

**For Sale**

**New 16,490 SF Steel Industrial Building**

**Offered For \$3,595,000**

**503 Millennium Park Lane, Unit 1 | Caldwell, Idaho 83605**



Photo Taken 1-9-2025



**Rick McGraw | 208.880.8889**  
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**Jonathan Langston | 208.794.0958**  
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# 503 Millennium Park Lane, Unit 1

## PROPERTY SUMMARY

- **Price:** \$3,595,000
- **Building Completed**
- **Ready for Immediate Occupancy**
- **Building Size:** 16,490 SF
  - ⇒ Warehouse: 12,030/SF
  - ⇒ Office Area: 2,230/SF
  - ⇒ Mezzanine: 2,230/SF
- **Power:**
  - ⇒ 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.
- **Warehouse:**
  - ⇒ Clear Height: 22' - 24'
  - ⇒ Roll Up Doors: 14' X 14'
  - ⇒ Parcel Size: 1 Acre Lot
- **Zoned:** Light Industrial



Photo Taken 1-9-25



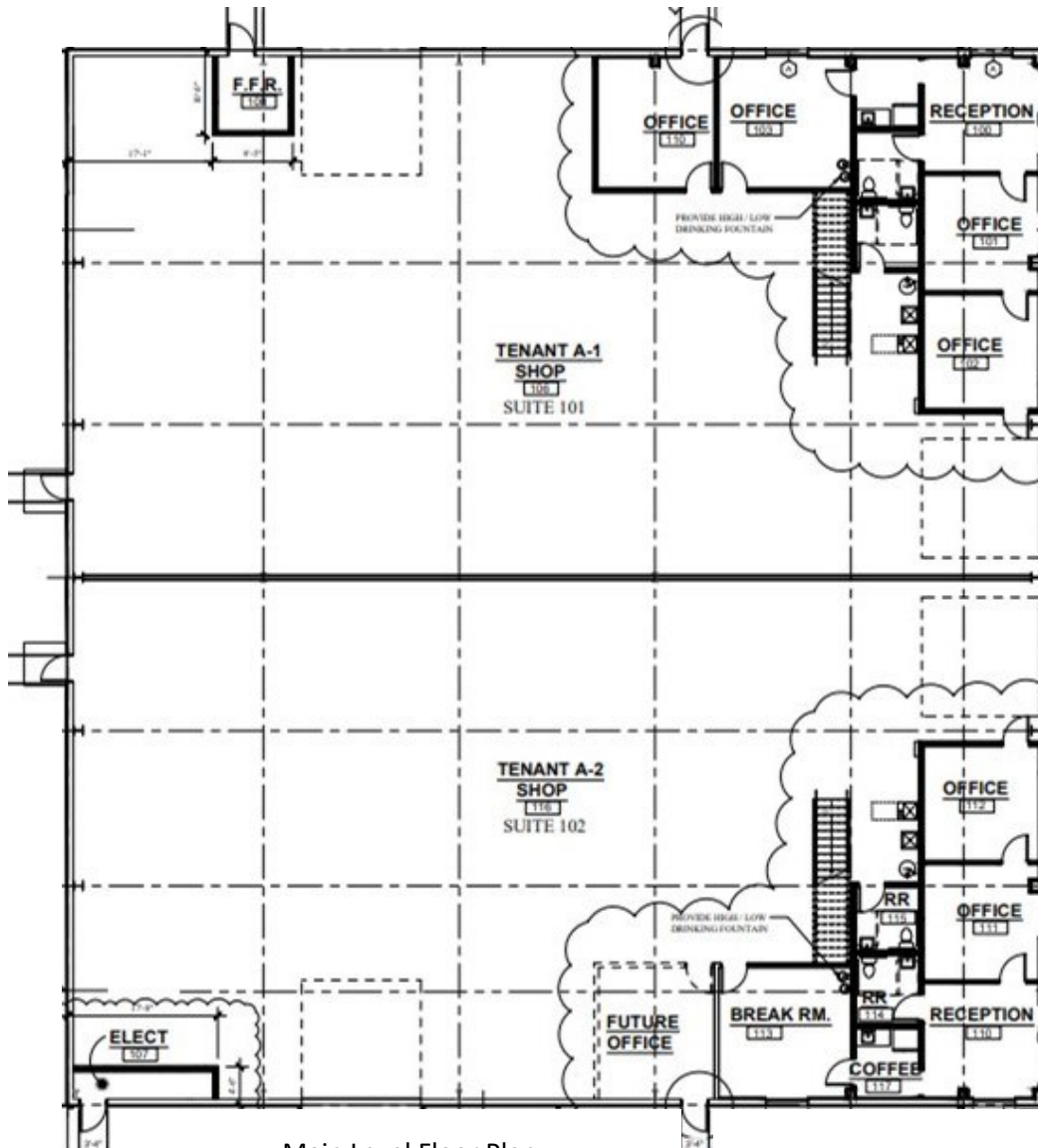
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## Contact Agents for Full Information Package

