

RARE OWNER-USER OPPORTUNITY
WITH EXCESS LAND!

480V3PHASE 2,000 AMPS AVAILABLE

IDEA WAY BUILDING

SUPERIOR I-84 VISIBILITY



1 Idea Way
Caldwell, ID 83605

SALE PRICE

~~\$6,500,000~~
\$5,750,000

BROKER CONTACTS

HARRY SAWYER

Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

JAKE MILLER

Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

SCOTT KETLINSKI

Associate
+1 208 608 6300
scott.ketlinski@cbre.com

FOR SALE OR LEASE



BUILDING SIZE
±59,252 SF



SITE ACREAGE
±5.21 AC



ZONING
M-1

CBRE

IDEA WAY BUILDING

1 Idea Way
Caldwell, ID 83605

EXPANSION AREA
OR
OUTSIDE STORAGE

property description

property overview

ADDRESS	1 Idea Way Caldwell, ID 83605
MARKET/SUBMARKET	Caldwell Submarket
SQUARE FOOTAGE	±59,252 SF
LOT SIZE	±5.21
ZONING	M-1 (Light Industrial)
DOCK DOORS	2
GRADE LEVEL DOORS	3
CLEAR HEIGHT	12'-14'
FIRE SUPPRESSION	Sprinklered
POWER	480VPHASE 3 2,000 AMPS
HVAC	Conditioned Throughout

