



503 - 610 Millennium Park Lane | Caldwell, ID 83605



For Sale and For Lease
Cloud Gate Industrial Park
5 Industrial Buildings

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

PROPERTY SUMMARY

503 - 610 Millennium Park Lane | Caldwell, ID 83605

- **Sales Price:** \$1,795,000 Up to \$3,595,000
- **Available SF:** 8,245/SF to 16,490/SF
- **Investment Type:** Owner User / Investor
- **Zoning:** Light Industrial
- **Lease Rate:** \$1.20/SF NNN
- **Lease Terms:** Minimum 5 Years
- **Available SF:** 8,245/SF to 16,490/SF
- **The 16,490 SF Building Breakdown:**
 - ⇒ Warehouse: 12,030/SF
 - ⇒ Office Area: 2,230/SF
 - ⇒ Mezzanine: 2,230/SF
- **The 8,245 SF Building Breakdown:**
 - ⇒ Warehouse: 6,015/SF
 - ⇒ Office Area: 1,115/SF
 - ⇒ Mezzanine: 1,115/SF
- **All Buildings will have the following:**
 - ⇒ Clear Height: 22' - 24'
 - ⇒ Roll Up Doors: 14' X 14'

- **Power:**
 - ⇒ **The 16,490/SF Buildings** will have Single Phase, 200A, 120/240v meter per Suite that will power all the office core and interior lighting systems. Each Suite will also have (1) Three Phase, 200A, 480v meter available to tie into for equipment, etc.
 - ⇒ **The Two 8,245/SF Buildings** will have Single Phase, 200A, 120/240v meter per Building that will power all the office core and interior lighting systems. Each Building will also have (1) Three Phase, 200A, 480v meter available to tie into for equipment, etc.
- **Parcel Size:**
 - ⇒ 16,490/SF Buildings are located on 1 acre lots
 - ⇒ 8,245/SF Buildings are located on 1/2 acre lots



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PROPERTY SITE PLAN

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- **Units 1 & 2** have been completed and are ready for immediate occupancy
- **Units 3 & 7** will be single tenant buildings
- **Units 3, 6 & 7** are scheduled for completion 2nd Quarter 2025

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PRICING AND AVAILABILITY

AVAILABLE UNITS	Lease Rate/Type	Sales Price
Unit 1 - 503 Millennium Park Lane Building Completed		
16,490SF	\$1.20/SF/NNN	\$3,595,000
Unit 2 - 519 Millennium Park Lane Building Completed		
16,490 SF	\$1.20/SF/NNN	\$3,595,000
Unit 3 - 605 Millennium Park Lane		
8,245 SF	\$1.20/SF/NNN	\$1,795,000
Unit 4 - 412 Millennium Park Lane SOLD		
16,490 SF	\$1.20/SF/NNN	\$3,595,000
Unit 5 - 504 Millennium Park Lane SOLD		
16,490 SF	\$1.20/SF/NNN	\$3,595,000
Unit 6 - 522 Millennium Park Lane		
16,490 SF	\$1.20/SF/NNN	\$3,595,000
Unit 7 - 610 Millennium Park Lane		
8,245 SF	\$1.20/SF/NNN	\$1,795,000

