

RARE OWNER-USER OPPORTUNITY
WITH EXCESS LAND!

480V 3 PHASE 2,000 AMPS AVAILABLE

SUPERIOR I-84 VISIBILITY



SALE PRICE

~~\$6,500,000~~

\$5,750,000

BROKER CONTACTS

HARRY SAWYER

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IDEA WAY BUILDING

1 Idea Way
Caldwell, ID 83605

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

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CONTACT BROKER FOR LEASING OPTIONS

floor plan



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site plan



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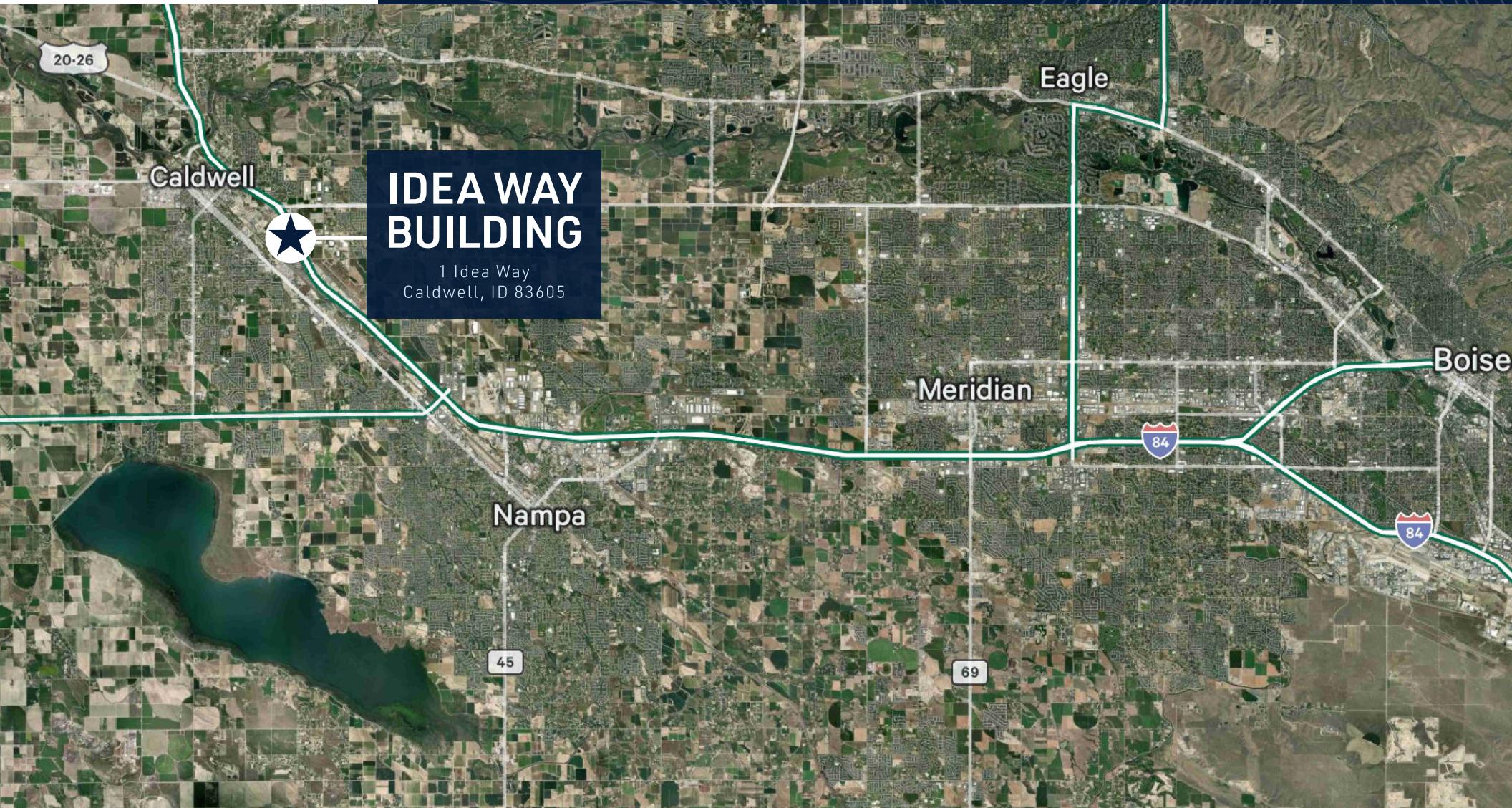
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location map



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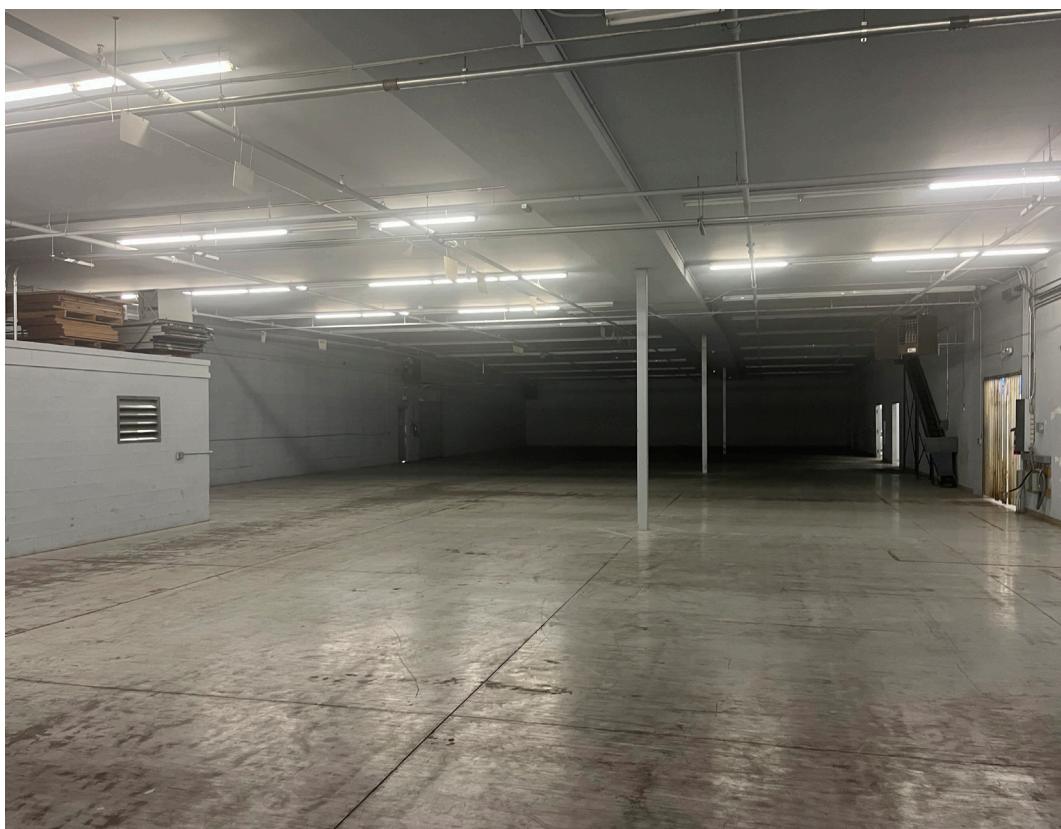
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Idea Way Building_BRO_Sawyer_v04 05/21/25

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