



Accelerating success.

6 Industrial Land Lots

3319, 2903 & 0 E Chicago St.
Caldwell, ID 83605

FOR SALE



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Property Overview

| | |
|-----------------|---|
| Property Type | Industrial/Land |
| Land Size | 21.291 Acres |
| Zoning | M1 – Light Industrial |
| Location | East of S 21st Ave. on the North side of road |
| Property Access | Drive by |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 5,689 | 68,063 | 108,422 |
| Households | 2,028 | 22,235 | 36,338 |
| Avg. HH Income | \$60,506 | \$84,482 | \$90,687 |

Key Highlights

- Six M-1 Light Industrial zoned lots for sale.
- Affordably priced for the market.
- Lot sizes range from approximately 1.23 acres to 5.38 acres
- Smaller lot sizes suitable for owner-users and small developers
- Approximately 4-minute drive (±1.4 miles) to Interstate 84
- Water and sewer utilities located in front of each lot
- Lot sizes allow for building with yard areas or future expansion.
- Suitable for manufacturing, contractor and trade uses, service and fleet operations, distribution, equipment and material storage, and light industrial development.

For Sale

| LOT | PARCEL(S) | ACREAGE | SALE PRICE | \$/SF |
|-------|---------------------------|--------------|-------------|--------|
| Lot 1 | R35312010A0 & R3531201000 | 2.87 Acres | \$825,000 | \$6.82 |
| Lot 2 | R35312010B0 & R35312010C0 | 4.12 Acres | \$1,095,000 | \$6.10 |
| Lot 3 | R3532100000 | 1.23 Acres | \$425,000 | \$7.95 |
| Lot 4 | R3532101100 | 2.78 Acres | \$850,000 | \$7.01 |
| Lot 5 | R3532101200 | 5.38 Acres | \$1,395,000 | \$5.95 |
| Lot 6 | R3532101300 | 5.00 Acres | \$1,195,000 | \$5.49 |
| Total | | 21.288 Acres | \$5,785,000 | \$6.24 |



Property Gallery



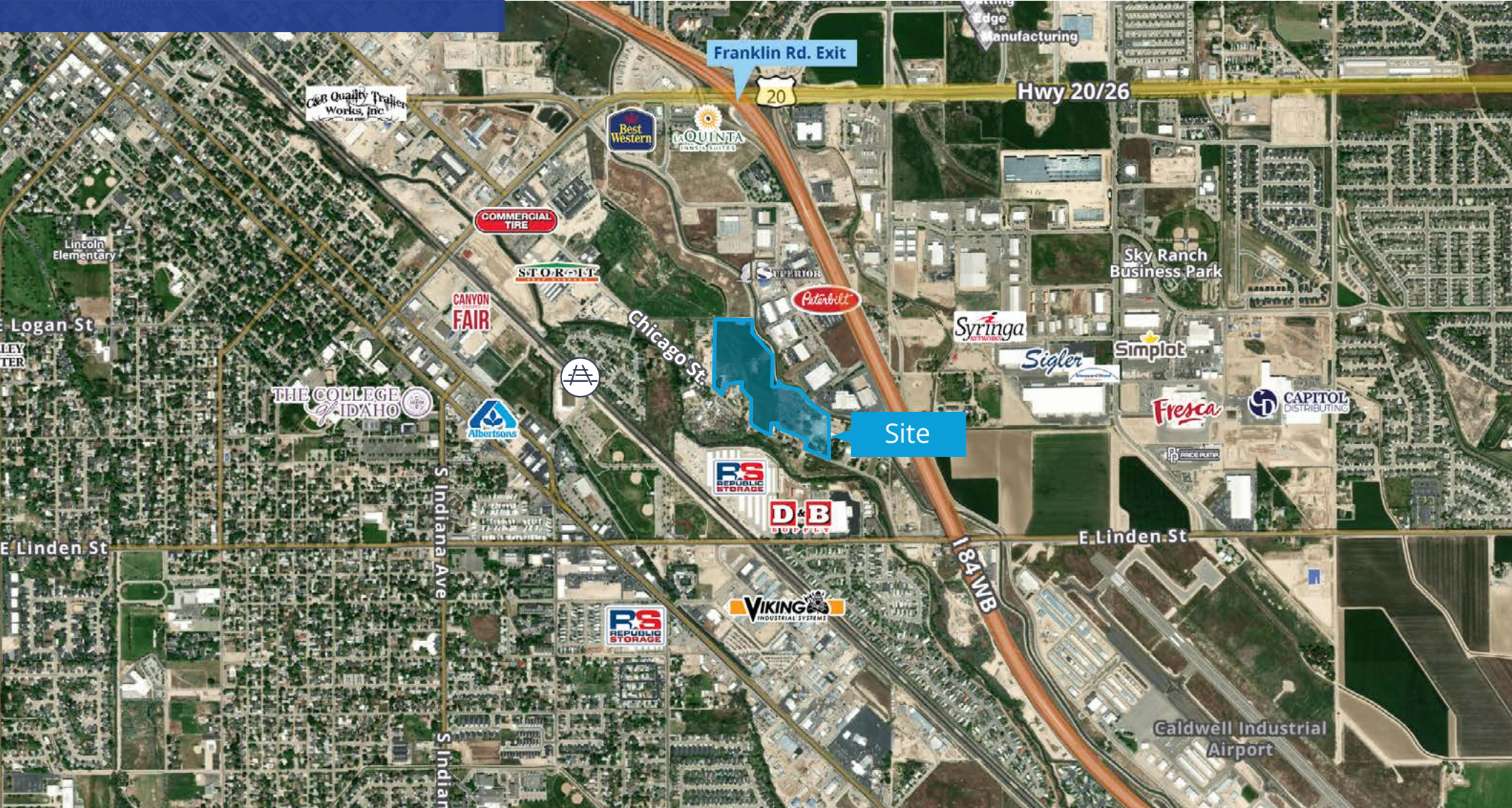
Location



Google Map



Street View



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