SALE PRICE
\$5,750,000

BROKER CONTACTS

HARRY SAWYER

Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

JAKE MILLER

Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

SCOTT KETLINSKI

Associate
+1 208 608 6300
scott.ketlinski@cbre.com

floor plan

CONTACT BROKER FOR LEASING OPTIONS



BROKER CONTACTS

HARRY SAWYER

Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

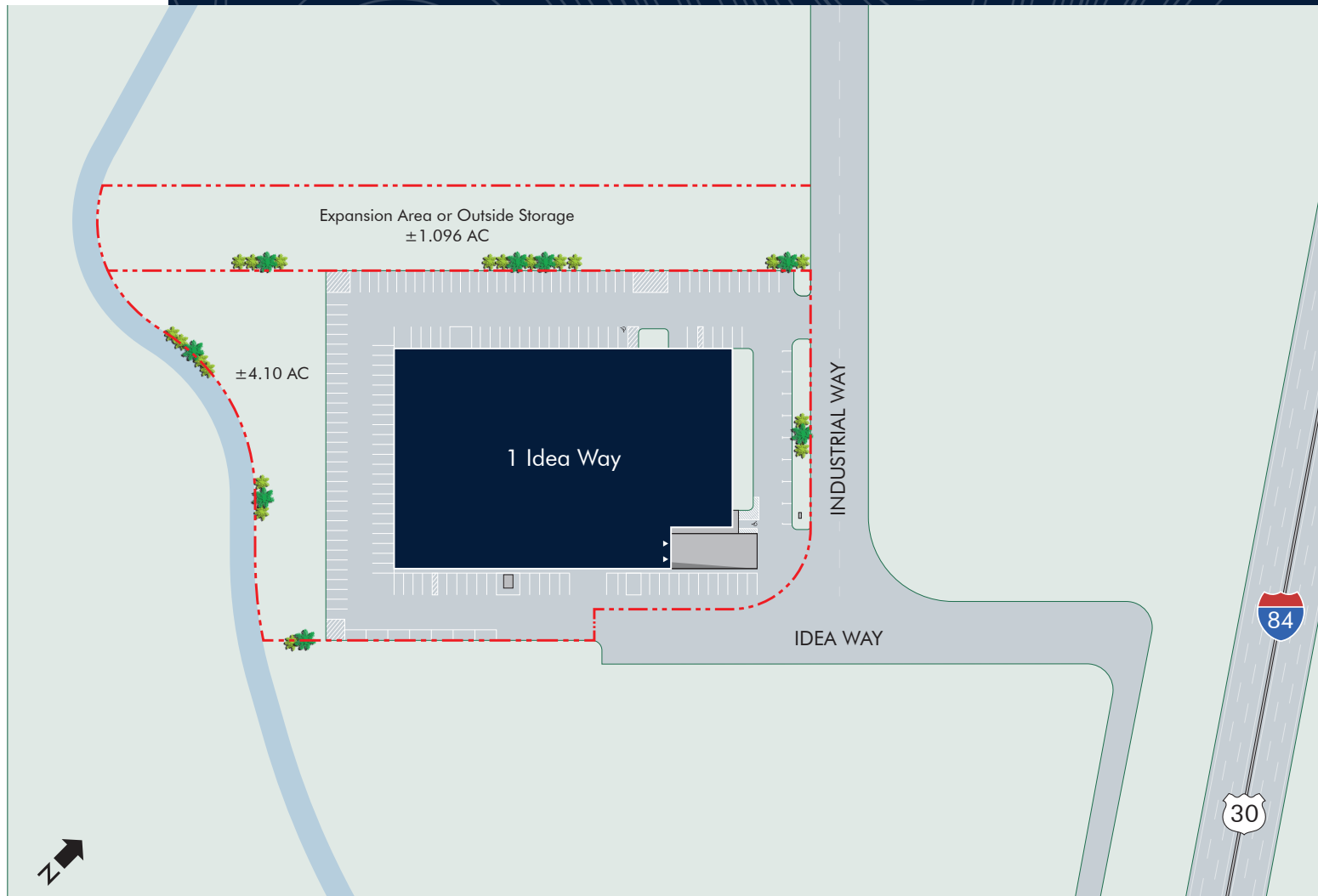
JAKE MILLER

Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

SCOTT KETLINSKI

Associate
+1 208 608 6300
scott.ketlinski@cbre.com

site plan



BROKER CONTACTS

HARRY SAWYER

Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

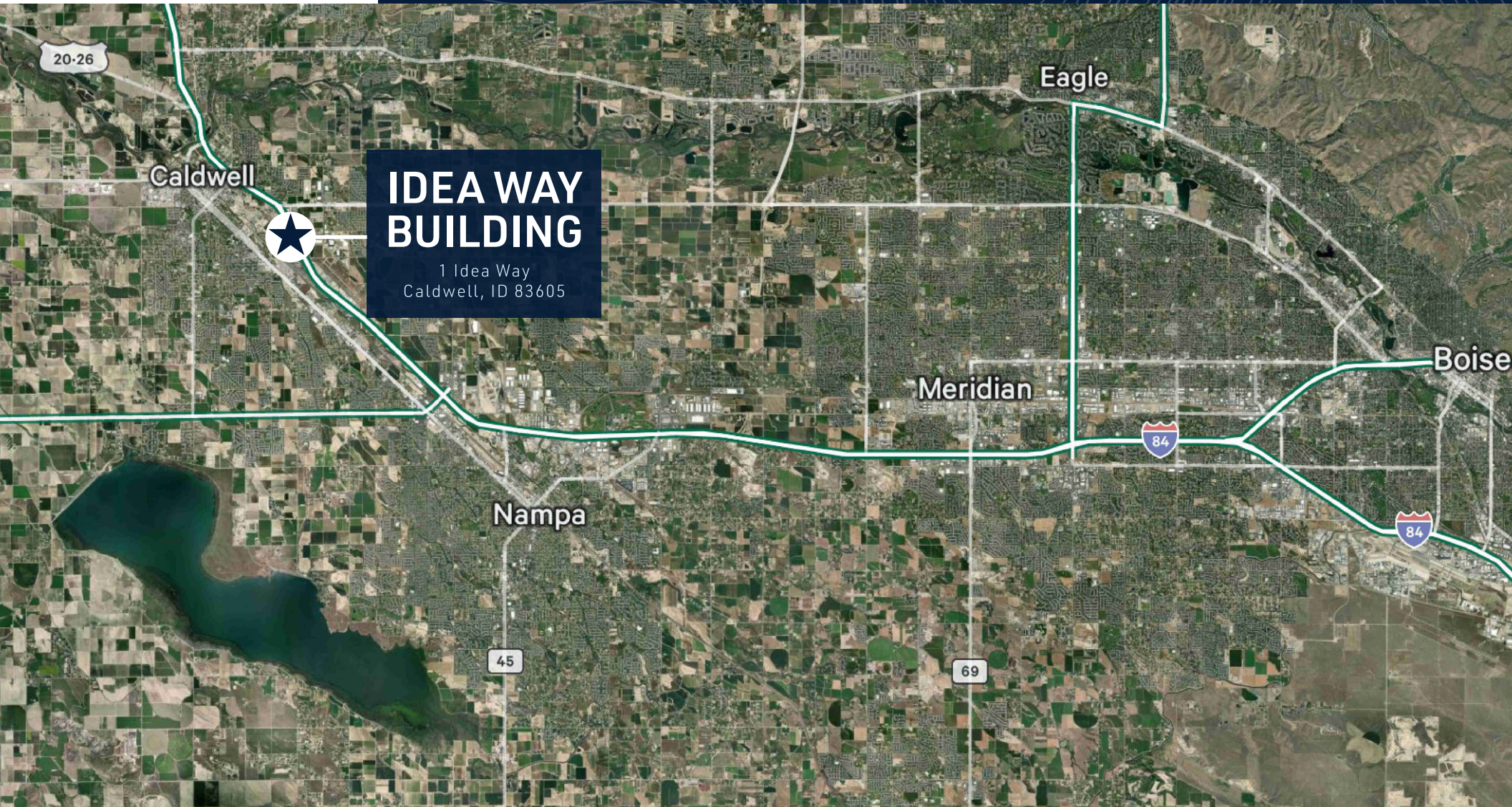
JAKE MILLER

Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

SCOTT KETLINSKI

Associate
+1 208 608 6300
scott.ketlinski@cbre.com

location map



BROKER CONTACTS

HARRY SAWYER

Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

JAKE MILLER

Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

SCOTT KETLINSKI

Associate
+1 208 608 6300
scott.ketlinski@cbre.com



EXPANSION SPACE / OUTSIDE STORAGE



TWO DOCK DOORS



IDEA WAY BUILDING

1 Idea Way Caldwell, ID 83605

BROKER CONTACTS

HARRY SAWYER

Vice President
+1 208 830 5272
harrison.sawyer@cbre.com

JAKE MILLER

Senior Vice President
+1 208 589 2950
jake.miller@cbre.com

SCOTT KETLINSKI

Associate
+1 208 608 6300
scott.ketlinski@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM Idea Way Building_BRO_Sawyer_v04 05/21/25

