

**FOR
LEASE**

509 S 41st 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	Rate
509a - Office	840 SF	\$0.50 PSF NNN
509a - Warehouse	3,900 SF	\$0.50 PSF NNN
Yard	4,464 SF	\$0.01 PSF
<i>* All yard space is gated and fenced</i>		
Total		\$2,414 /mo. NNN
Additional yard - paved *	Up to 15,000 SF	\$0.02 PSF
Gravel	Up to 14,000 SF	\$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



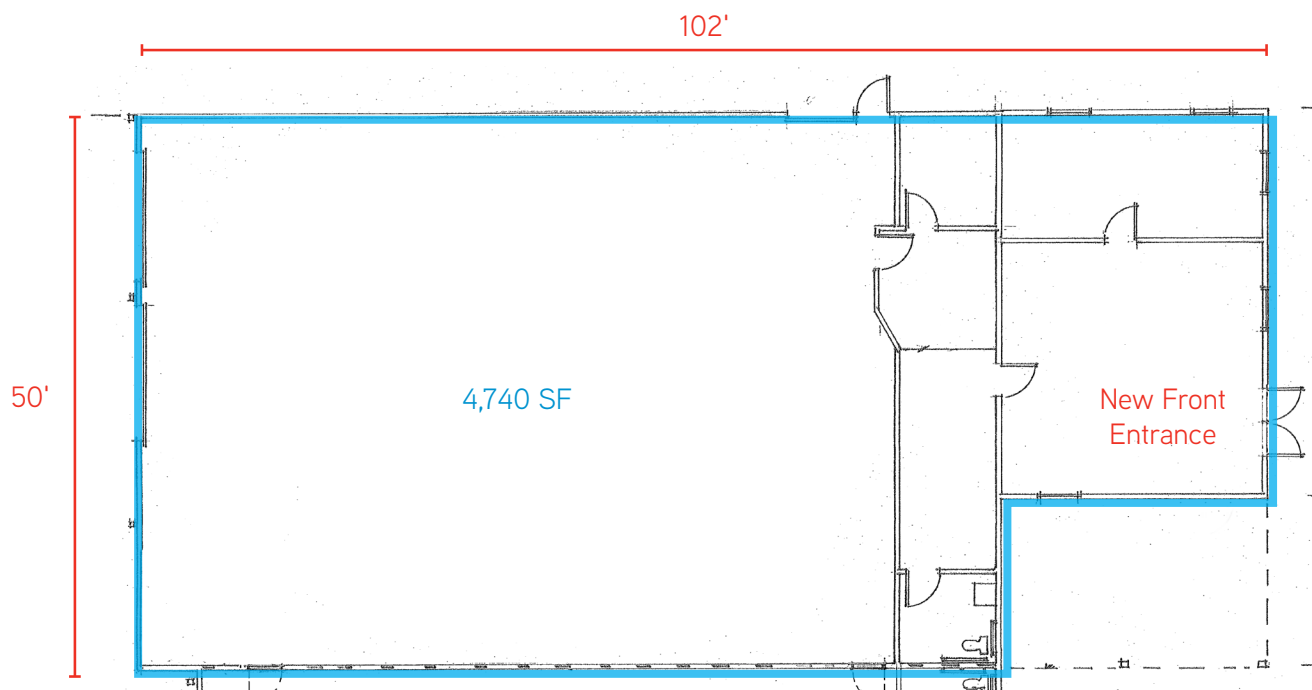
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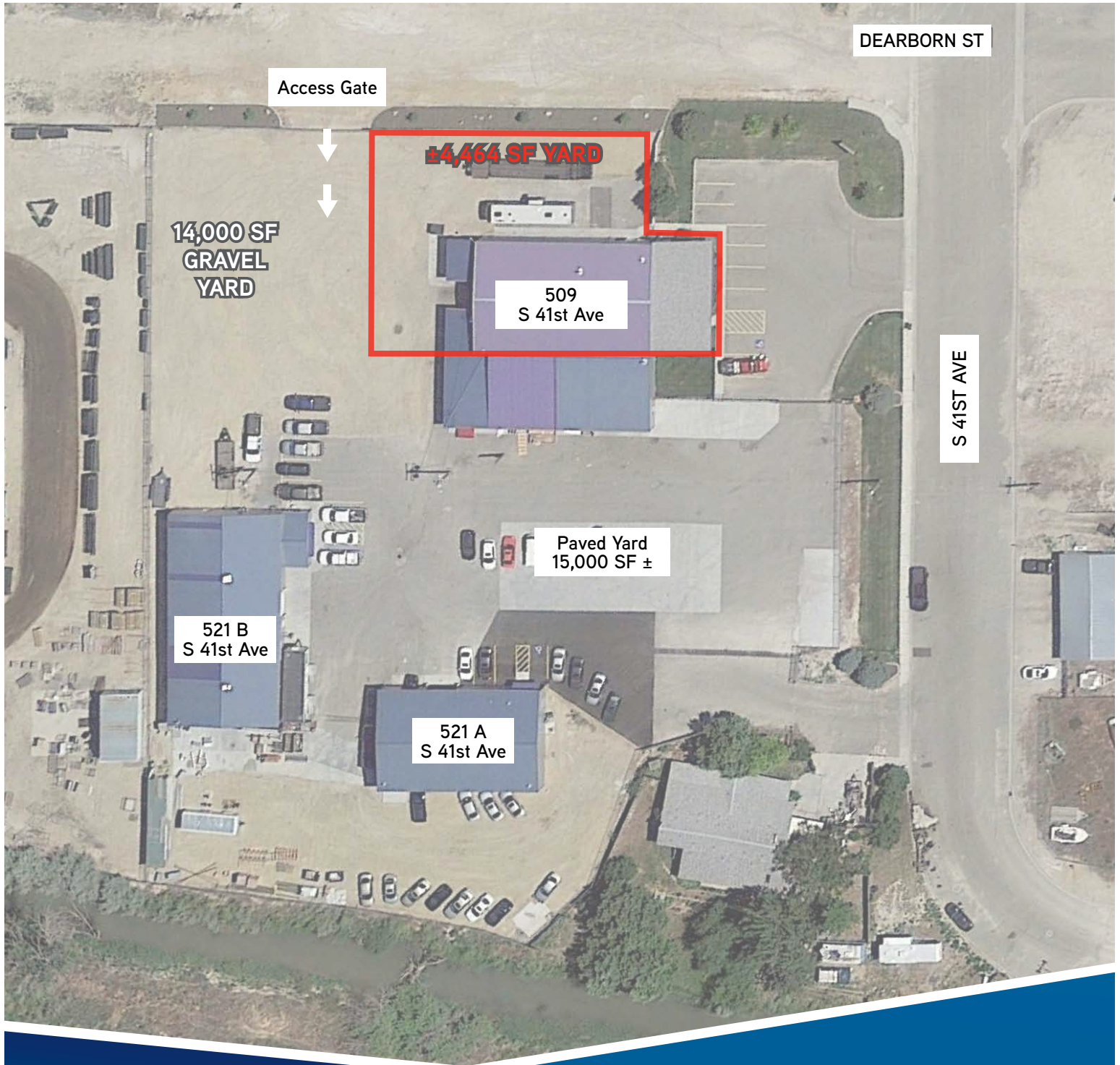
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