

**FOR LEASE**

312 SIMPLOT BLVD.  
CALDWELL IDAHO



**4% PROCURING  
BROKER  
COMMISSION**

Front entry with reception, private offices, conference rooms, breakroom, and a dedicated garage.

Former heavy manufacturing facility, conveniently located directly off I-84 (less than a mile). Excellent access via Simplot Blvd.

Direct access to a secured, fenced outdoor storage yard.

Generous parking, prominent signage, and a spacious 1,305 SF (29' x 45') garage.

Located in a prime industrial area, adjacent to Simplot Food Group, and in close proximity to core amenities in downtown Caldwell.

**AVAILABLE FOR IMMEDIATE OCCUPANCY!**

SPACE:	RSF:	RATE:
OFFICE	9,817 SF	\$0.75 PSF

<b>LEASE TYPE:</b>	NNN	<b>ZONING:</b>	M-1 Light Industrial
<b>LEASE TERM:</b>	3-5 Years	<b>EST. NNN'S:</b>	\$0.18 PSF
<b>AVAILABLE:</b>	Immediately	<b>LOCK BOX:</b>	On site

**CONTACT**

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**HIGHLIGHTS**



**DETAILS**



# MAIN OFFICE BUILDING

## TYPE OF BUILDING

Office / Administrative Building  
with 29' x 45' Garage at  
South End of Building (10' Ceilings)

## SIZE

MAIN OFFICE                9,817 SF  
SECURED STORAGE    11,319 FT

## SPACE LAYOUT

[ 10 ] Private Offices  
[ 2 ] Conference Rooms  
[ 4 ] Bathrooms  
Utility Storage Room  
Reception Office With Waiting Room  
Extra Large Break Room

## IMPROVEMENTS

Newly Remodeled Bathrooms  
Brand New AC Unit

## ADD. FEATURES

10' Ceilings in Garage Area  
Coffee Bar in Main Hallway  
Equipped with Showers and Two Restrooms





# SECURED STORAGE

**TOK**  
COMMERCIAL





# EXCELLENT ACCESS TO I-84'S EXIT 27

TWO MINUTES / UNDER A MILE AWAY!

