

CLASS "A" INDUSTRIAL SPACE FOR SUBLEASE

1906 Smeed Parkway, Caldwell, ID 83605



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

LEASE RATE	Contact Agent
LEASE TYPE	NNN
AVAILABLE	93,600 SF
LEASE TERM	Ends 02.28.2027 (direct lease possible)
DEMISABLE SF	23,400-93,600
TOTAL BLDG.SIZE	265,200 SF
BLDG. CLASS	"A"
CLEAR HEIGHT	32'
DOCKS	22
GRADE LVL. DOORS	5
POWER	3-Phase
AMPS	3000
VOLTS	480/277
SPRINKLERS	ESFR
YEAR BUILT	2022
ZONING	I-L



EXECUTIVE SUMMARY

INDUSTRIAL SUBLEASE OPPORTUNITY IN SKY RANCH BUSINESS PARK

Lee & Associates is pleased to present a state-of-the-art cross-dock facility for sublease in the highly coveted Sky Ranch Business Park. This location offers immediate access to I-84 via signalized intersection at Aviation Way and Highway 20/26. Key industrial amenities include 3000 amps of available power, 22 docks, and five grade level doors.



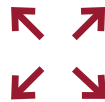
**CLASS "A"
INDUSTRIAL BUILDING**



**NEWER CONSTRUCTION
COMPLETED IN 2022**



**HIGHLY ACCESSIBLE
POSITIONING**



**ABILITY TO
DEMISE SPACE**



**CROSS-DOCK
DESIGN**



**HIGH-CAPACITY
LOADING**

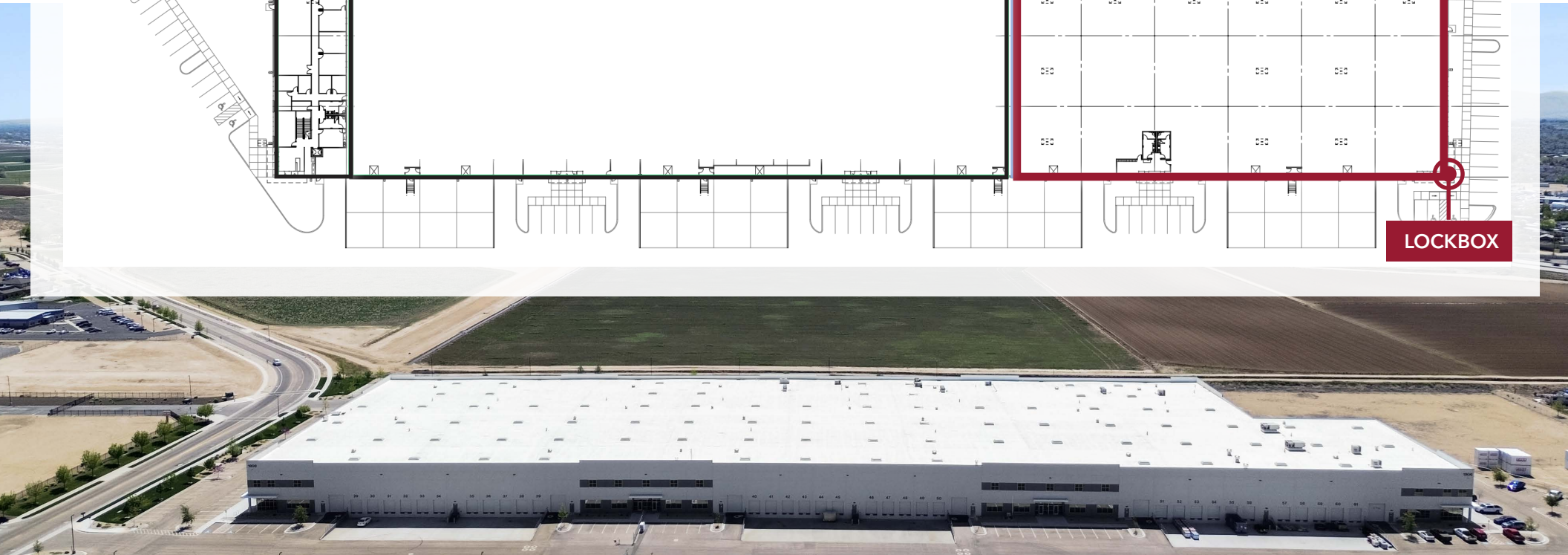


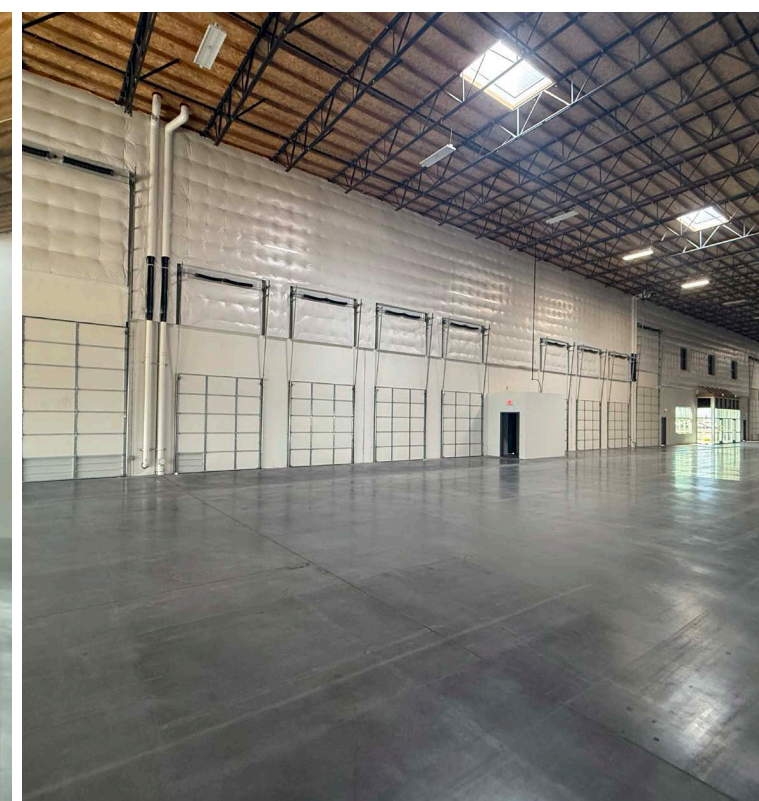
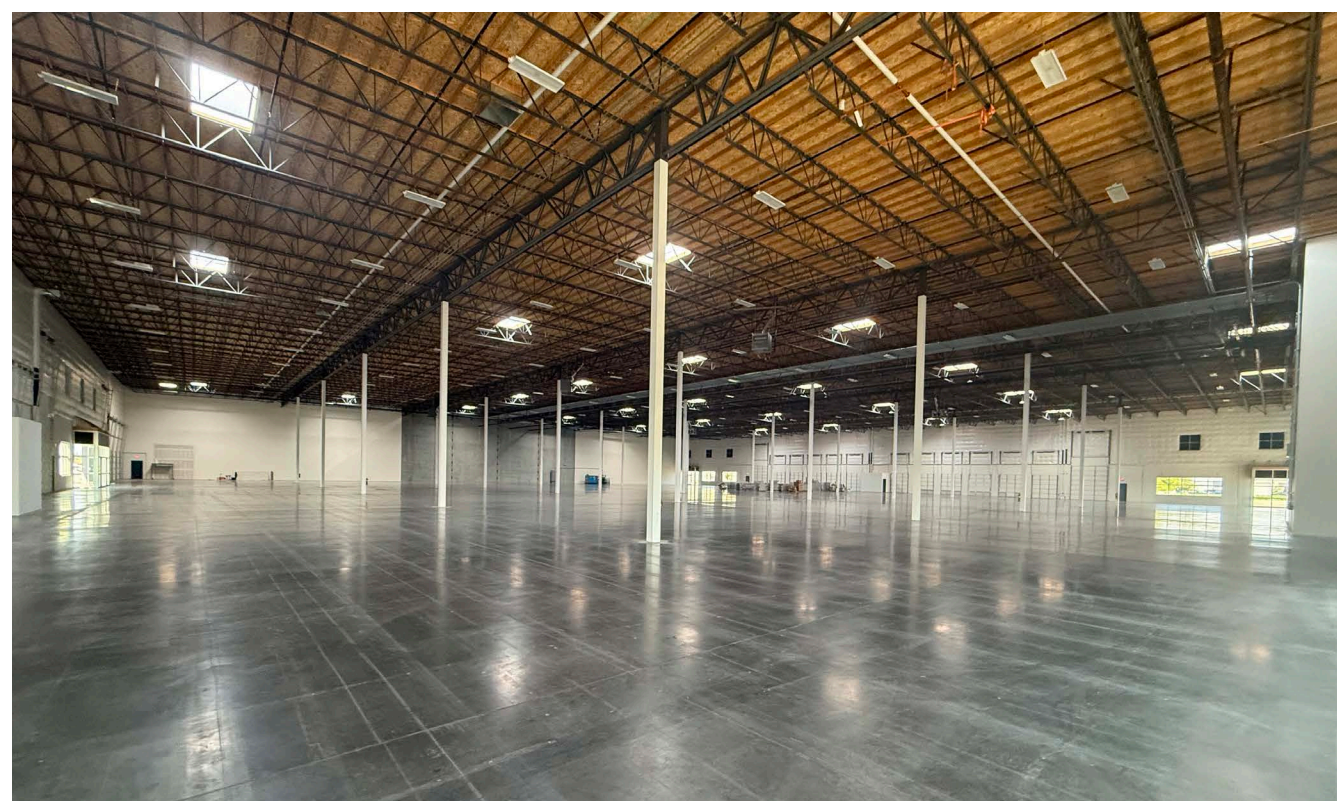
FLOOR PLAN

