

**FOR
LEASE**

509 S 41st AVENUE
CALDWELL, ID 83705



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
Available:	January 1, 2019 - Call Broker for Showings

SPACE AVAILABLE

**divisible to 2,520 sf or 4,740 sf*

Suite	Size	Rate
509 - Office	840 sf	\$0.48 PSF NNN
509 - Warehouse	6,420 sf	\$0.48 PSF NNN
Yard	4,464 sf	\$0.02 PSF
<i>* All yard space is gated and fenced</i>		Total
		\$3,573 /mo. NNN
Additional yard - paved *	Up to 15,000 sf	\$0.03 PSF
Gravel	Up to 14,000 sf	\$0.02 PSF

HIGHLIGHTS

- » Cleveland Boulevard exposure
- » Great Signage
- » Only 3 miles to interstate
- » Traffic counts: 26,000 vpd
- » 3 roll-up doors
- » Up to 19' FT clear height
- » HVAC insulated office/restroom
- » Heated warehouse
- » Power/insulated/heated
- » Like new inside
- » Close to retail services

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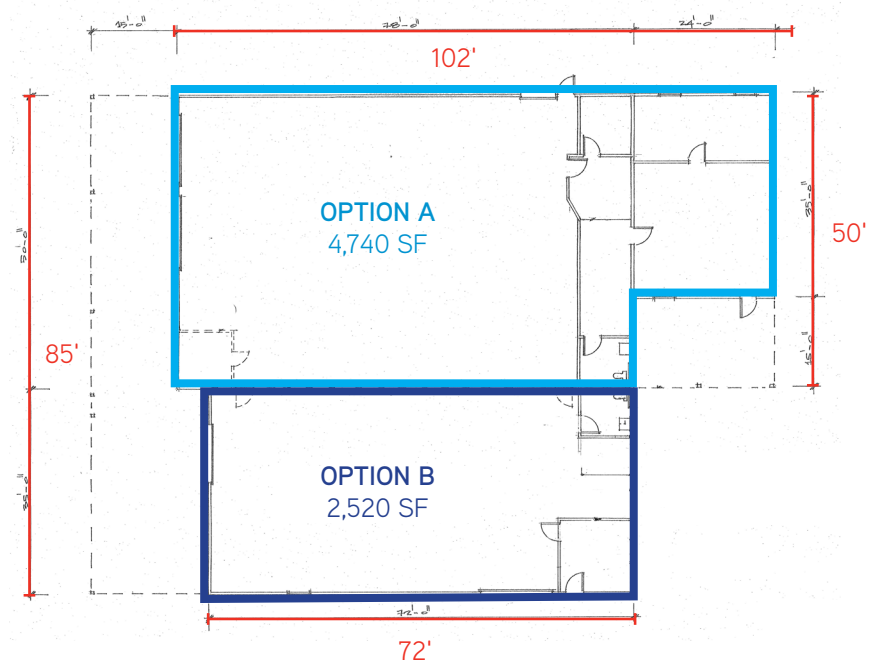
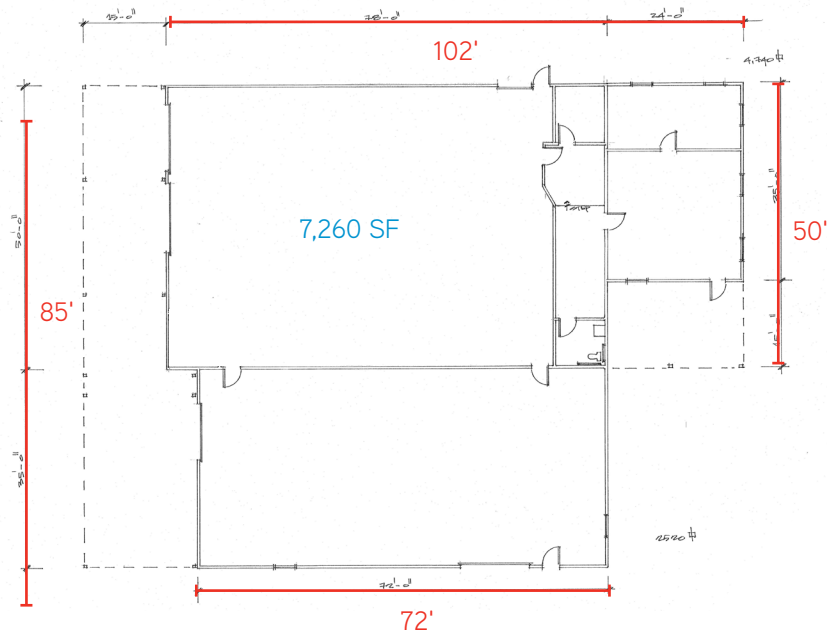
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Whole Building
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