

SALE PRICE **\$12,600,000**

LEASE RATE **\$0.85/SF/MONTH + NNN**

# THE LINDEN BUILDING

3515 E. LINDEN ST.  
CALDWELL, IDAHO 83605

**±70,000 SF SINGLE TENANT FACILITY ON 5.91 ACRES.**



**CBRE**

## CONTACTS

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24' CLEAR MANUFACTURING /  
LIGHT INDUSTRIAL FACILITY  
±70,000 SF FOR LEASE OR SALE  
IMMEDIATE AVAILABILITY

**THE LINDEN**  
BUILDING

±3,000 SF  
TURNKEY OFFICE

6 DOCK DOORS TOTAL

12'X14' GRADE  
LEVEL DOOR

12'X14' GRADE  
LEVEL DOOR

LINDEN STREET

PRIVATE DRIVE

PAVED YARD AREA

# THE LINDEN BUILDING

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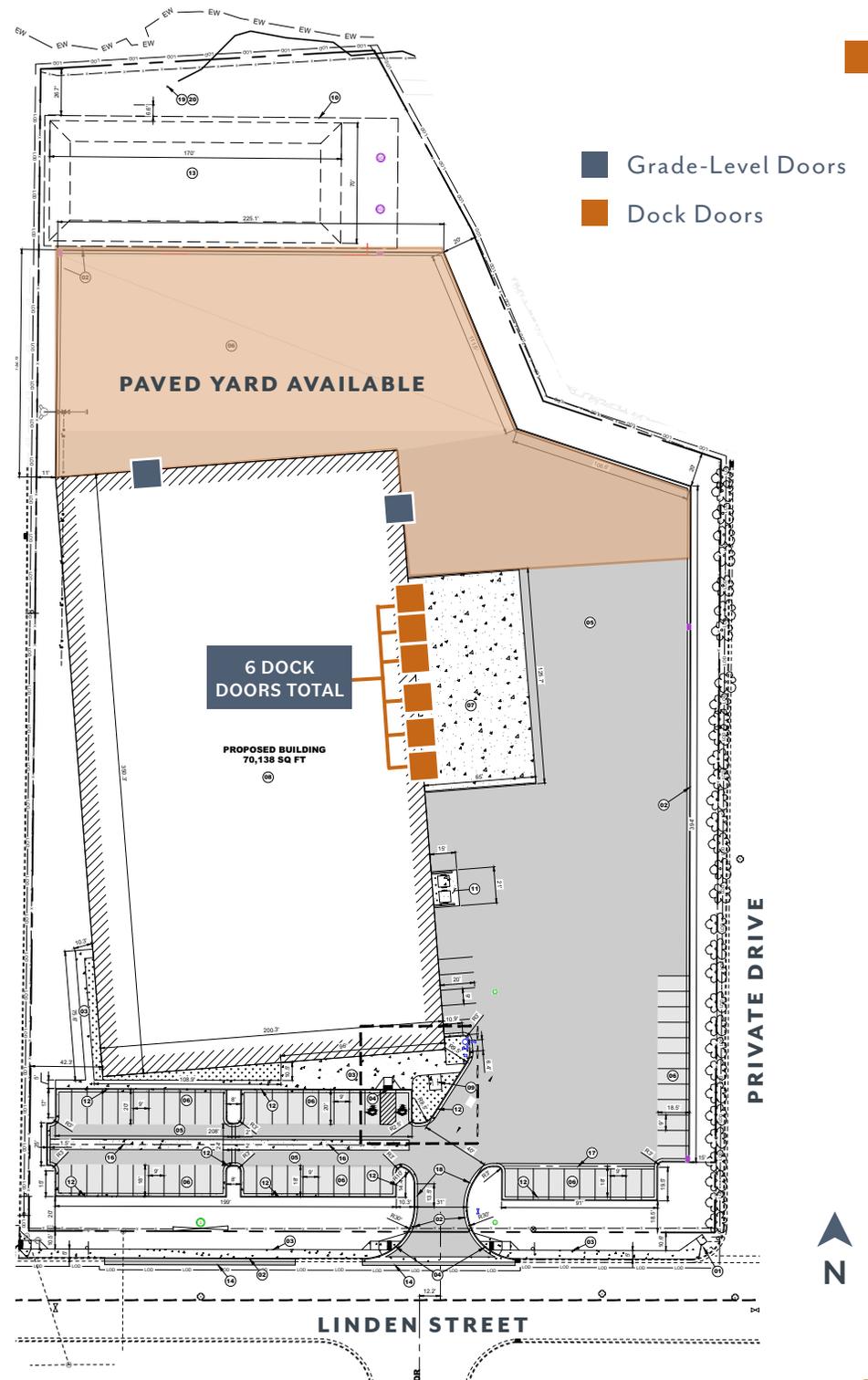
## BUILDING DETAILS

