

PINTO INDUSTRIAL

19127 RED LABEL LANE, CALDWELL, IDAHO 83607



NEW 2026 PRICING!



BRAND-NEW INDUSTRIAL FACILITY FOR SALE & FOR LEASE!

CONTACT

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HIGHLIGHTS

- Brand-new tilt-up construction (2025).
- 36 parking stalls, plus trailer parking available.
- 7,000–56,000 SF suites with large yard options.
- 10 min to I-84 and Downtown Caldwell; near Hwy 19.
- 1,600 amps, 277/480V 3-phase power, ESFR sprinkler system.

LEASE DETAILS

RANGE:	LEASE RATE:
7,000	\$1.00/SF/Mo
14,000-21,000	\$0.95/SF/Mo
21,001-56,000	\$0.85/SF/Mo

SALE PRICE: \$198/SF (Includes Spec Office)
PROP. TYPE: Industrial
AVAILABLE SIZE: 7,000 SF to 56,000 SF
LEASE TYPE: NNN
EST. NNN: \$0.23/SF
TI ALLOWANCE: \$10.00/PSF

UPDATED: 2.11.2026

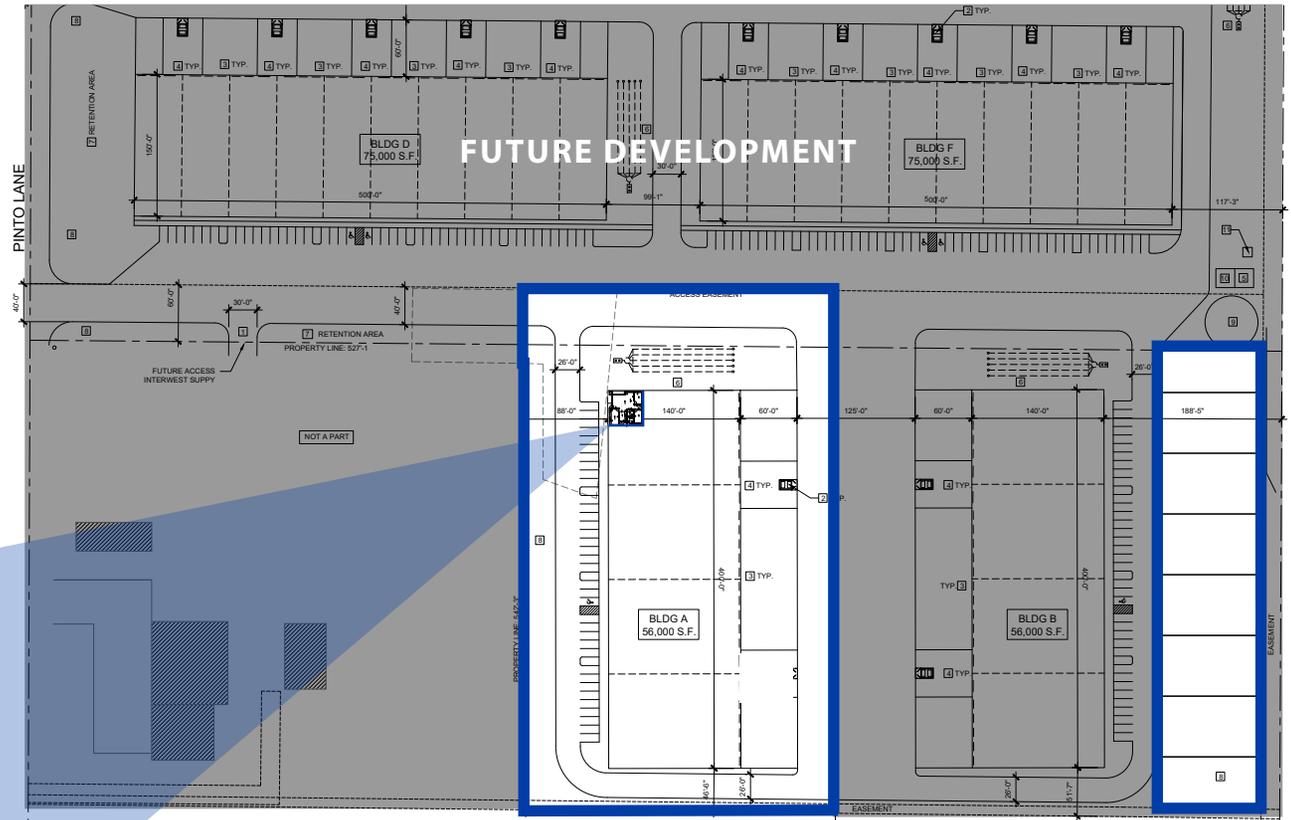
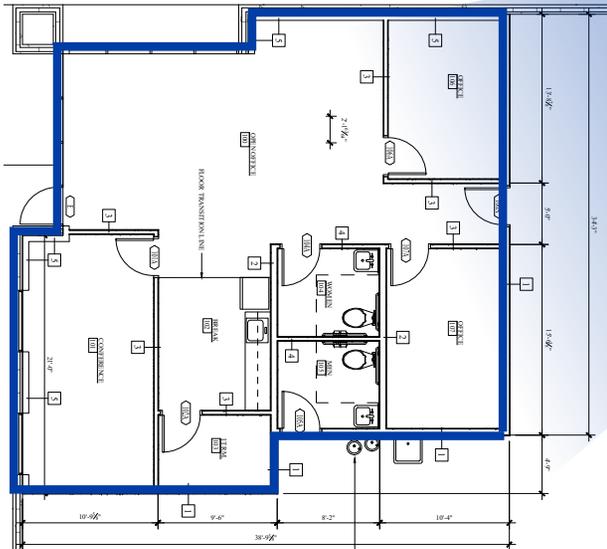
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PROPERTY DETAILS

