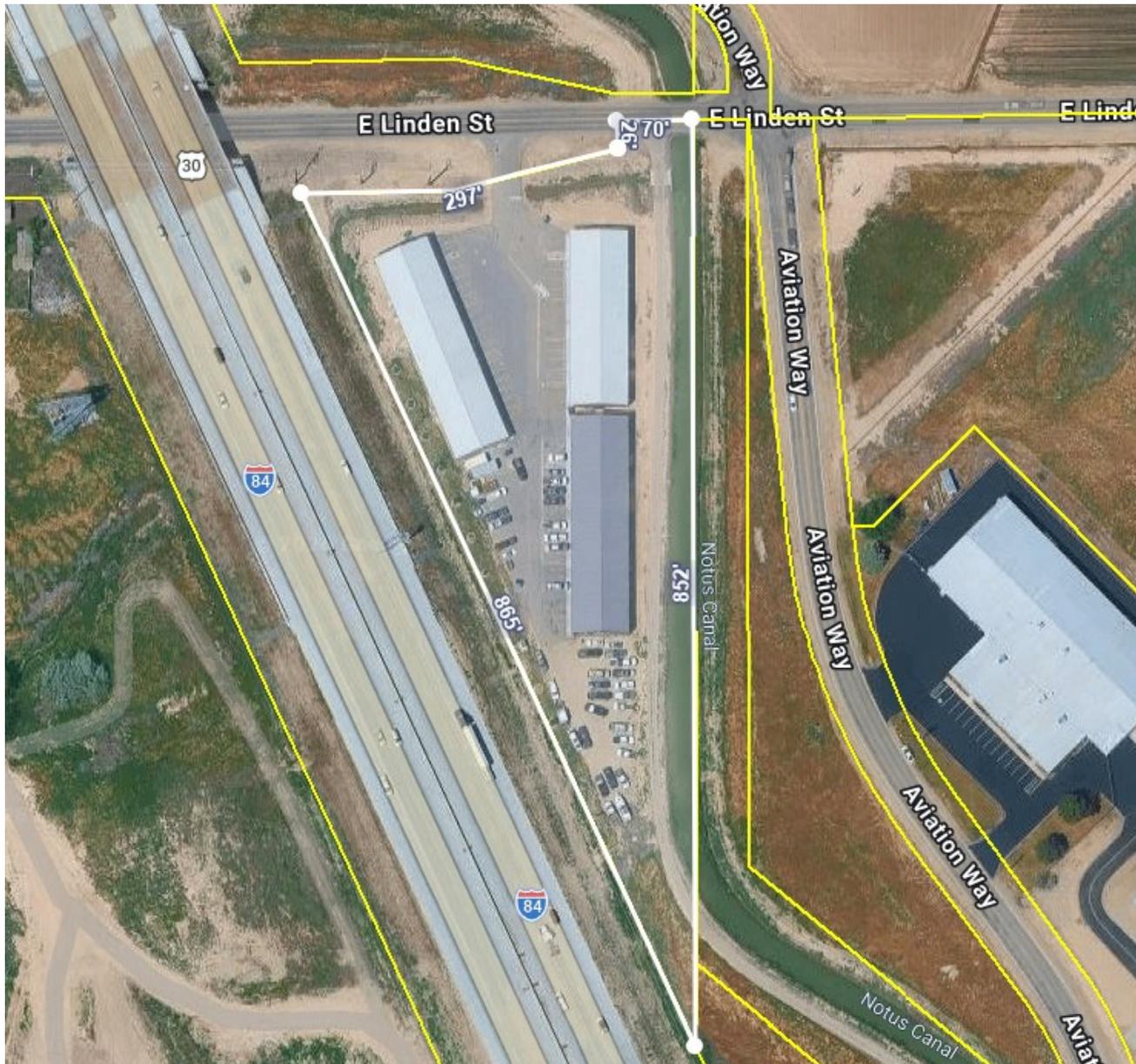


Rick McGraw | 208.880.88689 | rickmcgraw54@gmail.com

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

FOR SALE | (3) Industrial Buildings

4006, 4012 & 4018 E. Linden Street | Caldwell ID



PROPERTY SUMMARY

- **Price: \$5,500,000**
- **(5) Tenants Total**
- **Buildings Total: 28,000 SF**
 - Building (1): 8,000 SF
 - Building (2): 10,000 SF
 - Building (3): 10,000 SF
- **Year Built: 2022**
- **Parcel: 3.44 Acres**
- **Parcel ID #: R3589701200**

