



CONTACT

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HIGHLIGHTS

- Clear span.
- Fire sprinkled.
- Easy access off of I-84.
- Located in prime industrial area, next to Simplot Food Group, & in close proximity to downtown Caldwell.
- (6) Grade level doors.
- Drive-through capabilities.

DETAILS

SPACE:	RSF:	RATE/SF:	MONTHLY:
Entire Bldg.	54,000 SF	\$0.40	\$21,600 + NNN

AVAILABLE:	Immediately
BLDG SIZE:	54,00 SF
ZONING:	I-P
PARKING:	Ample
LEASE TERM:	3 - 5 Years
EST. NNN:	\$0.12/SF
CLEAR HEIGHT:	18'
GRADE LEVEL:	6
DOCK DOORS:	Outdoor Common Dock



19,511 VPD



JACKSONS CONVENIENCE STORE



AVAILABLE
54,000 SF



S KIT AVE

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	3,593	35,693	72,917	44,127
Population Median Age	34.9	35.5	34.3	35.1
Median HH Income	\$34,204	\$54,770	\$64,276	\$57,347
Households	1,351	12,145	23,984	14,726

UPDATED: 6.5.2024

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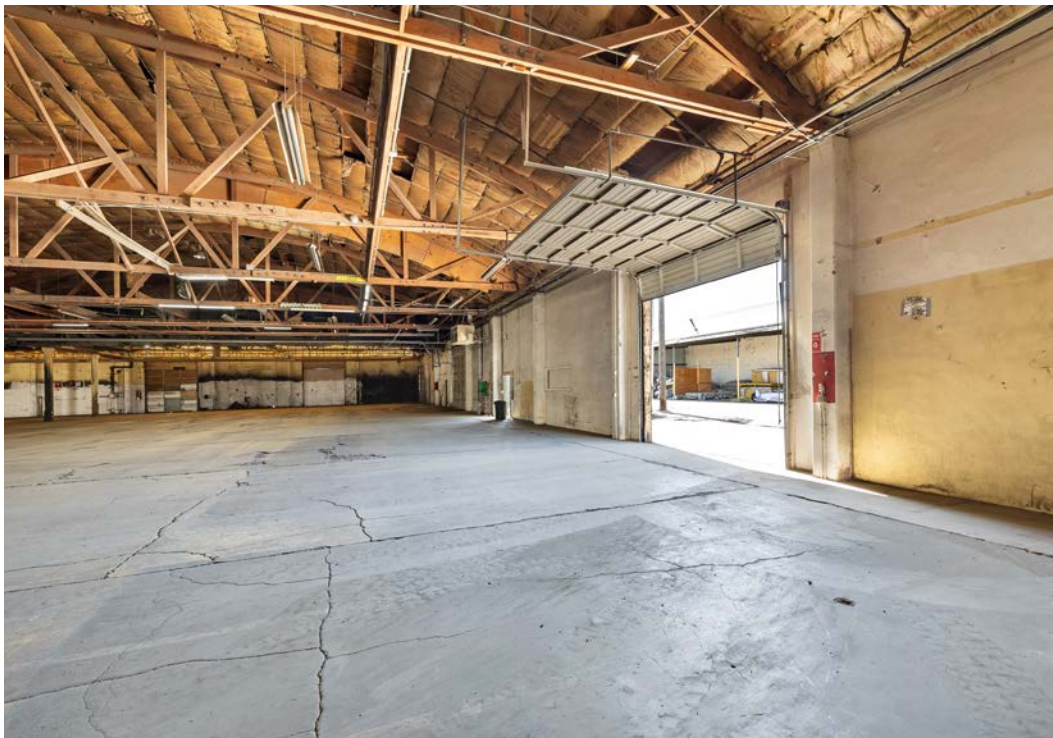
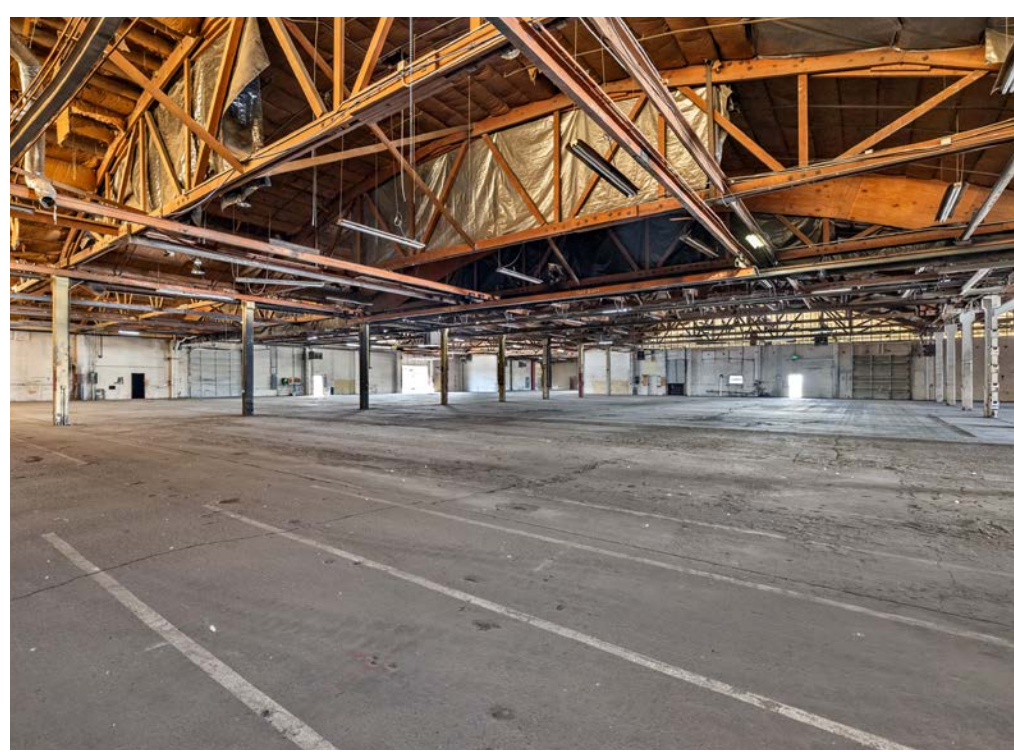
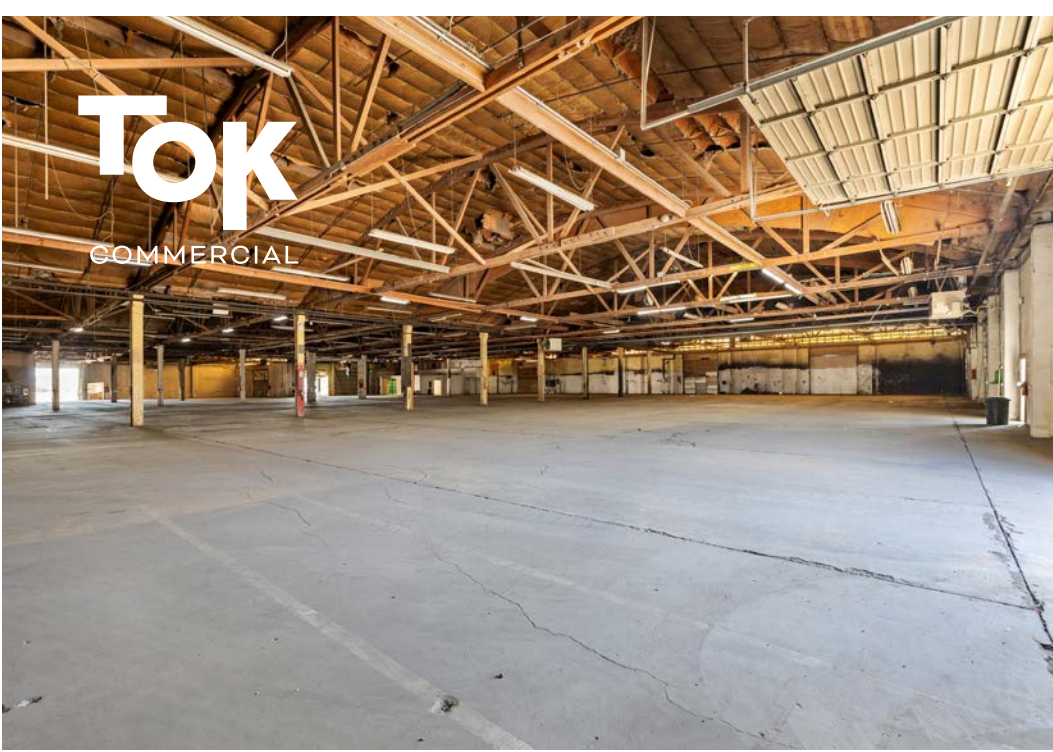
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CONVENIENT CONNECTION TO
ONTARIO, MIDDLETON,
NAMPA, MERIDIAN,
BOISE AND MORE



SIMPLOT BLVD

SIMPLOT FOOD GROUP

SIMPLOT BLVD



FARMWAY RD

PAYNTER AVE

CLOSE PROXIMITY TO
DOWNTOWN CALDWELL,
INDIAN CREEK PLAZA,
AND COLLEGE OF IDAHO



**EXCELLENT
ACCESS
TO EXIT**

**2 MINUTES TO I-84
UNDER A MILE AWAY!**