BLDG TYPE:	Industrial
ZONING:	M-1 (Light industrial)
BLDG SIZE:	56,000 SF
DIVISIBLE:	7,000 SF
UTILITIES:	Yes
POWER:	1,600 Amps
	277/480 3 Phase
SPRINKLERS:	Yes, ESFR
CLEAR HEIGHT:	30'
GRADE LEVEL:	4
DOCK DOORS:	12

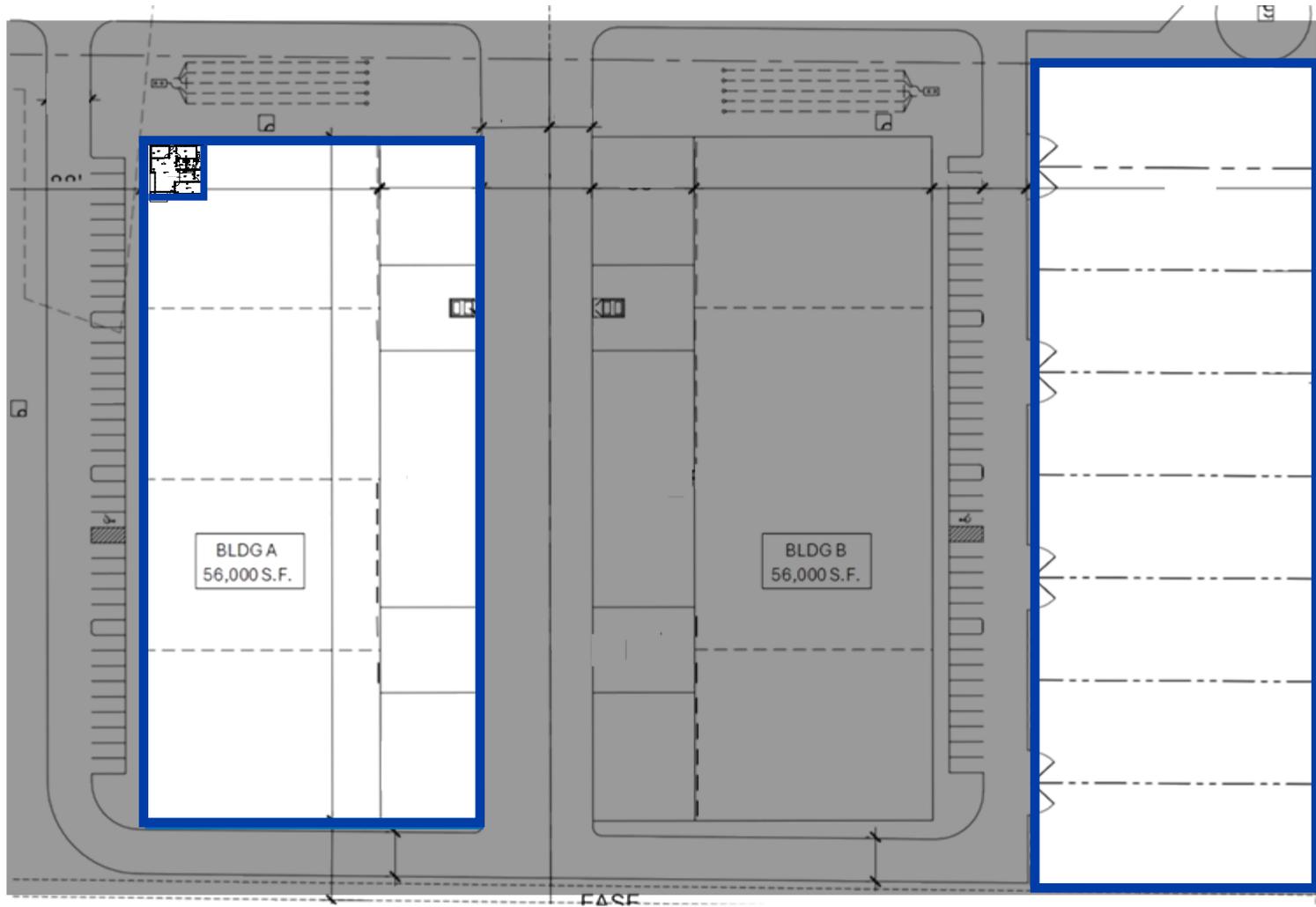
SPEC. OFFICE LAYOUT | 1,372 SF



FUTURE DEVELOPMENT

YARD SPACE

CONCEPTUAL OFFICE LAYOUT WITH YARD



YARD SPACE 10,000 - 80,000 SF

