



CLOUD GATE INDUSTRIAL PARK

CALDWELL, ID 83605

INDUSTRIAL WAREHOUSE
FOR SALE / FOR LEASE

NAISelect



PROPERTY INFORMATION

PROPERTY TYPE	Industrial Flex Warehouse
ADDRESS	519 Millennium Park Ln, Caldwell, ID 83605
PURCHASE PRICE	\$3,595,000 (\pm 251/SF)
LEASE RATE / TYPE	\$1.20 SF/month (NNN)
AVAILABLE SPACE	\pm 14,366 SF
LEASE TERM	Negotiable

HIGHLIGHTS

- New Construction - Available Immediately
- (4) 14'x14' Roll Up Doors
- Clear Height: 22'-24'
- Finished Office: \pm 2,200 SF
- Warehouse: \pm 12,166 SF
- Mezzanine/Storage: \pm 2,200 SF
- Power: 3 Phase
- Ample ground level parking
- Owner/User - Perfect opportunity to take advantage of the SBA 504 loan to maximize return and offset occupancy costs
- Investor – Seller will sign a 5-year leaseback providing buyer a +/-6% return making a great option for first time buyer or 1031exchange

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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Finished Office Space - $\pm 2,200$ SF



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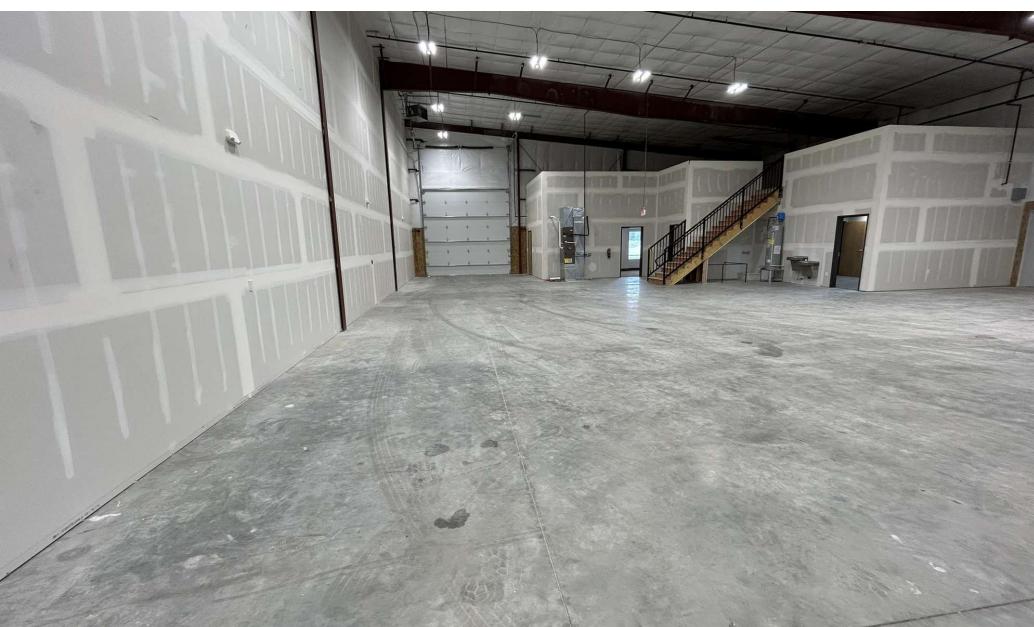
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Mezzanine/Warehouse - ±12,166 SF / Restroom



