

## 3 Lots For Sale

224, 222, 306 W. Elgin St.,  
Caldwell, Idaho



## Warehouse For Sale

221 W. Freeport Street,  
Caldwell, Idaho

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## Lot Overview

Property Type	Industrial
Lot 1: 306 W Elgin St	0.182 Acres
Lot 2: 222 W Elgin St	0.335 Acres
Lot 3: 224 W Elgin St	0.230 Acres
Zoning	C3 & R2 - See Zoning Map

## Key Highlights

- Excess Land valued at \$300,000
- Potential for acquisition of additional neighboring acreage
- Call for showings

Price for 3 Lots \$300,000



## Warehouse Overview

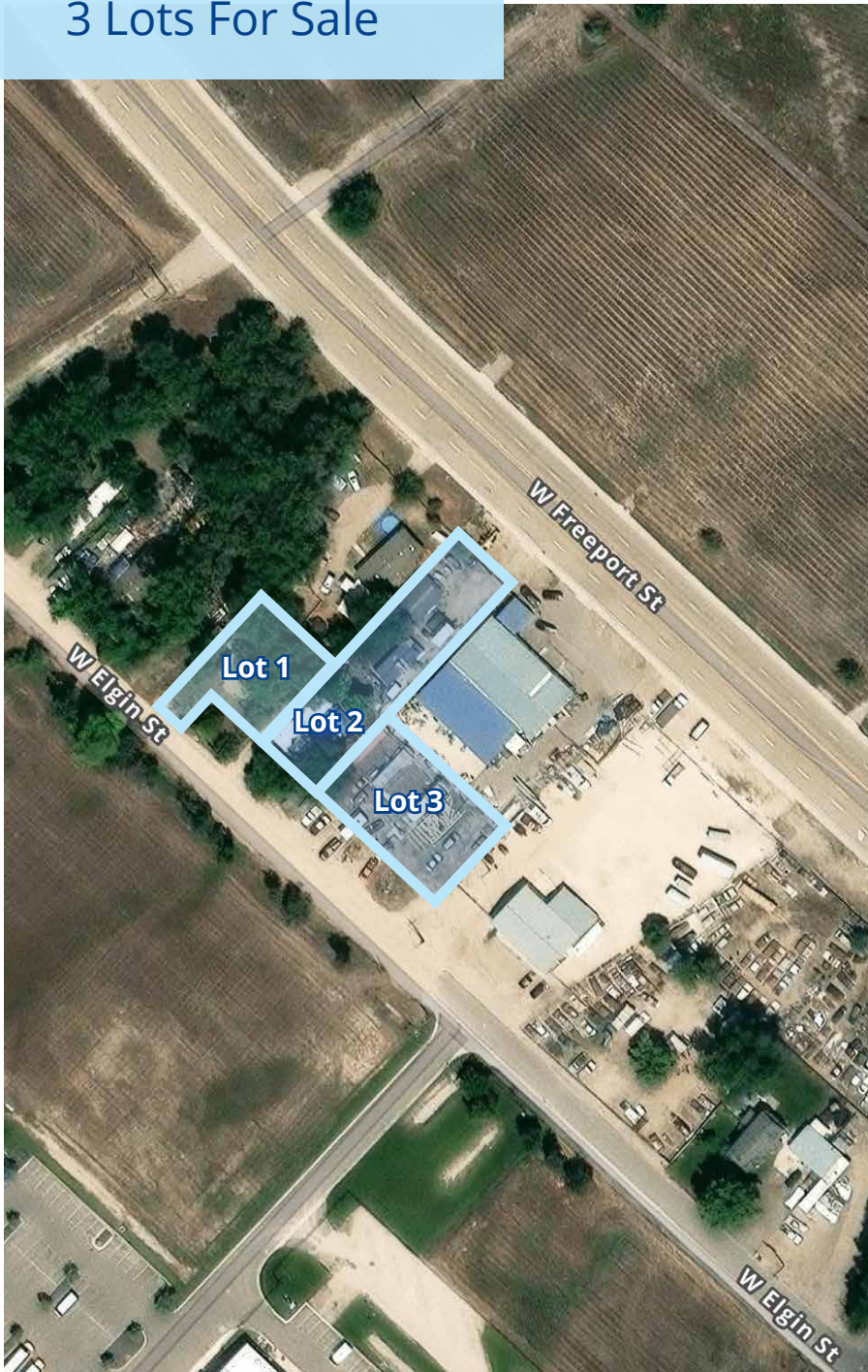
Property Type	Industrial
Total Building Size	7,922 SF
Office	440 SF
Warehouse	7,482 SF
Land Size	0.44 Acres
Construction Type	Steel
Year Built	1994
Zoning	C3
Ceiling Height	12'-16'
Grade Level Drive-In Doors	7 - Various Sizes
Fire Suppression	Yes
Power	3 Phase - Voltages 480, 277, 110
Heating & Cooling	Gas Heat, Swamp Cooler