AVAILABLE: 23,400 SF - 93,600 SF



LOCKBOX





BOISE AIRPORT - 26.5 MILES



1.3 MILES | 4 MINUTES



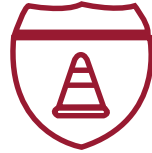
Smeed Parkway

RETAILER MAP



PROXIMITY TO AMENITIES

Just minutes from convenient access to dining, shopping, and essential services

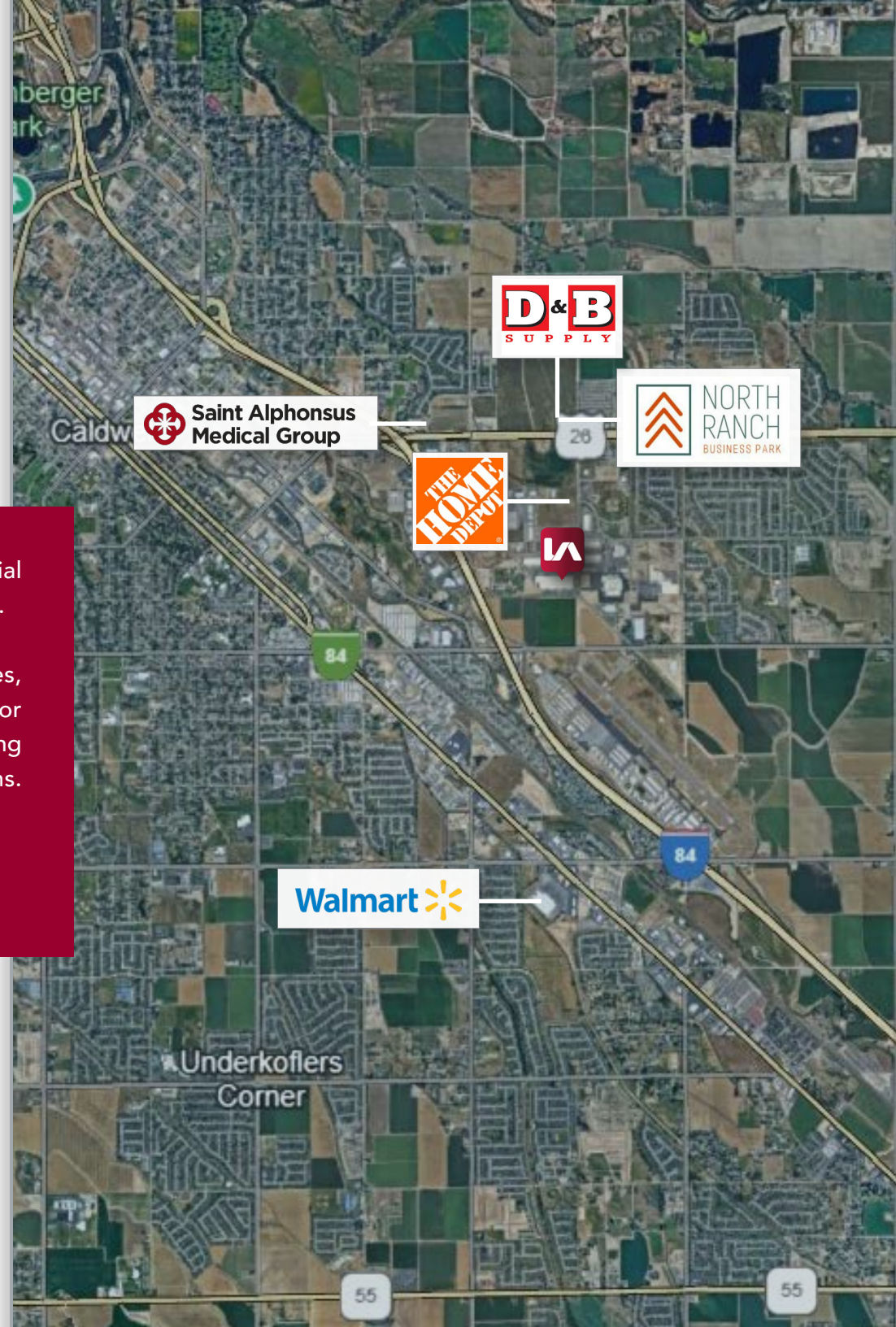


EXPANDING MARKET

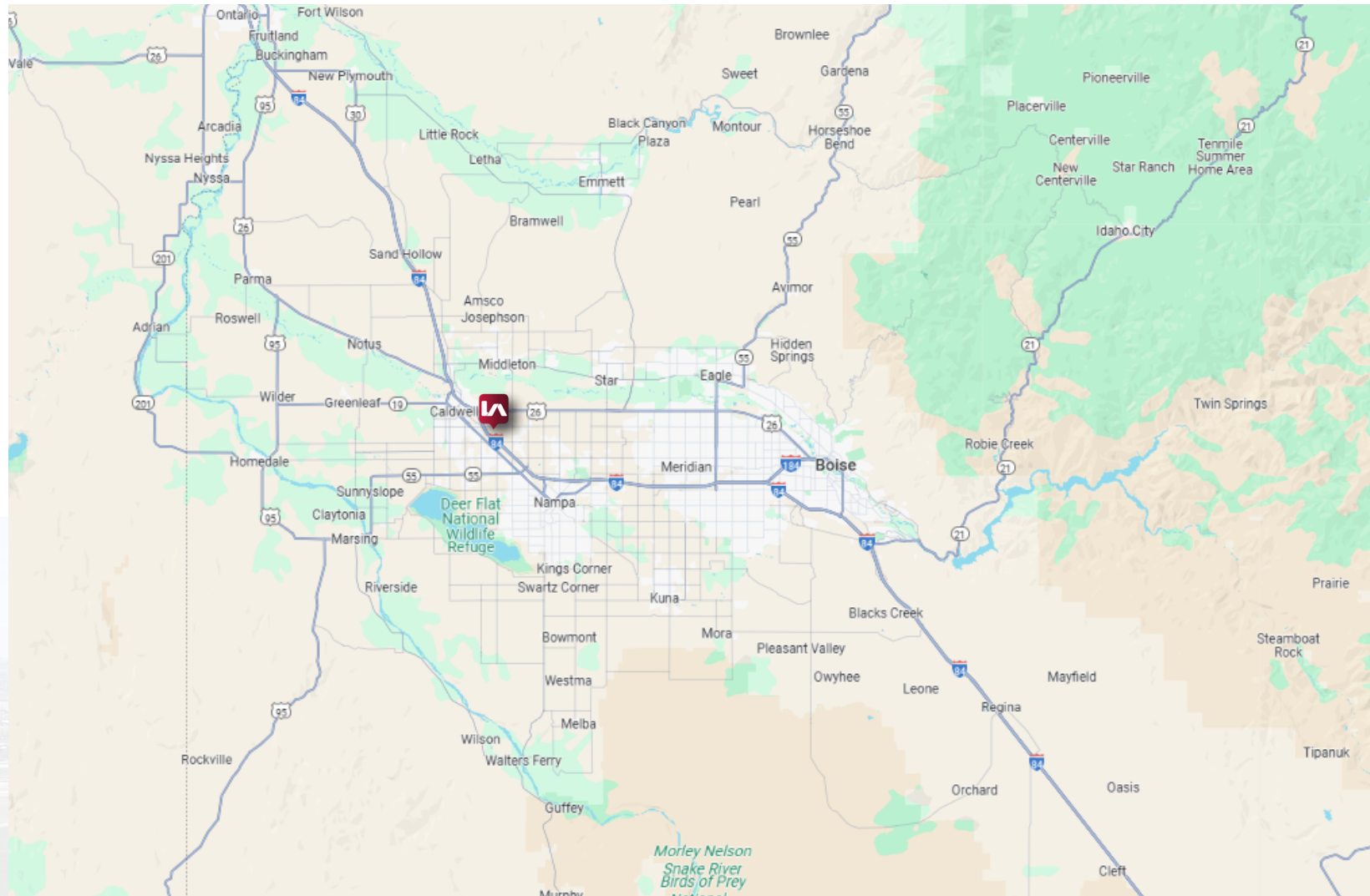
Well-positioned to benefit from expanding economic opportunities, and infrastructure investments

1906 Smeed Parkway is ideally located in Caldwell's industrial corridor, just 1.3 miles from I-84 and close to Downtown amenities.

The property offers strong infrastructure, access to utilities, and proximity to major distributors, fueling stations, and labor pools, all within a business-friendly Opportunity Zone — making it ideal for manufacturing, distribution, and logistics operations.



REGIONAL OVERVIEW



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	27,382	84,775	130,477

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$78,627	\$82,984	\$85,724

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	8,562	27,677	43,205

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	12,787	39,015	59,927

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

CANYON COUNTY OVERVIEW



235,006
2022 POPULATION



34.4
2022 MEDIAN AGE



\$68,473
2022 MEDIAN
HOUSEHOLD INCOME



\$306,200
2022 MEDIAN
PROPERTY VALUE

In 2022, Canyon County, ID had a population of 235k people with a median age of 34.4 and a median household income of \$68,473. Between 2021 and 2022 the population of Canyon County, ID grew from 227,367 to 235,006, a 3.36% increase and its median household income grew from \$60,716 to \$68,473, a 12.8% increase.

AREA OVERVIEW

CALDWELL, IDAHO

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.





FOR MORE INFORMATION, PLEASE CONTACT

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