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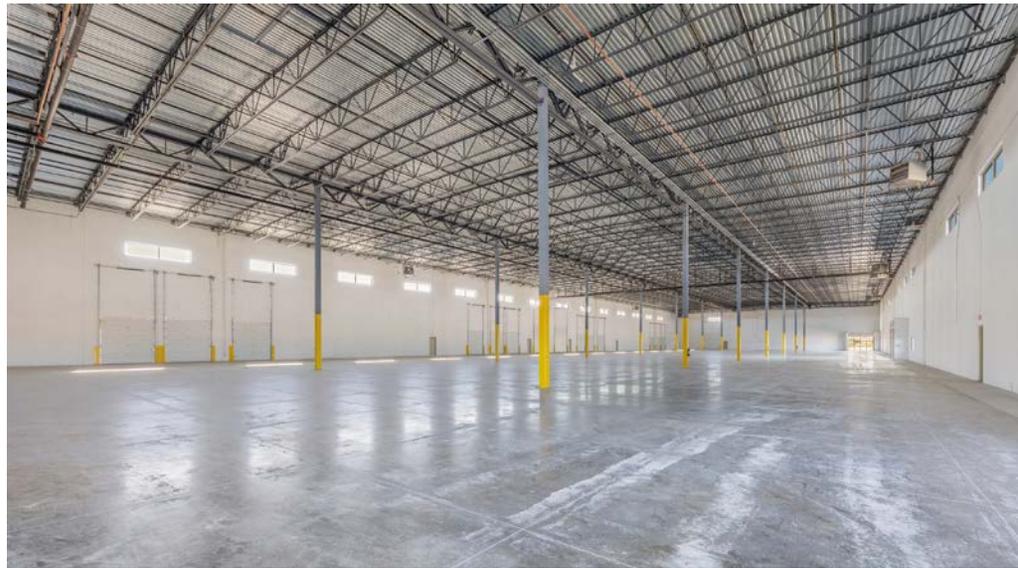
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MIDDLETON

SITE

Lower Pleasant Ridge Rd

Weitz Rd

Highway 19

SIMPLOT FOOD GROUP

Indian Creek PLAZA

WINE & DOWN
SODA BURST
FLYING M COFFEE
Rediscovered Books
AMANO
fire & ice pottery studio
HI HOMES IDAHO
CHOP SHOP BBQ
X-TREME

THE COLLEGE of IDAHO



CALDWELL

MINUTES TO I-84 & DOWNTOWN CALDWELL!