## Key Highlights

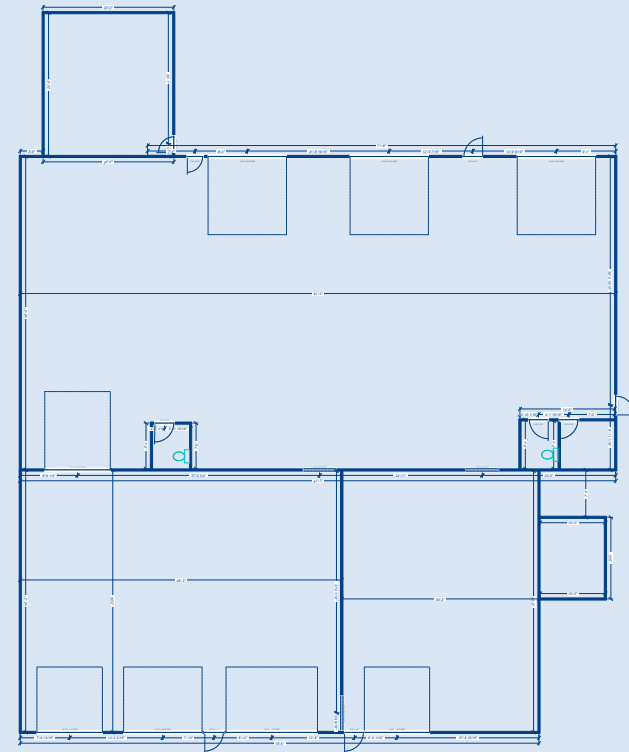
- Industrial warehouse for sale
- Potential for construction of additional buildings on site
- Nice office located on site
- Warehouse has lots of power and is fully sprinklered
- Warehouse valued at \$1,495,000

