

RAIL-SERVED INDUSTRIAL FOR SALE OR LEASE

20472 Pinto Ln., Caldwell, ID 83607



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

NICK PROVENZANO, SIOR

Principal

208.370.4510

nickp@leeidaho.com

MIKE HICKS

Associate

208.818.6803

mikeh@leeidaho.com

PROPERTY DETAILS

SALE PRICE \$3,450,000

LEASE RATE \$20,000/mo NNN

**BUILDING
SIZE** 12,000 SF Warehouse
 432 SF Office

 12,432 SF Total

SITE AREA 4.03 AC

COUNTY Canyon

ZONING M-1

UTILITIES Power, Septic, Well

PARCEL 3635800000



EXECUTIVE SUMMARY

Lee & Associates is pleased to present an opportunity to lease or acquire a rail-served industrial warehouse at 20472 Pinto Lane in Caldwell, Idaho. The ±12,000 SF free-span building (150' x 80') features 20'+ clear heights and is ideal for distribution, storage, or light manufacturing.

The property includes two dock-high doors, two drive-in doors, and accommodates 53' trailer maneuvering with a pull-through configuration. An on-site rail spur with covered loading, serviced by Boise Valley Railroad, provides access to the Union Pacific Class I network.

Additional features include gravel and concrete yard areas, three-phase power, and renovated office space with new HVAC (2021). The site offers direct access to Simplot Boulevard and is approximately seven minutes from I-84.

PROPERTY HIGHLIGHTS

- » Rail-served
- » Excess yard
- » Dock and grade level loading
- » Pull-Through Roll-Up Doors
- » Low site coverage (±7%)
- » Established industrial node (ag, steel, equipment, food processing)
- » Strong regional access via western Boise entry: direct connection to Seattle, Portland, and California.





**GRAVEL
COMPACTED YARD**

LOADING DOCKS

**PULL THROUGH
GRADE LEVEL
DOORS**

RAIL SPUR

ADDITIONAL YARD

OFFICE

**CONCRETE PAVED
YARD WITH POLE
BARN**

INTERSTATE 84 INTERSTATE - 5.1 MILES

Micron MICRON - 36 MILES

BOISE AIRPORT - 31.8 MILES

CITY OF CALDWELL
4.8 MILES | 7 MIN

Simplot

Laser Land Leveling, Inc.

ECCO

LURRE CONSTRUCTION INC.

PINTO INDUSTRIAL

R&B

Gayle Manufacturing Company

INTERWEST SAFETY SUPPLY, LLC

LA

INTERMOUNTAIN GAS COMPANY
A Subsidiary of MDU Resources Group, Inc.