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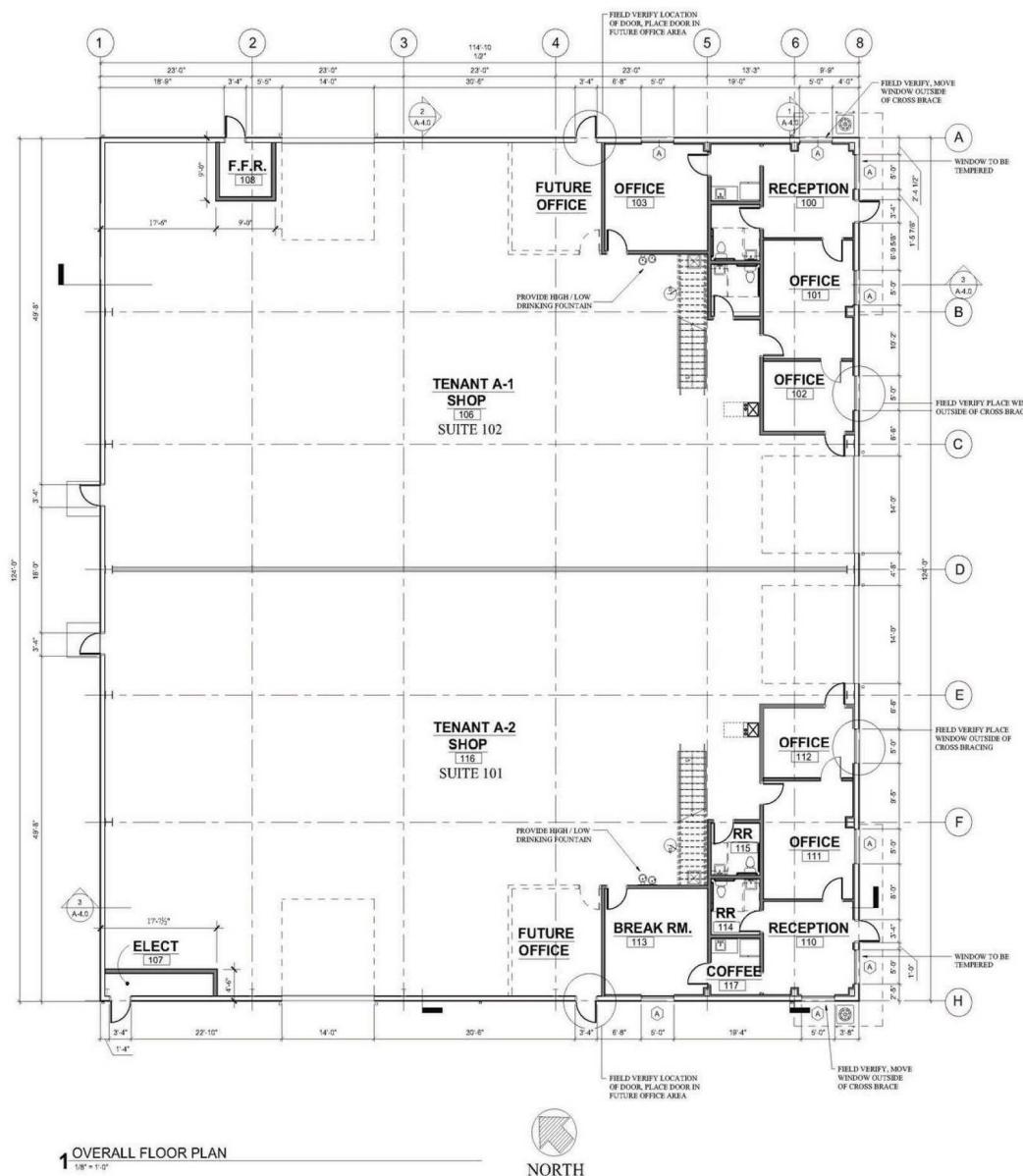
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Floor Plans



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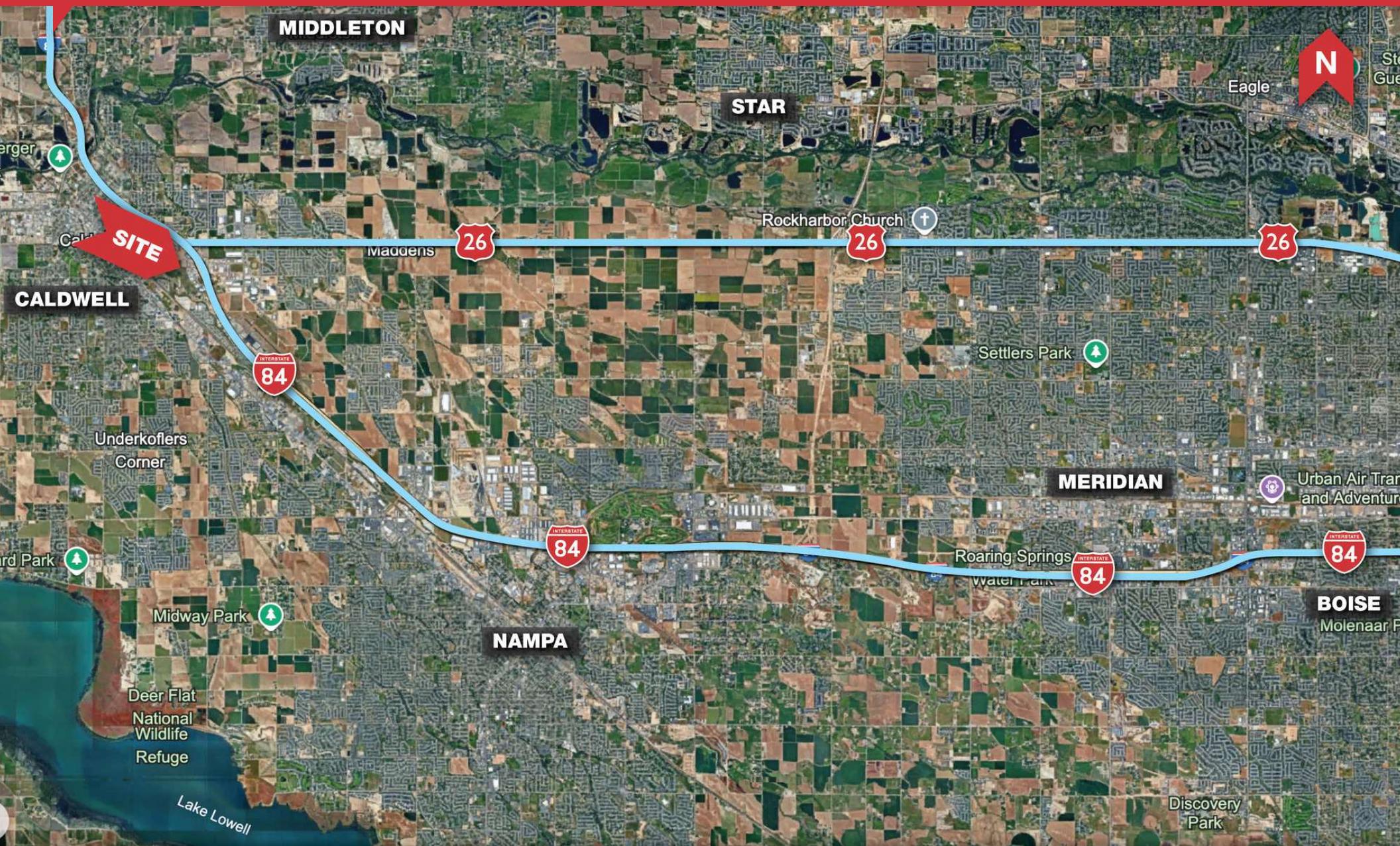