Warehouse Price \$1,495,000

## 3 Lots For Sale



## Warehouse For Sale





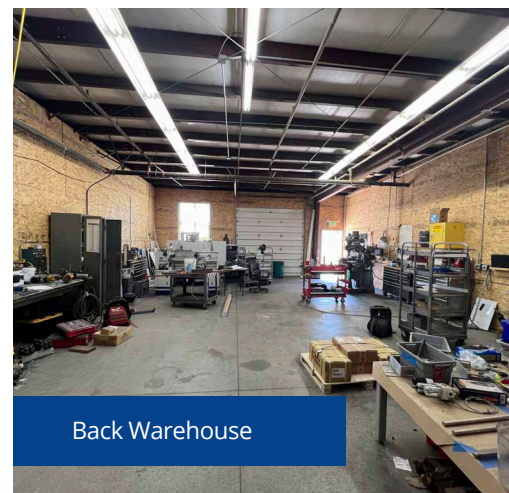
# Warehouse Photos



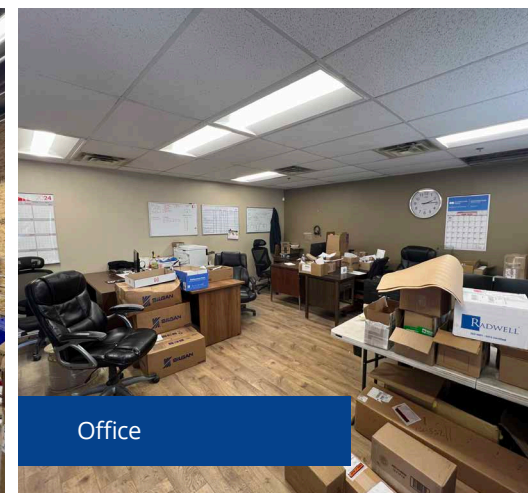
Yard



Main Warehouse



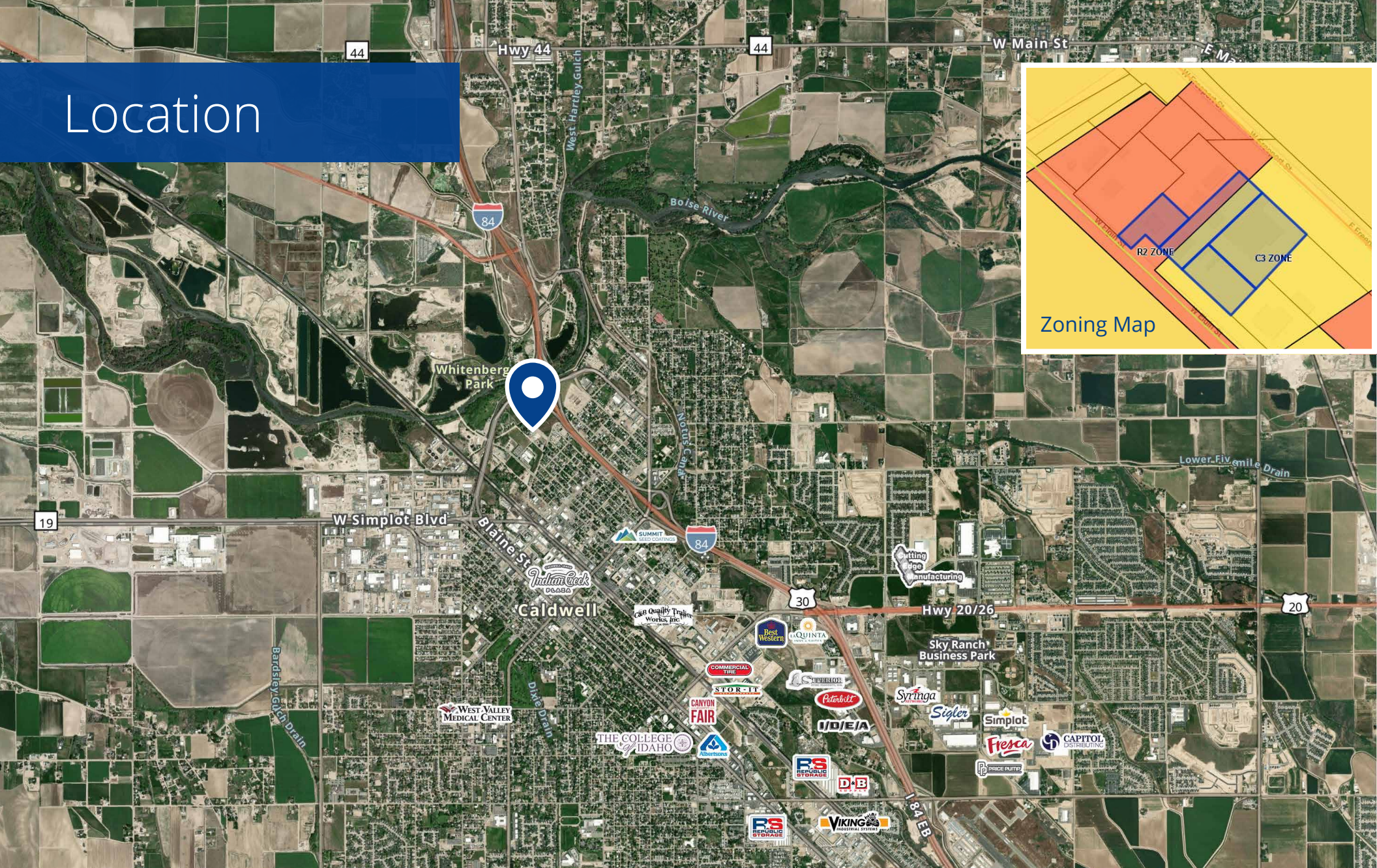
Back Warehouse



Office



# Location



5700 E Franklin Road, Suite 205  
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colliers.com/idaho



[Google Map](#)



[Street View](#)

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