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503 Millennium Park Lane



Photo Taken 9-13-24

503 & 519 Millennium Park Lane
Caldwell, ID 83605

Buildings Completed

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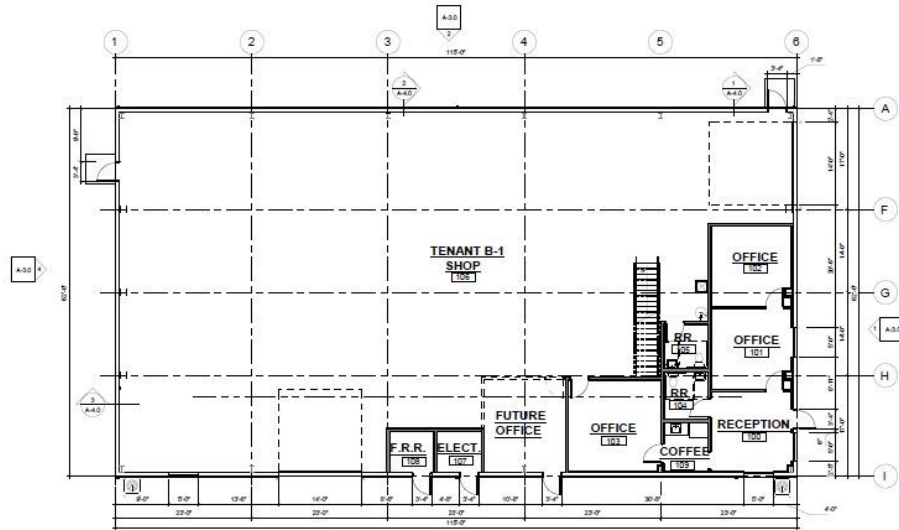
519 Millennium Park Lane



Photo Taken 9-13-24

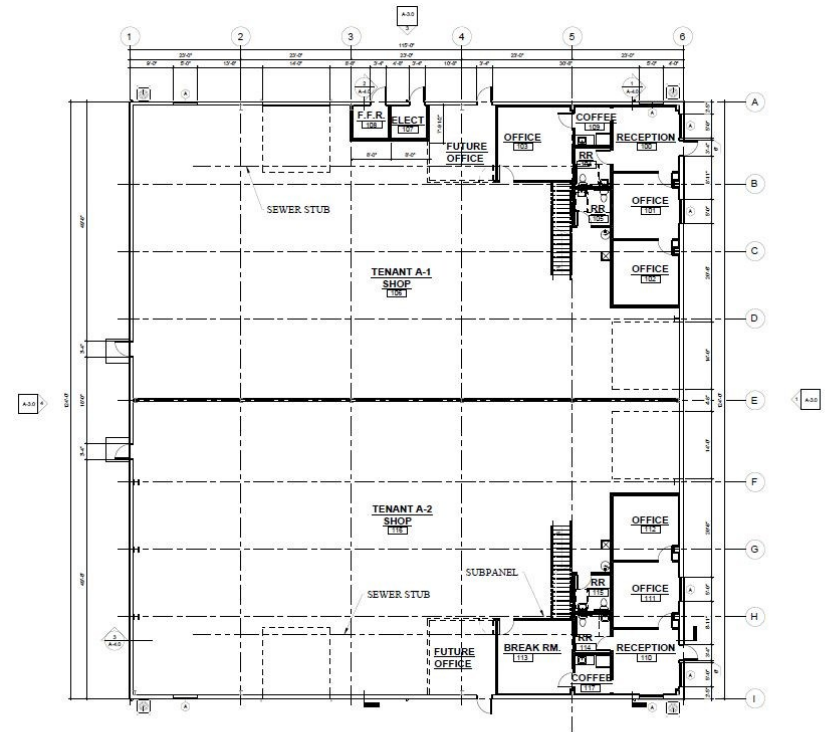
For Sale | Cloud Gate Industrial Industrial Condos

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8,245/SF

Single Tenant Building



16,490/SF

Single or Multiple Tenant Building

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COLDWELL BANKER
COMMERCIAL
TOMLINSON

