

**FOR
LEASE**

NEW CONSTRUCTION INDUSTRIAL BUILDING

309 TEC LANE | CALDWELL, ID

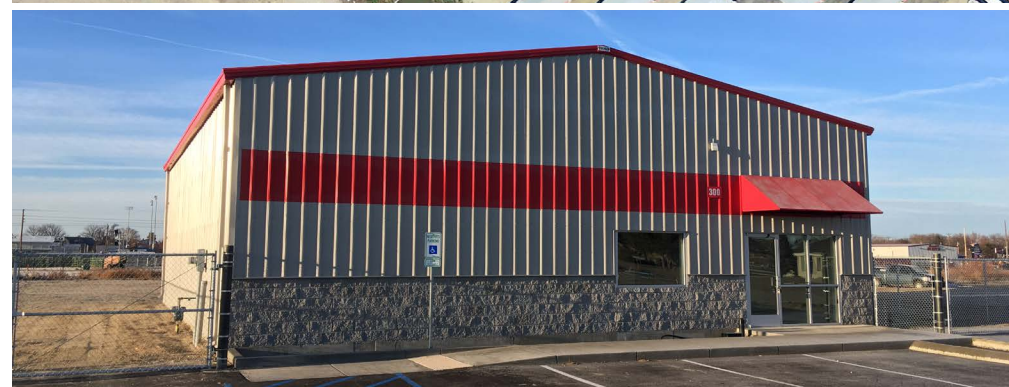
PROPERTY INFORMATION

Building Size:	3,000 SF
Zoning:	M1 — Light Industrial
Ceiling Height:	16'
Dock Doors:	12' x 14' Roll-up door
Power:	3-Phase 200 Amps
NNNs:	\$0.15 PSF (estimated)

Space	Size	Rate
Office	300 SF	\$1.20 PSF NNN
Warehouse	2,700 SF	\$0.57 PSF NNN
Yard	10,467 SF	\$0.025 PSF NNN
Total:		\$2,160 PER MONTH NNN

HIGHLIGHTS

- » Excellent accessibility less than 3/4 of a mile to freeway interchange directly off 21st ave
- » Fenced graveled yard with two gates and drive around access
- » Sky lights
- » Individually metered gas and power / 3 phase power
- » Across from new retail and senior care development



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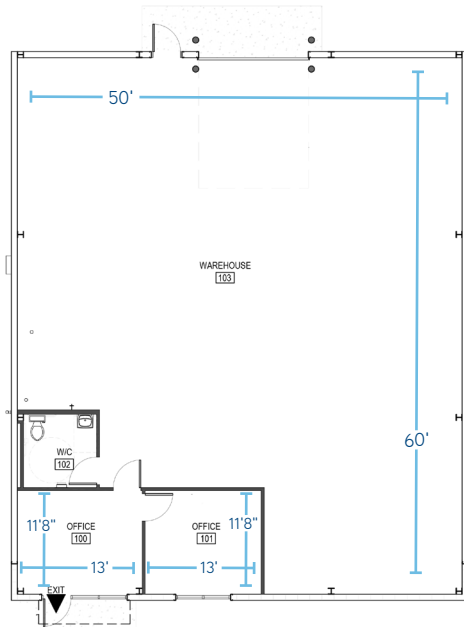
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