

**FOR  
LEASE**

**509 S 41<sup>st</sup> 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
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



**BRYANT JONES**  
208 472 1663  
bryant.jones@colliers.com

**LINCOLN HAGOOD**  
208 472 1667  
lincoln.hagood@colliers.com

**MIKE PEÑA**  
208 472 1666  
mike.pena@colliers.com

V021318

Colliers International Idaho | 755 West Front Street, Suite 300 Boise, Idaho 83702 | www.colliers.com/boise | 208 345 9000

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors(s). ©2016. All rights reserved

**FOR  
LEASE**

**509 S. 41<sup>st</sup> AVENUE**  
CALDWELL, ID 83705



**BRYANT JONES**  
208 472 1663  
bryant.jones@colliers.com

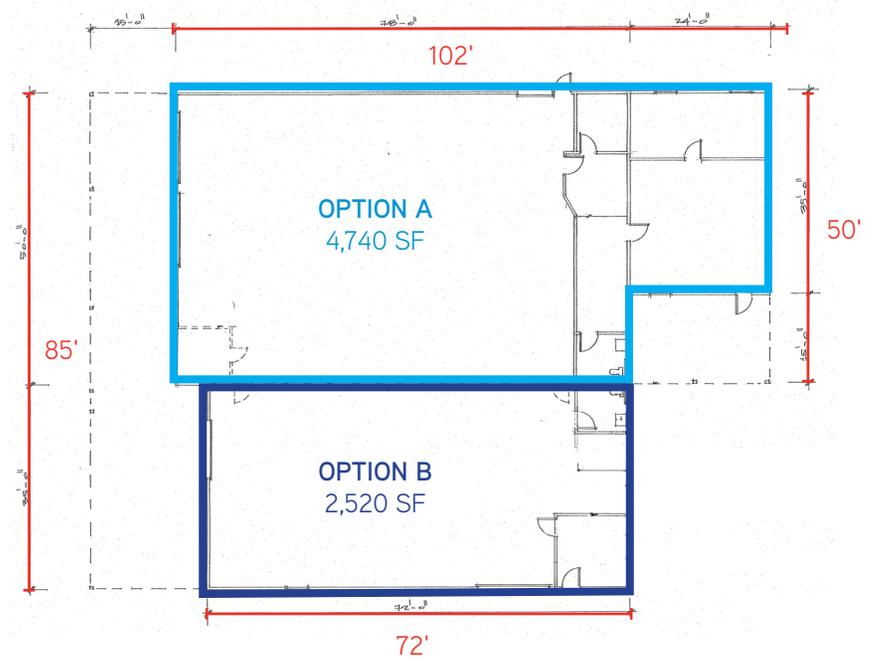
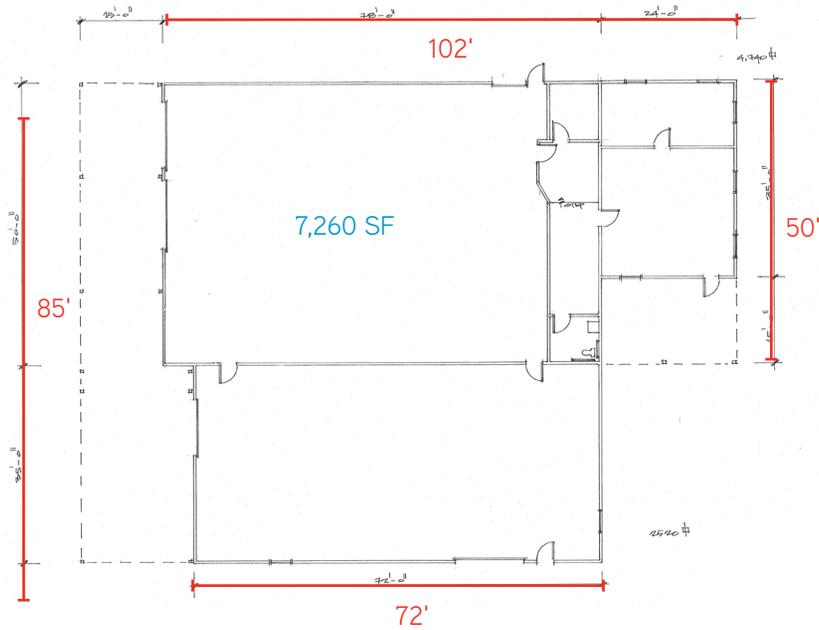
**LINCOLN HAGOOD**  
208 472 1667  
lincoln.hagood@colliers.com

**MIKE PEÑA**  
208 472 1666  
mike.pena@colliers.com

**FOR  
LEASE**

**509 S. 41<sup>st</sup> AVENUE**  
CALDWELL, ID 83705

**Whole Building**  
509 S 41<sup>st</sup> Ave



**Colliers**  
INTERNATIONAL

**BRYANT JONES**  
208 472 1663  
bryant.jones@colliers.com

**LINCOLN HAGOOD**  
208 472 1667  
lincoln.hagood@colliers.com

**MIKE PEÑA**  
208 472 1666  
mike.pena@colliers.com