- + ±70,000 SF Turnkey Facility
- + ±3,000 SF Turnkey Office
- + 24' Clear Height
- + ±5.91 Acres
- + ESRF Sprinklers
- + Skylights, LED Lighting, Efficient Heating
- + Zoned MI: Limited Industrial
- + Power: 1500 amps | 277/480v | 3 Phase
- + Ample paved yard for storage and trailer parking
- + 6 Dock Doors
- + 2 (12'x14') Grade Level Doors
- + HVLS Fans
- + Built in 2022

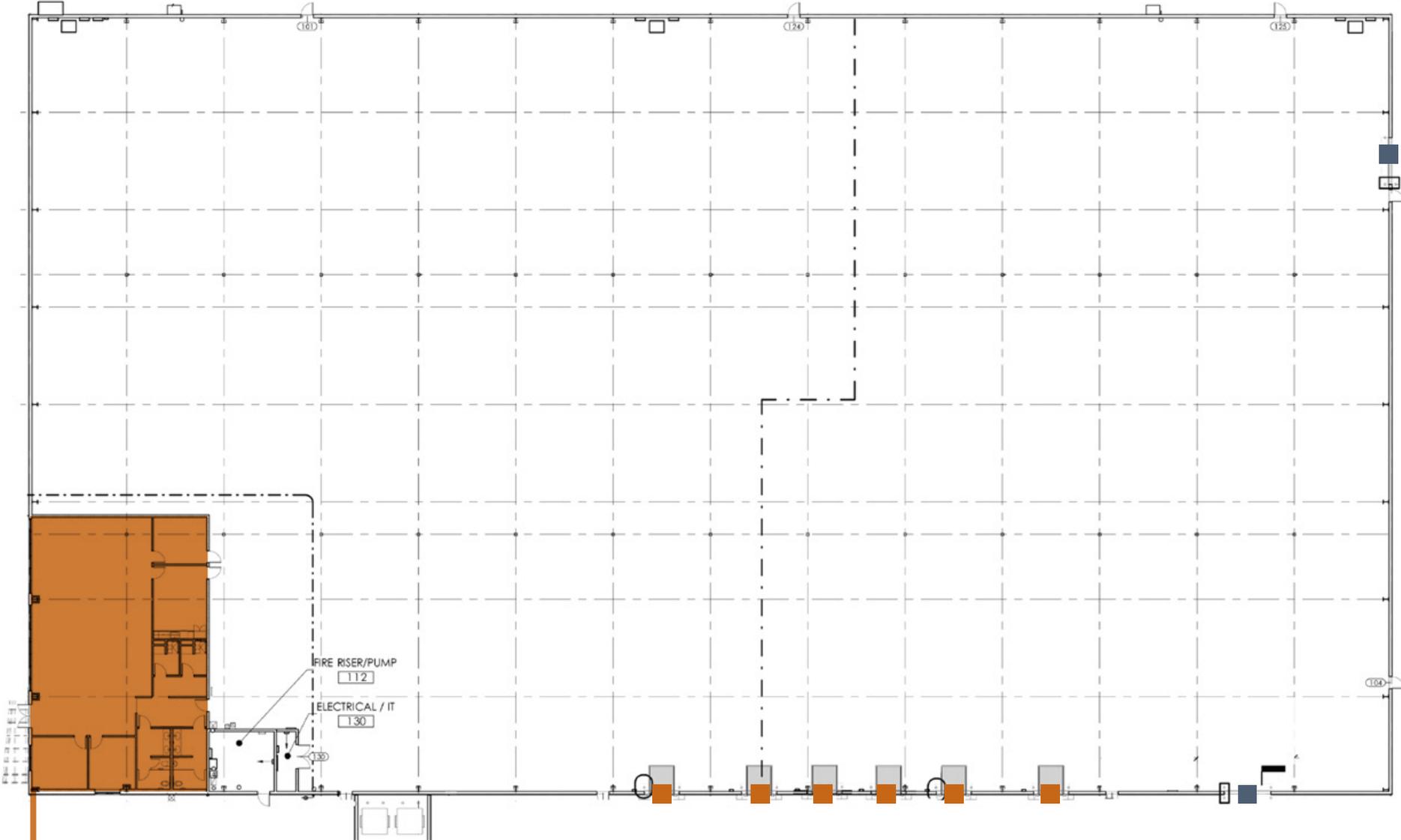
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ESTIMATED NNN RATE **\$0.12/SF**



