

**FOR LEASE | 8,245 SF Industrial Space | \$1.20/SF/NNN**

*412 Millennium Park Lane, Suite 102 | Caldwell, Idaho 83605*



***Rick McGraw***

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**COLDWELL BANKER  
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TOMLINSON

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

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## PROPERTY SUMMARY

- **Lease Rate:** \$1.20/SF/Mo or \$14.40/SF/Yr
- **Lease Type:** NNN
- **Terms:** 5 Years
- **Single Tenancy**
- **Space Size:** 8,245 SF
  - ⇒ Warehouse: 6,015/SF
  - ⇒ Office: 1,115/SF
  - ⇒ Mezzanine: 1,115/SF
- **Warehouse has the following:**
  - ⇒ Clear Height: 20' - 24'
  - ⇒ (2) Roll Up Doors: 14' X 14'
  - ⇒ 110 volt, 220 volt, 3 Phase
  - ⇒ (2) Offices
  - ⇒ Reception Area
  - ⇒ Mezzanine area
  - ⇒ (2) Restrooms
  - ⇒ Fully Paved Lot
- **Lot Size:** 1 acre



**Contact Agent for Full Information Package**

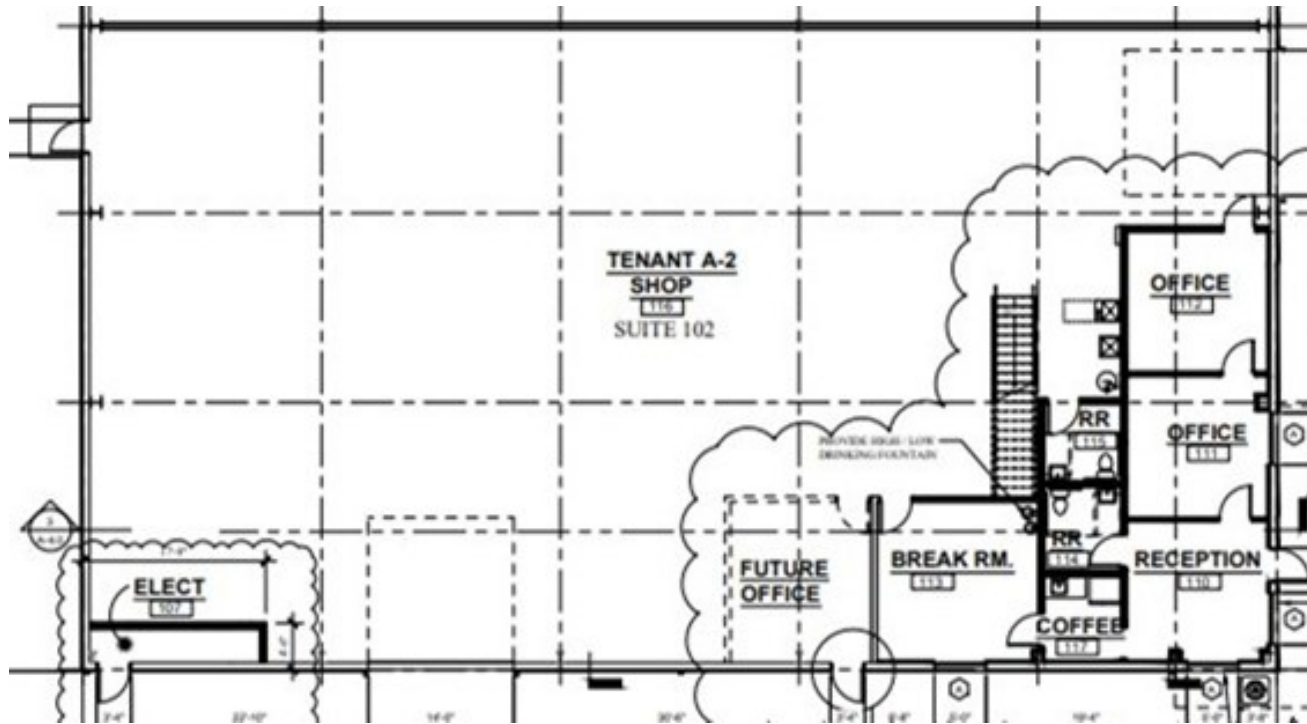
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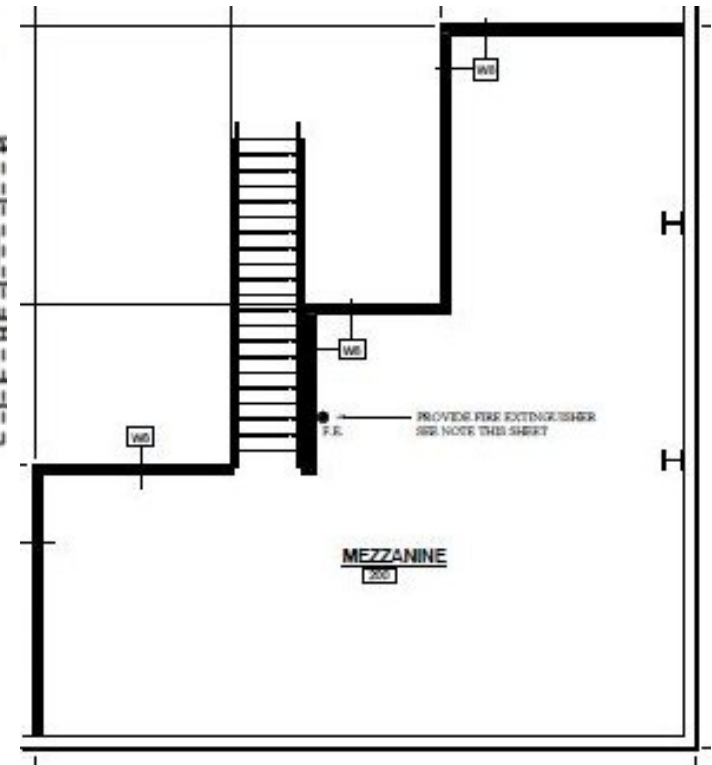


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Main Level Floor Plan

Mezzanine Level Floor Plan



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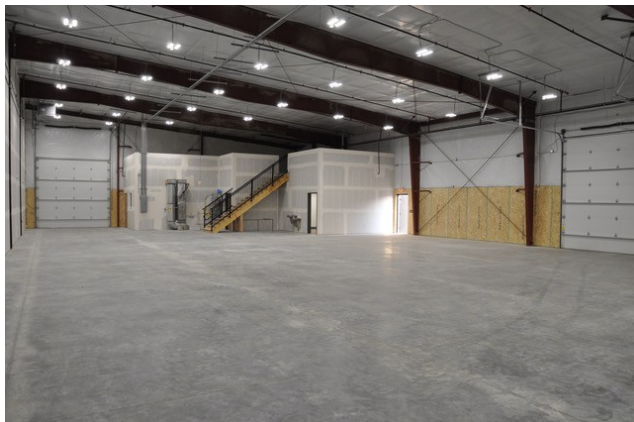
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## Caldwell, Idaho



### 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

412 Millennium Park Lane, Suite 102 | Caldwell, ID 83605



## Cloud Gate Industrial Park



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