CRITERION

WILBUR-ELLIS

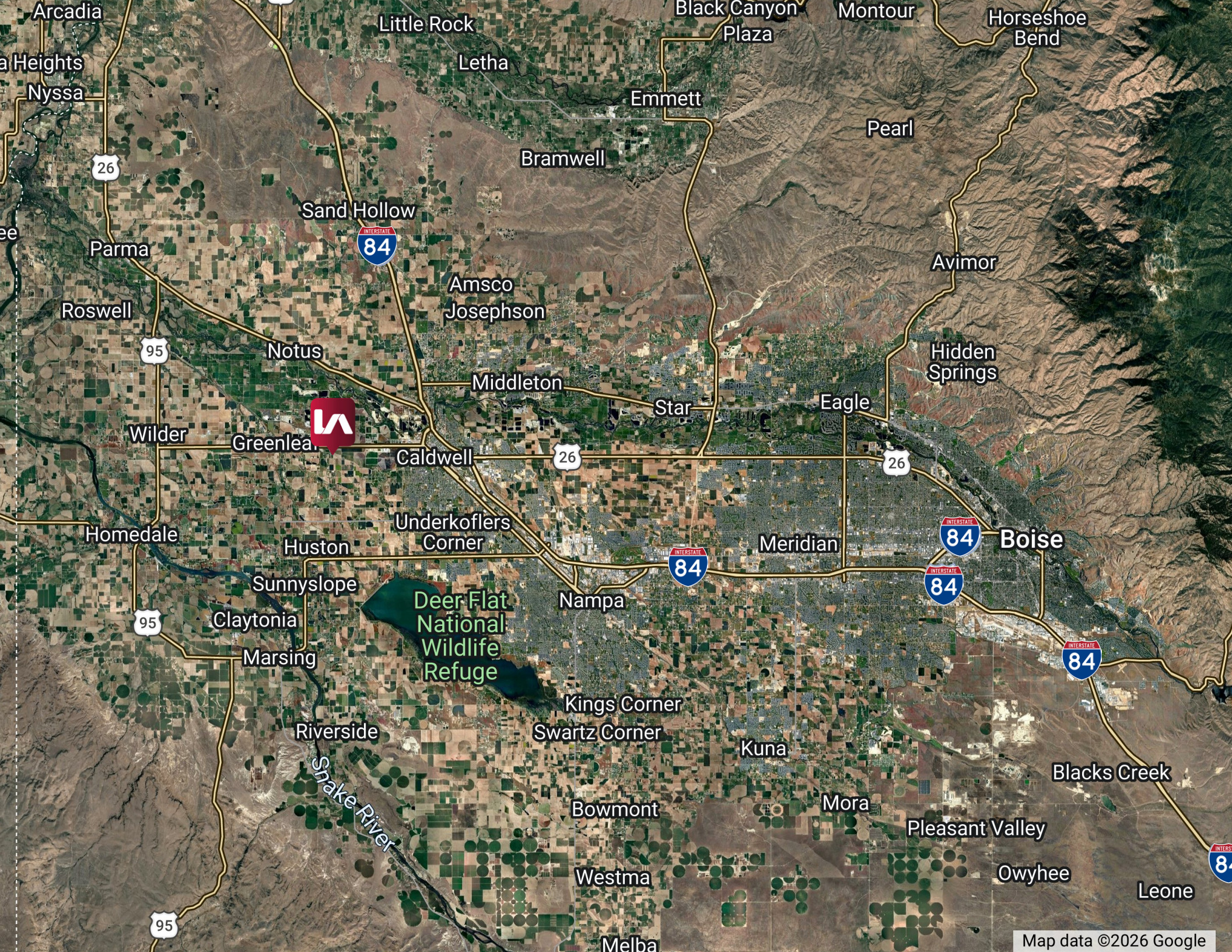
19

SIMPLOT BLVD.

BOISE VALLEY RAIL ROAD

AmeriGas





POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	1,367	28,651	117,589

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$84,210	\$77,121	\$82,653

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	463	9,455	39,798

LABOR FORCE

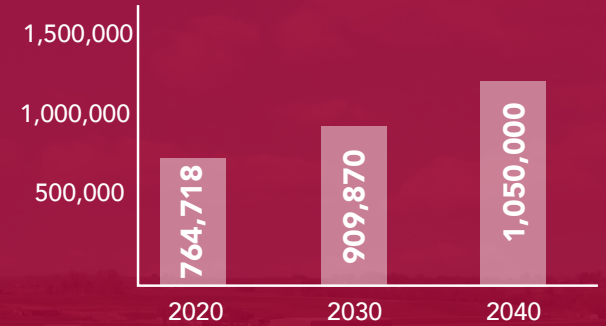
	2-MILE	5-MILE	10-MILE
Civilian Labor Force	566	12,692	52,972

KEY EMPLOYERS

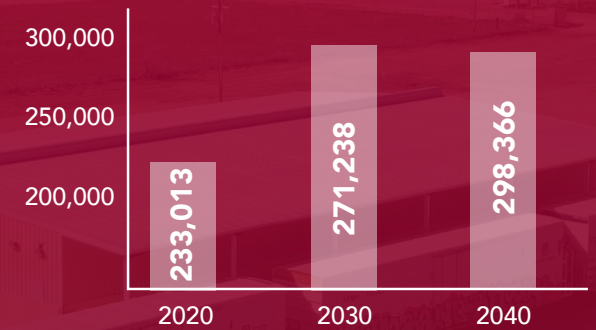
	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

POPULATION PROJECTION

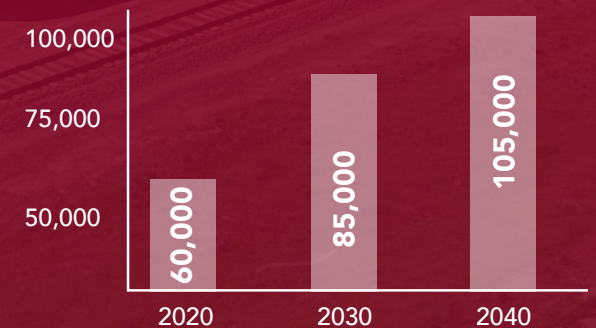
BOISE MSA



CANYON COUNTY



CALDWELL



AREA OVERVIEW

CALDWELL, IDAHO

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.





COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

NICK PROVENZANO, SIOR

Principal

208.370.4510

nickp@leeidaho.com

MIKE HICKS

Associate

208.818.6803

mikeh@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com