



For Sale - \$1,195,000

1409 Lauren Lane
Caldwell, Idaho 83605



Aaron Flynn
+1 208 807 3332
aaron.flynn@colliers.com

Michael McNeight
+1 208 472 2865
michael.mcneight@colliers.com



*Prime 5,000 SF with
Excellent Access*

Property Overview

Property Type	Industrial
Construction Type	Metal
Year Built	2021
Available SF	5,000
Zoning	Light Industrial (M-1)
Grade Level Doors	Two (2) - 16'x14'
Clear Height	18'
Total Building Size	5,000 SF

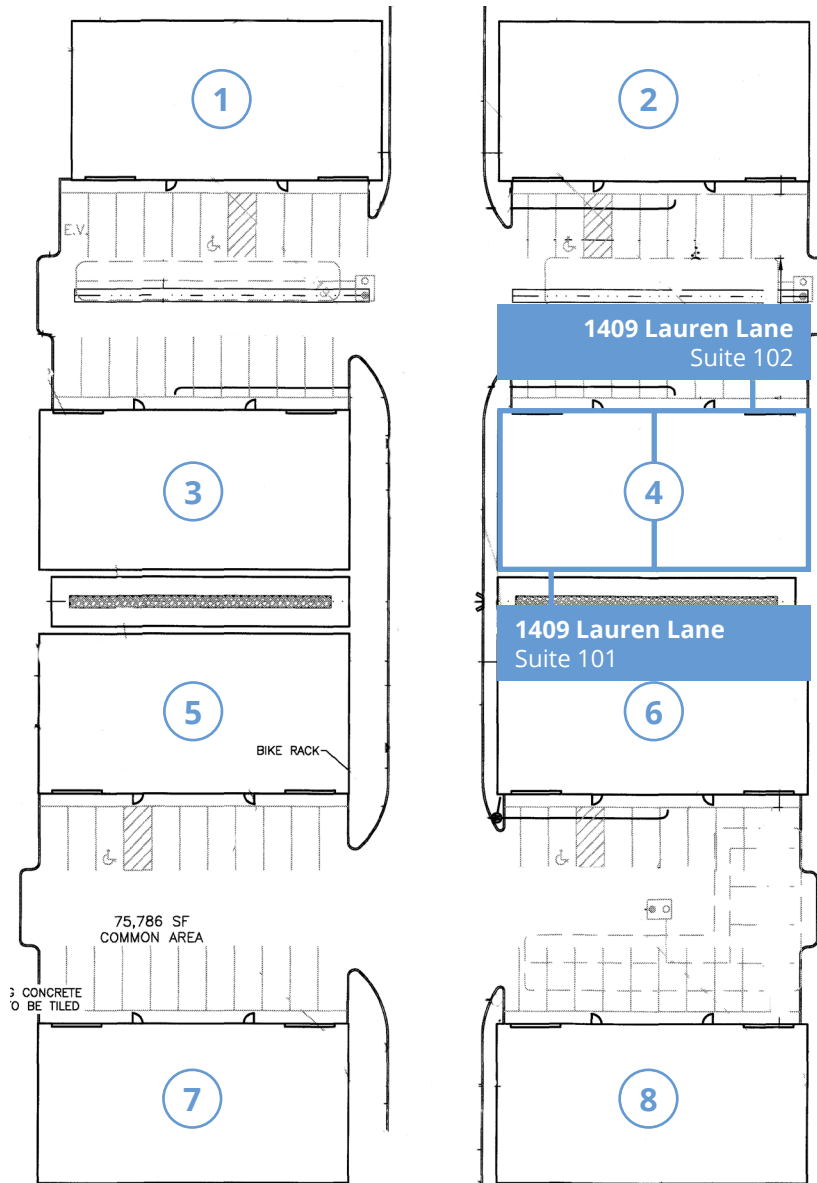


Key Highlights

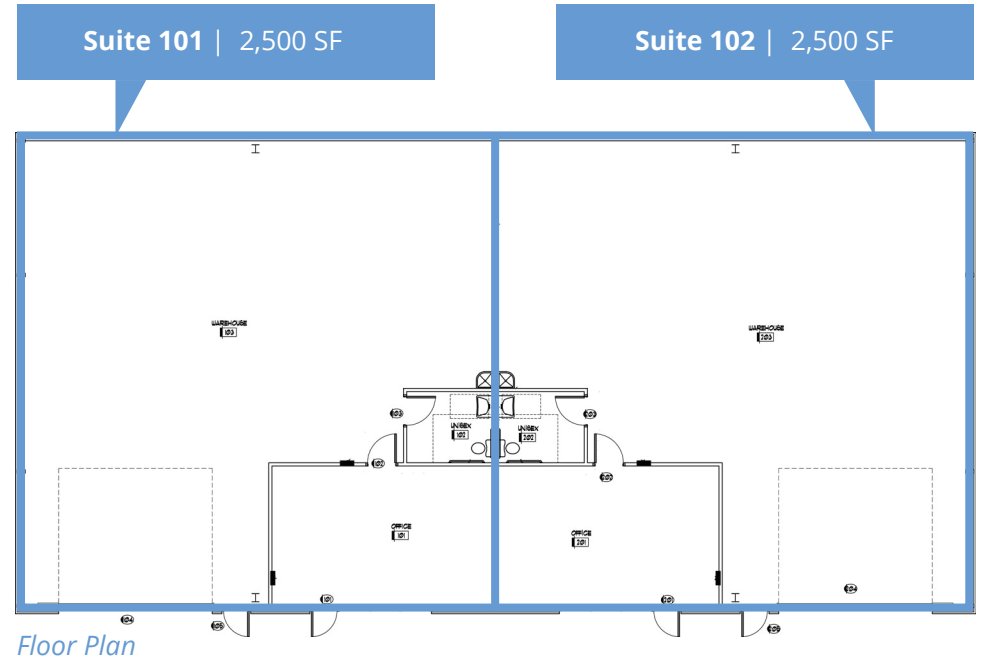
Prime 5,000 SF Building in a Highly Accessible Location
Positioned near I-84 and Highway 20/26, this 5,000 SF building is split into two identical 2,500 SF suites. It offers excellent access to Nampa and South Meridian via I-84, and to North Nampa/Meridian and West Boise via Highway 20/26.

- Two ±2,500 SF suites that can be combined or leased separately—ideal for owner-users seeking income potential
- Newly built with ±300 SF office/showroom, ADA restroom, and mop sink in each unit. Mirrored, flexible layouts suited for a wide range of uses
- Strong opportunity for both investors and owner-users in a high-demand corridor
- Two (2) Grade Level Doors

Site Plan & Floor Plan



Site Plan



Space Available

Building	Suite	Size
4	101 & 102	2,500 SF each- 5,000 SF Total

Photo Gallery



Location



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

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