

FOR SALE

(3) Steel Industrial Buildings | 100% Leased | 6.5% Cap Rate

Offered For \$5,500,000

4006, 4012 & 4018 E. Linden Street | Caldwell, ID 83605



COLDWELL BANKER
COMMERCIAL
TOMLINSON



4018 E. Linden St.

Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com

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

FOR SALE | (3) Industrial Buildings

4006, 4012 & 4018 E. Linden Street | Caldwell ID



PROPERTY SUMMARY

- Price: **\$5,500,000**
- (5) Tenants Total
- Buildings Total: 28,000 SF
 - Building (1): 8,000 SF
 - Building (2): 10,000 SF
 - Building (3): 10,000 SF
- Cap Rate: 6.5%
- NOI: \$355,200
- Year Built: 2022
- Parcel: 3.44 Acres
- Parcel ID #: R3589701200

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4006 E. Linden St.



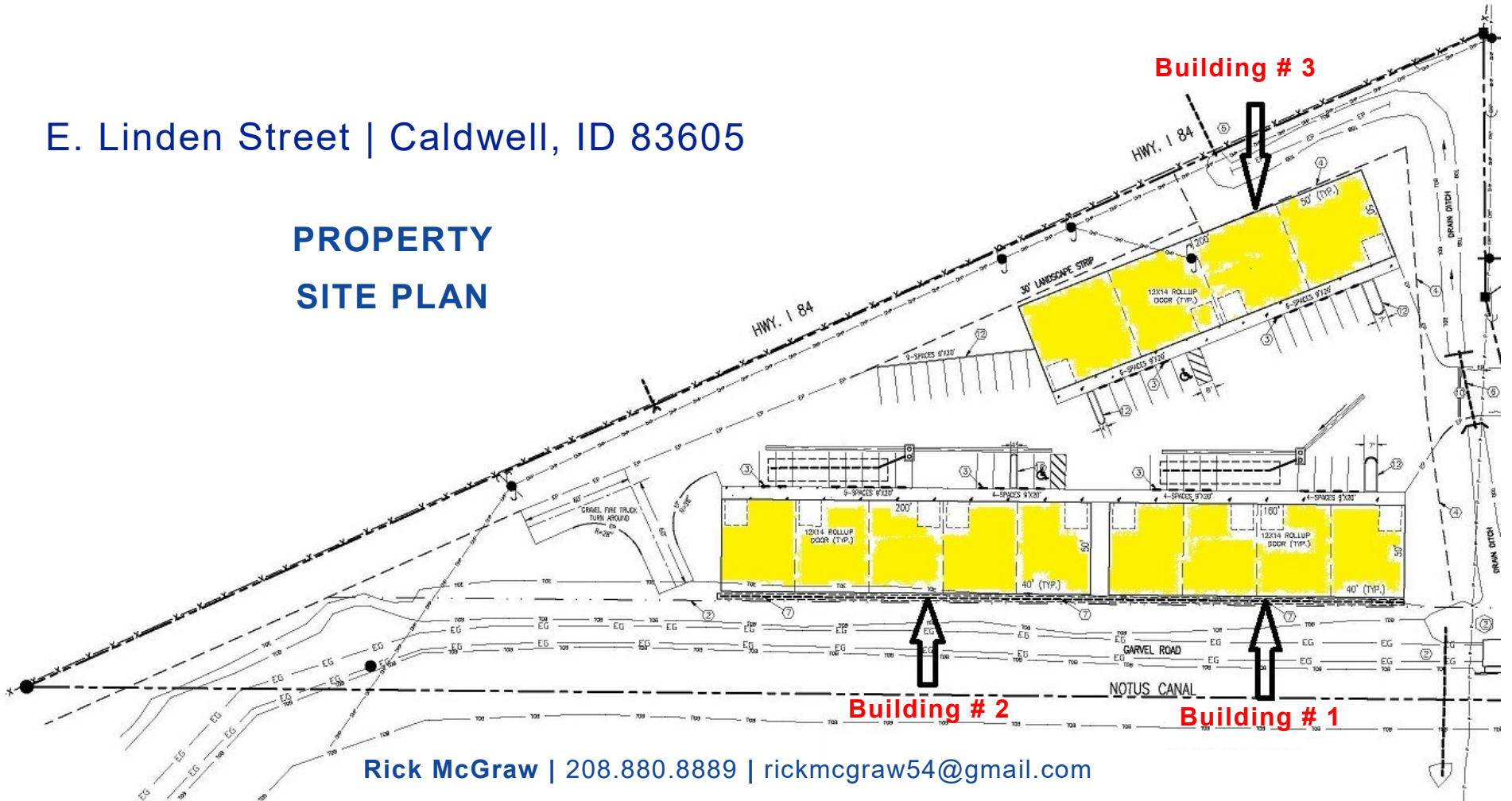
4012
E. Linden St.



