# FOR LEASE 509 S 41<sup>st</sup> AVENUE, STE A

CALDWELL, ID 83605



### **PROPERTY INFORMATION**

Property Type:	Industrial/Commercial
Construction:	Metal
Zoning:	C-3
Power:	3 Phase – 120/480V 4 wire 400 amp
NNN rate:	\$ 0.20 NNN estimated

#### SPACE AVAILABLE

#### \*Separate 2,520 SF building up to 7,260 available

Suite	Size
509a - Office	840 sf
509a - Warehouse	3,900 sf
Yard	4,464 sf
* All yard space is gated and fenced	Total
Additional yard - paved *	Up to 15,000 sF
Gravel	Up to 14,000 sF

Rate
\$0.50 psf NNN
\$0.50 psf NNN
\$0.01 psf
\$2,414 /мо. NNI
\$0.02 psf
\$0.01 psf

## **HIGHLIGHTS**

- Cleveland Boulevard exposure »
- Great Signage »
- Only 3 miles to interstate »
- Traffic counts: 26,000 vpd »
- 2 roll-up doors »
- Up to 19' FT clear height »
- HVAC insulated office/restroom **»**
- Heated warehouse »
- Power/insulated/heated
- New front entrance »
- Close to retail services »
- New carpet, paint, and LED lights »

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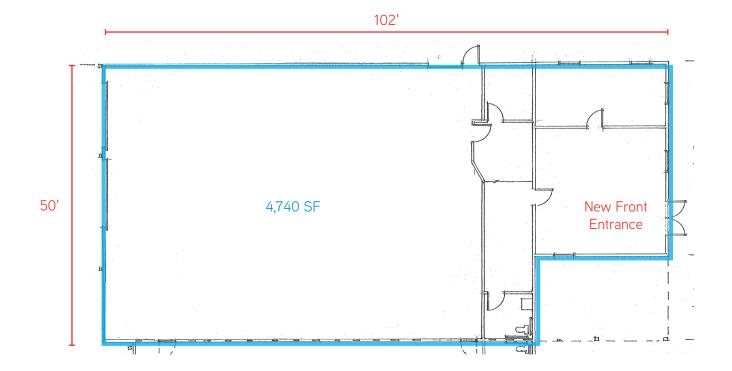
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