

4022 CHALLENGER WAY

CALDWELL, ID 83605



FOR SUBLEASE
± 30,275 SF AVAILABLE



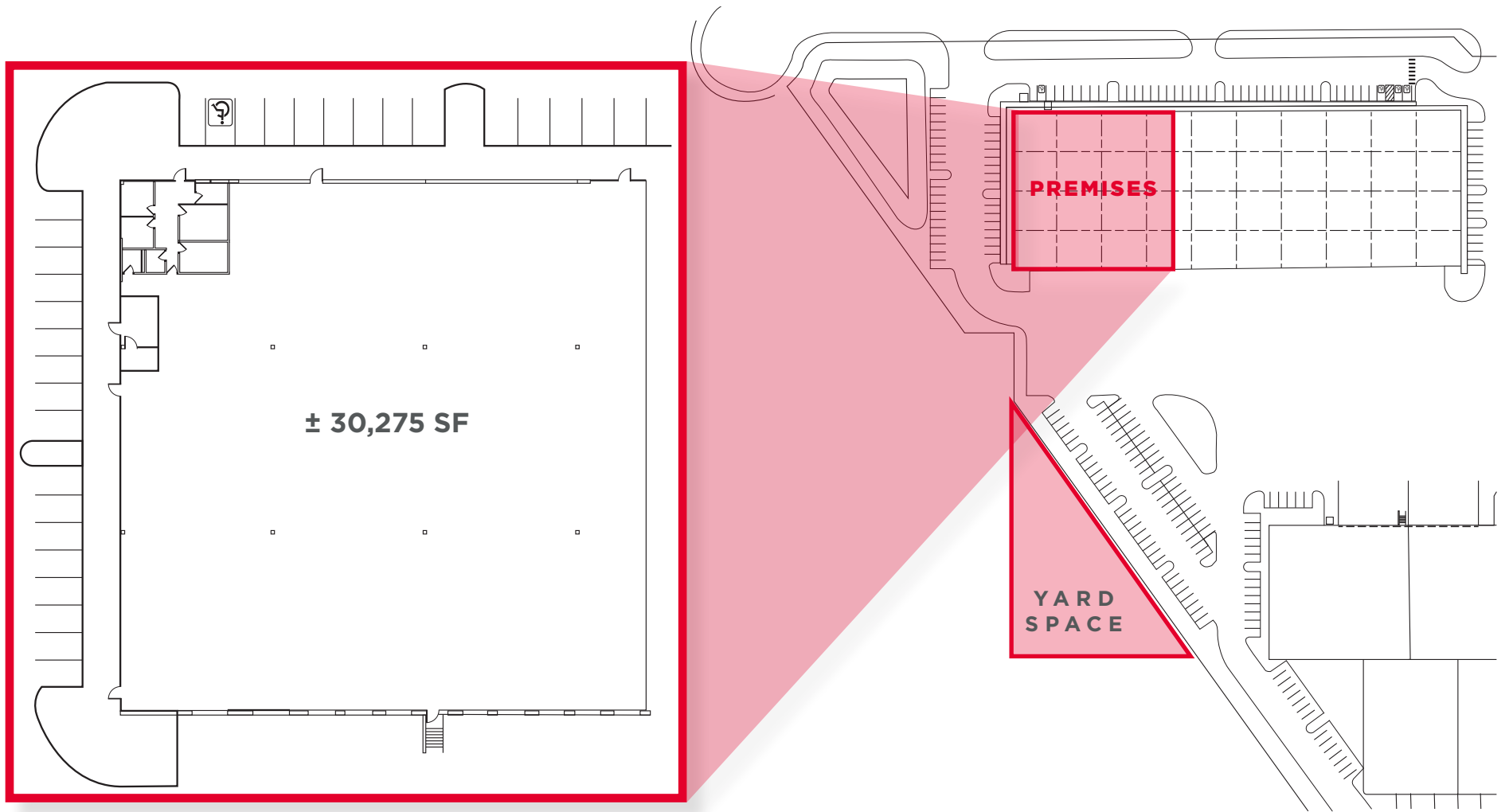
Property Highlights

Available	±30,275 SF
Divisible	±15,000 SF
Sublease Rate	Negotiable - Contact Agent
Expenses	NNN (Est. \$0.28/SF)
Sublease Term	April 30th, 2028
Overhead Doors	3 - Dock High (9'x10'), 2 - Drive-In (1 - 12'x14' ; 1 - 19'x20')
Yard Space	0.86 Acres Available - Gravel for Storage
Clear Height	30 ft
Building Size	87,500 SF
Fire Suppression	ESFR System
Zoning	M-1 Light Industrial

Property Features

- New industrial warehouse space located in Caldwell - Sky Ranch Business Park
- Sublease space includes large warehouse space serviced by 2 drive-in and 3 dock-high doors, a 1,050 SF of office space that includes 2 restrooms, 2 private offices, and a conference room
- Access to excess 0.86 acre gravel storage yard space
- Site provides large parking area for easy tractor trailer maneuverability and parking
- Located less than 2 miles east of Interstate 84 Exit 29 and west of U.S. Route 20/26





Site Plan

CALDWELL, IDAHO 83605

Property Photos





Aerial Map

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