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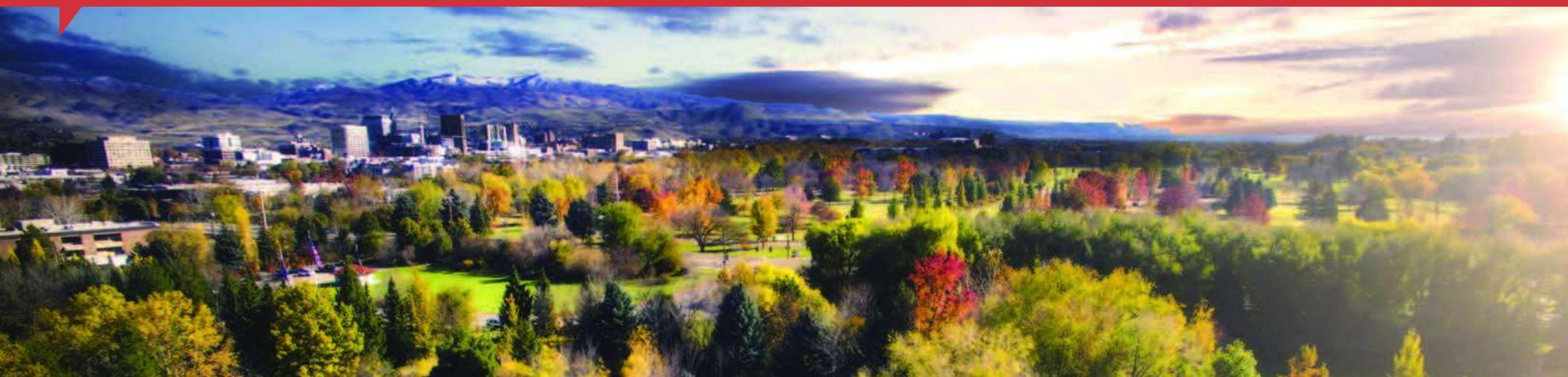
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730K

**93% of the migration
is arriving from
outside of Idaho**

Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

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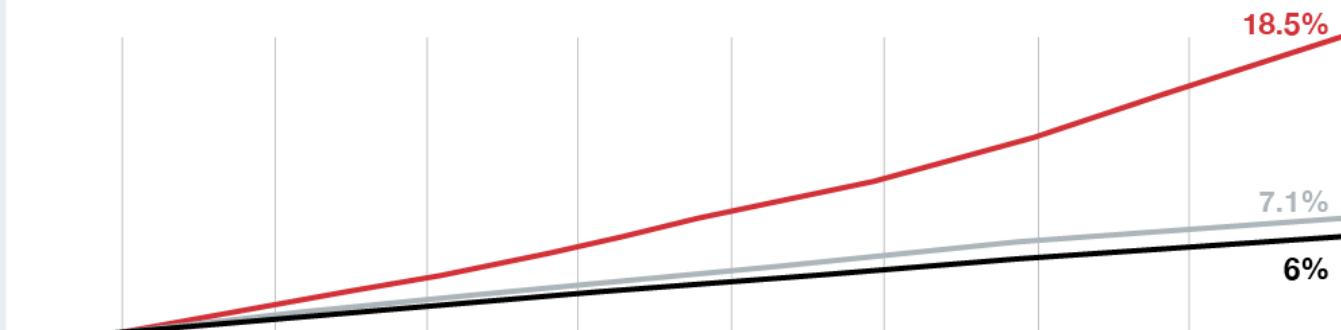
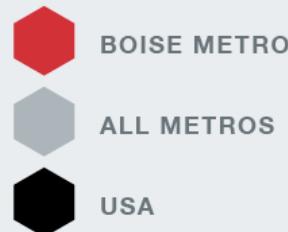
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Population Growth
2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's
Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.
Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc, & HP Enterprise) both of which are located here.

1,000-1,999 employees

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