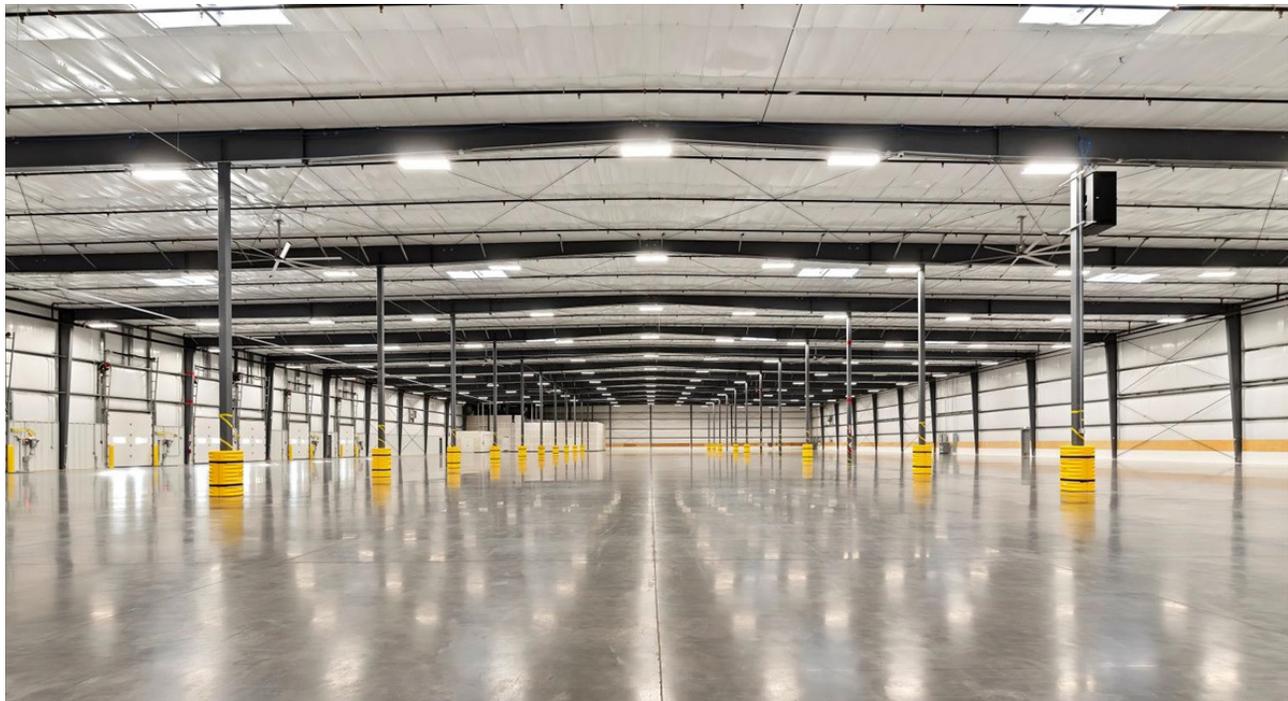
# FLOOR PLAN



±3,000 SF Turnkey Office

- Grade-Level Doors
- Dock Doors

PHOTOS



# THE LINDEN

## BUILDING



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