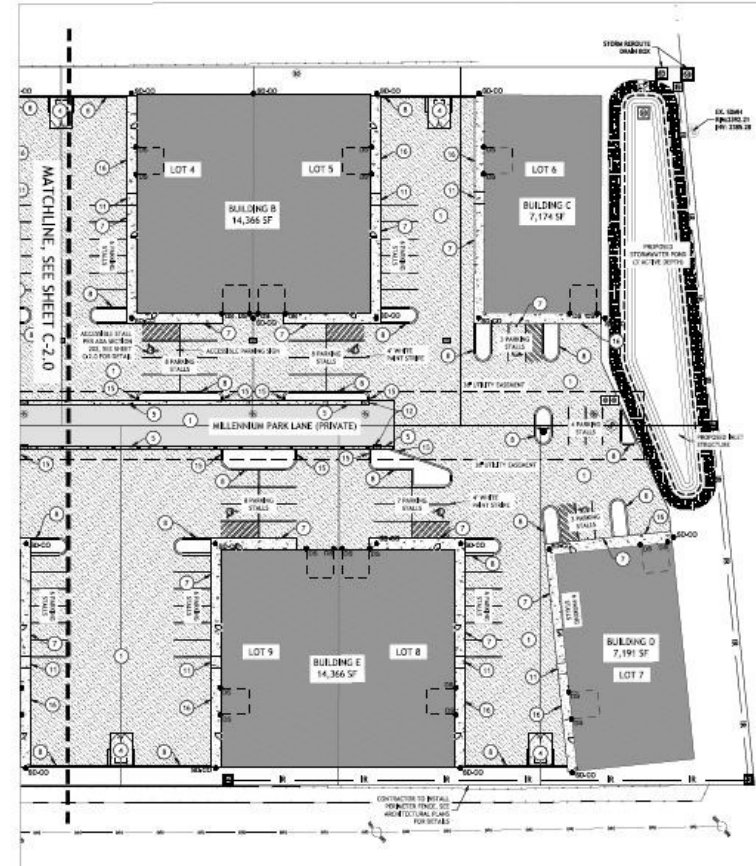
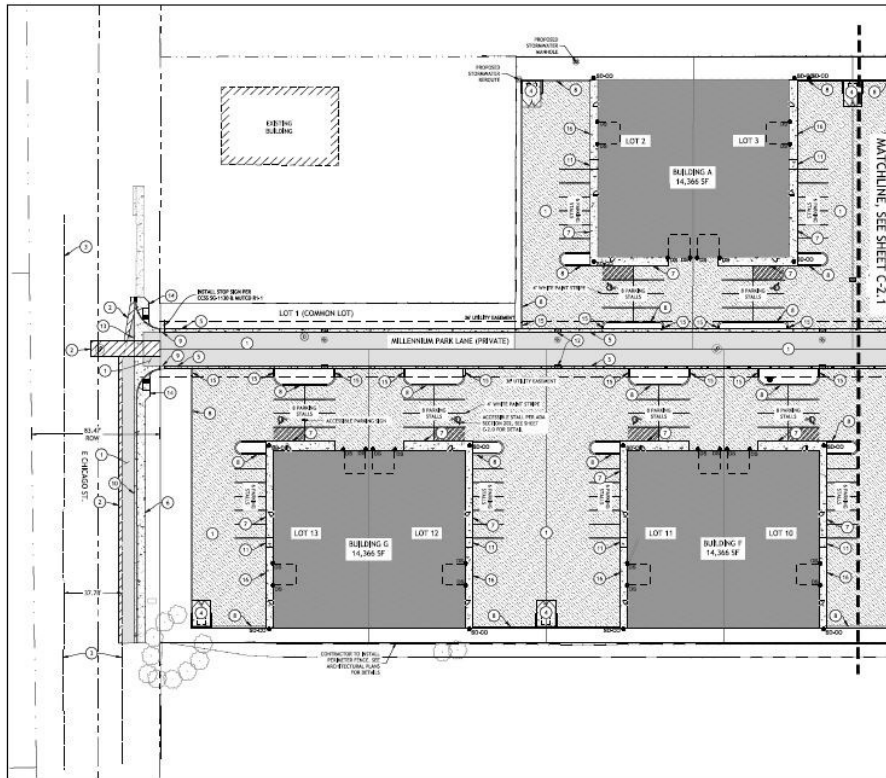
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For Sale

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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 | CALDWELL, ID

- 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



AERIAL

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