4012 E. Linden St.

E. Linden Street | Caldwell, ID 83605

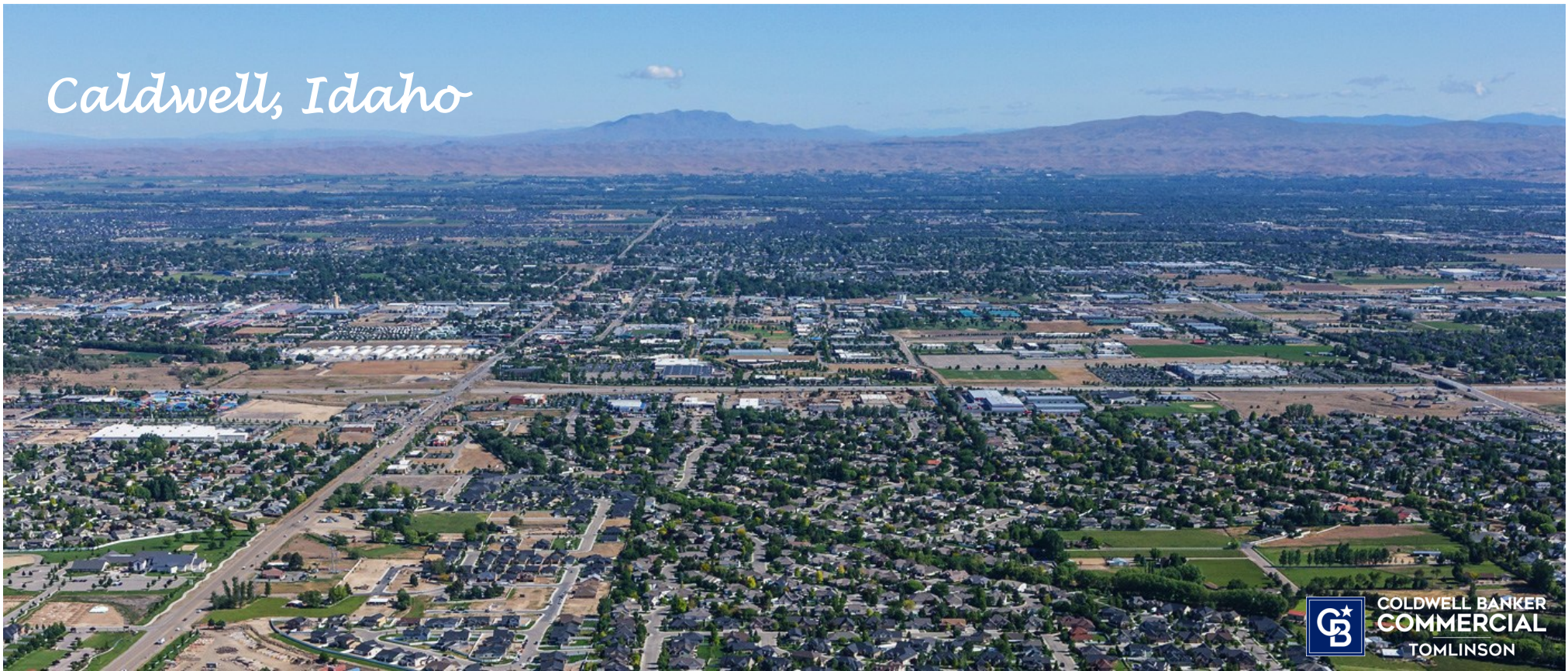
**PROPERTY
SITE PLAN**



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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.

Sale Highlights

An exceptional opportunity to acquire (3) newer industrial buildings totaling 28,000 square feet across the three separate buildings. The property is currently leased to five tenants, providing immediate income. Situated on a generous 3.44 acre parcel, the site offers ample parking, circulation, and flexibility for continued industrial use. This is a rare opportunity to secure high-quality industrial assets in one of Idaho's most dynamic and expanding markets. Contact Agent for a Full Information Package.

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