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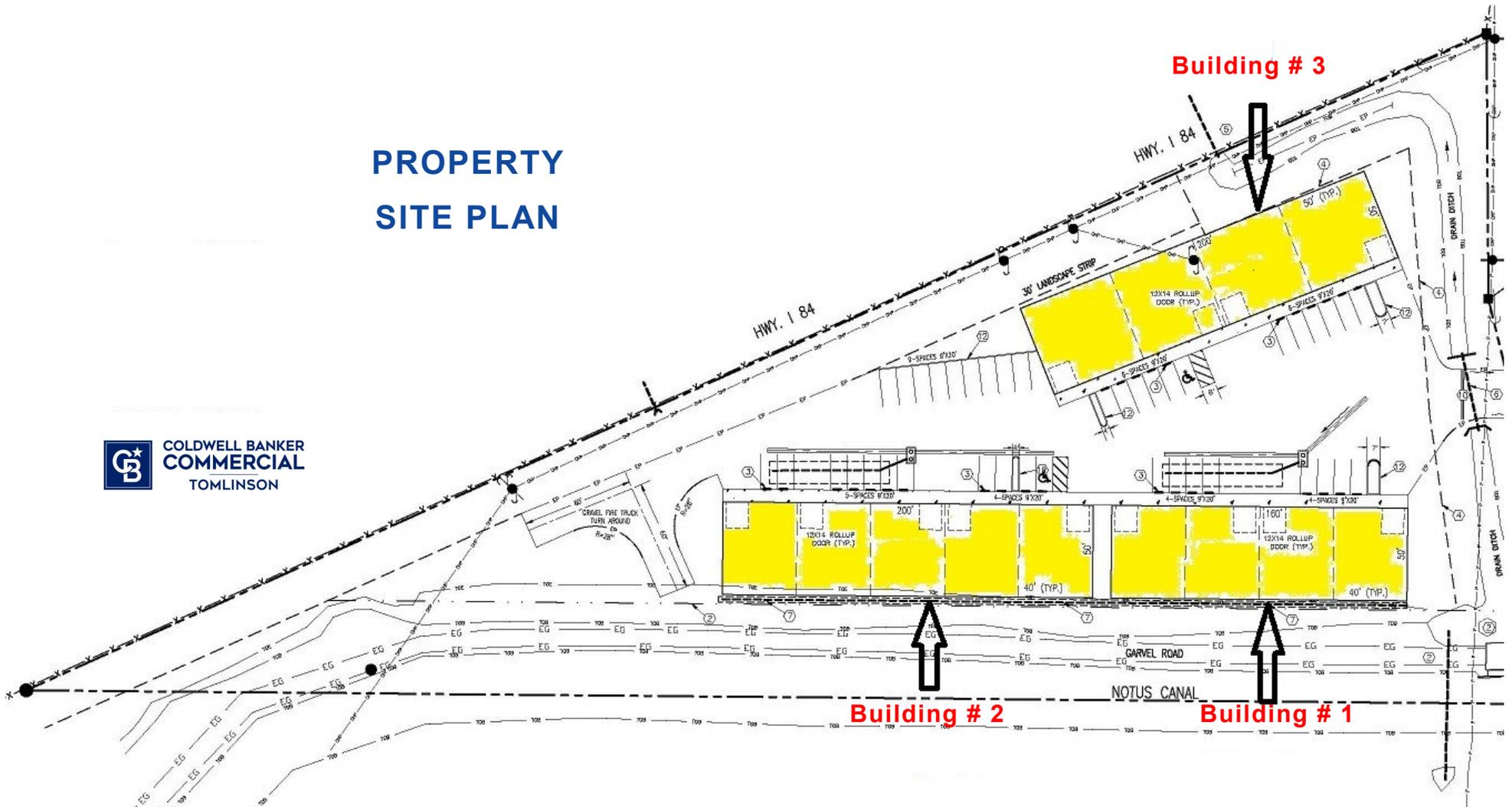
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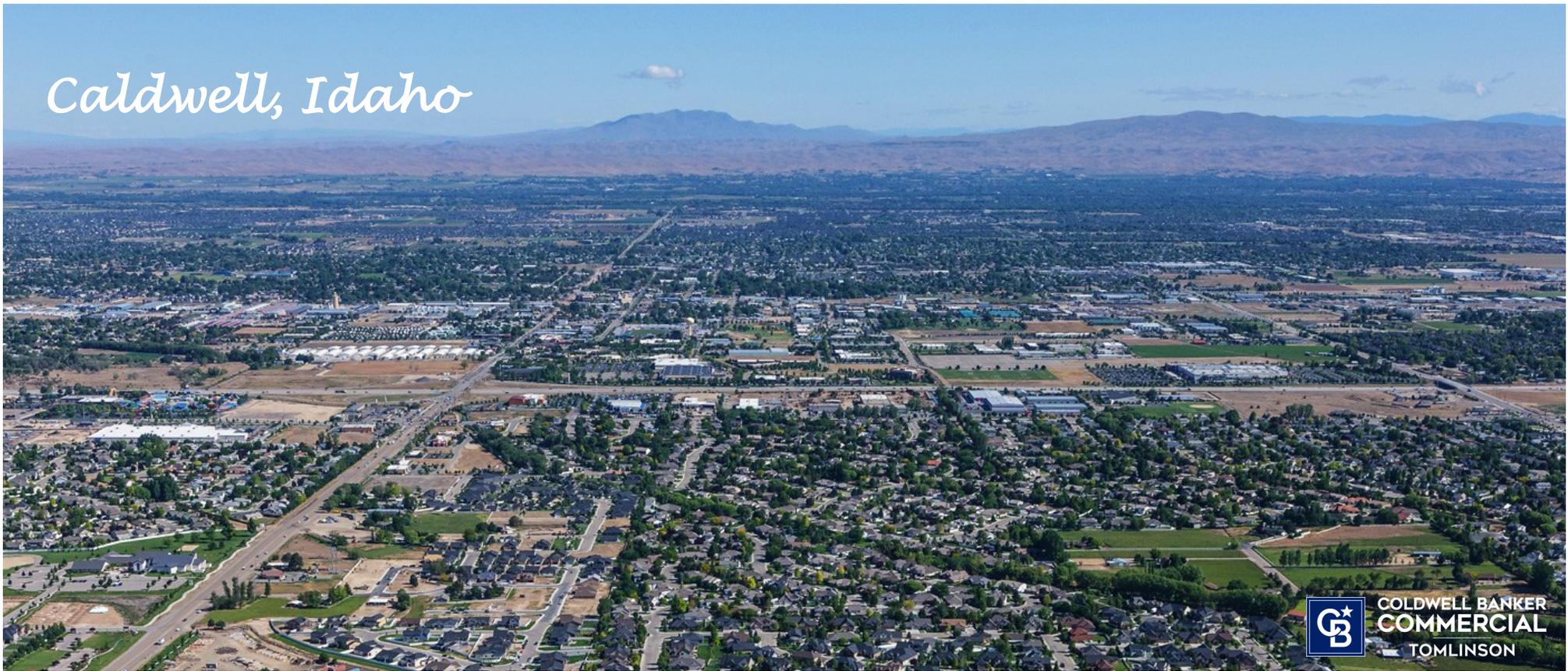
PROPERTY SITE PLAN



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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

- 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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