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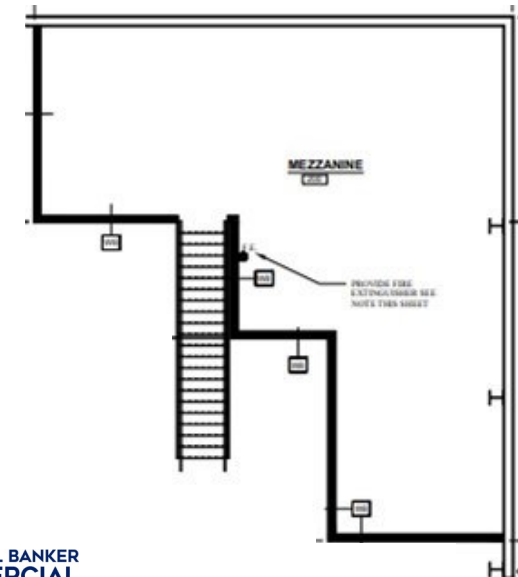
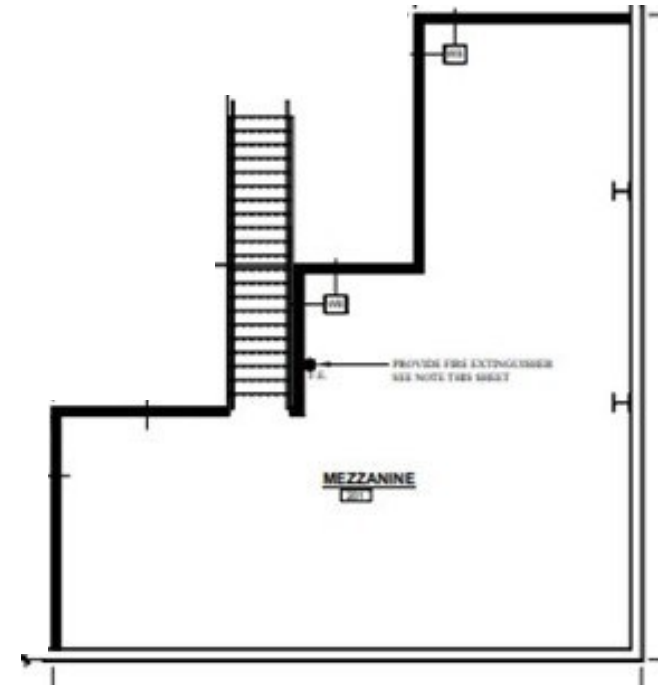
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# 503 Millennium Park Lane, Unit 1 | Caldwell, ID 83605



Main Level Floor Plan

Mezzanine Level Floor Plan



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## PROPERTY SITE PLAN

503 Millennium Park Lane, Unit 1  
Caldwell, ID 83605



- 503 Millennium Park Lane, Unit 1, Completed
- 519 Millennium Park Lane, Unit 2, Completed
- 412 Millennium Park Lane, Unit 4, **SOLD**
- 504 Millennium Park Lane, Unit 5, **SOLD**

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# 412 - 610 Millennium Park Lane, Caldwell, ID 83605



412 Millennium Park Lane

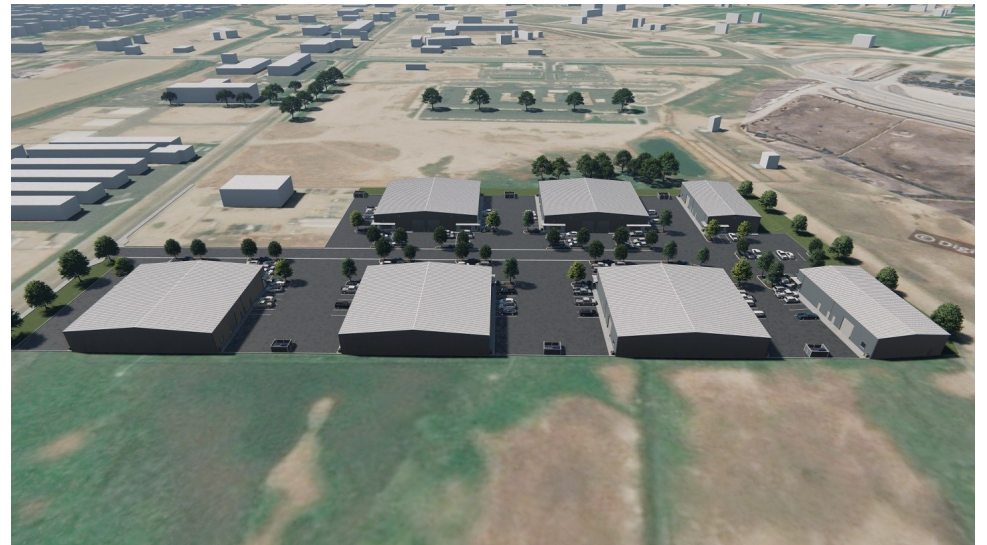


504 Millennium Park Lane



## Cloud Gate Industrial Park

Cloud Gate Industrial Park consist of 7 Industrial Buildings/Condos. Each Building will have Ample Parking and will sit on a half acre lot. All buildings will be clear span with office areas and grade Level Doors. The 14,366/SF buildings will have Single Phase Power and two 200 AMP Panels. The 7,174 SF building and the 7,191/SF building will have Single Phase Power and one 200 AMP Panel.



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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

503 Millennium Park Lane, Unit 1 | Caldwell, ID 83605



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