

**FOR SUBLEASE**

# Industrial Way Building

1312 Industrial Way | Caldwell, ID



New Listing!



**Steve Foster**

+1 208 472 2834

[steve.foster@colliers.com](mailto:steve.foster@colliers.com)

**Michael McNeight**

+1 208 472 2865

[michael.mcneight@colliers.com](mailto:michael.mcneight@colliers.com)

**Colliers**

Accelerating success.

# Property Overview

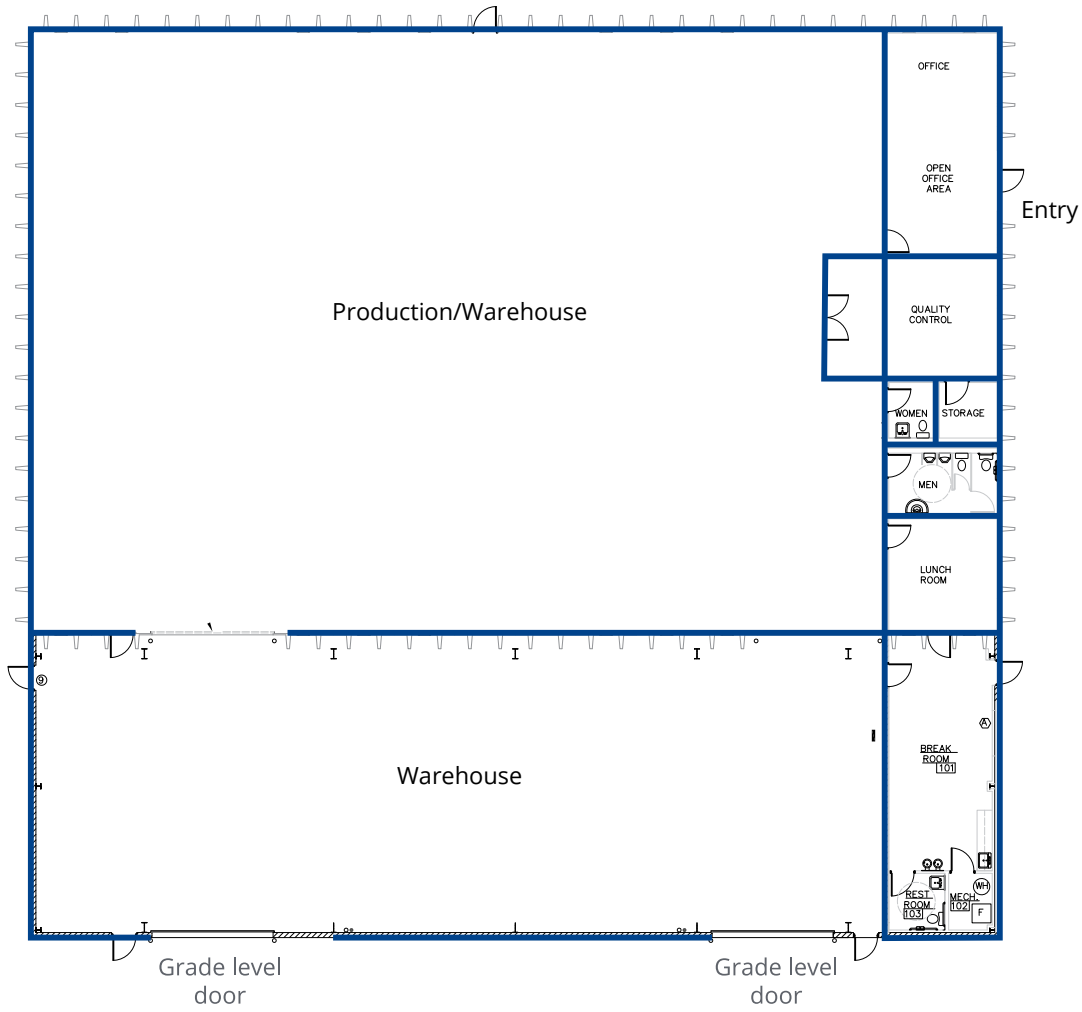
Property Type	Industrial
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Building Size	
Warehouse	13,850 SF
Office	1,510 SF
Total	15,360 SF
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Land Size	1.20 acres (Corner Lot)
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Zoning	M-1 (Industrial)
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Clear Height	14' in warehouse
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Grade Level Drive-In Doors	2 – 12' x 16'
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Fire Suppression	Yes
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Parking	Ample
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Power	3-Phase – 240/480v – 1,600 amps
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Heating & Cooling	HVAC throughout Office & Warehouse
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Lease Rate	\$1.05 SF NNN
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Sublease Term	Through December 31, 2027 Possible direct deal with owner.

## Key Highlights

- Available with 30-day notice
- HVAC through out Office & Warehouse area
- Single tenant manufacturing/warehouse building
- Corner lot with close proximity to Interstate 84, Exit 29 in Caldwell
- *Contact agent for touring instructions*

# Floor Plan

Great manufacturing building with heavy power!



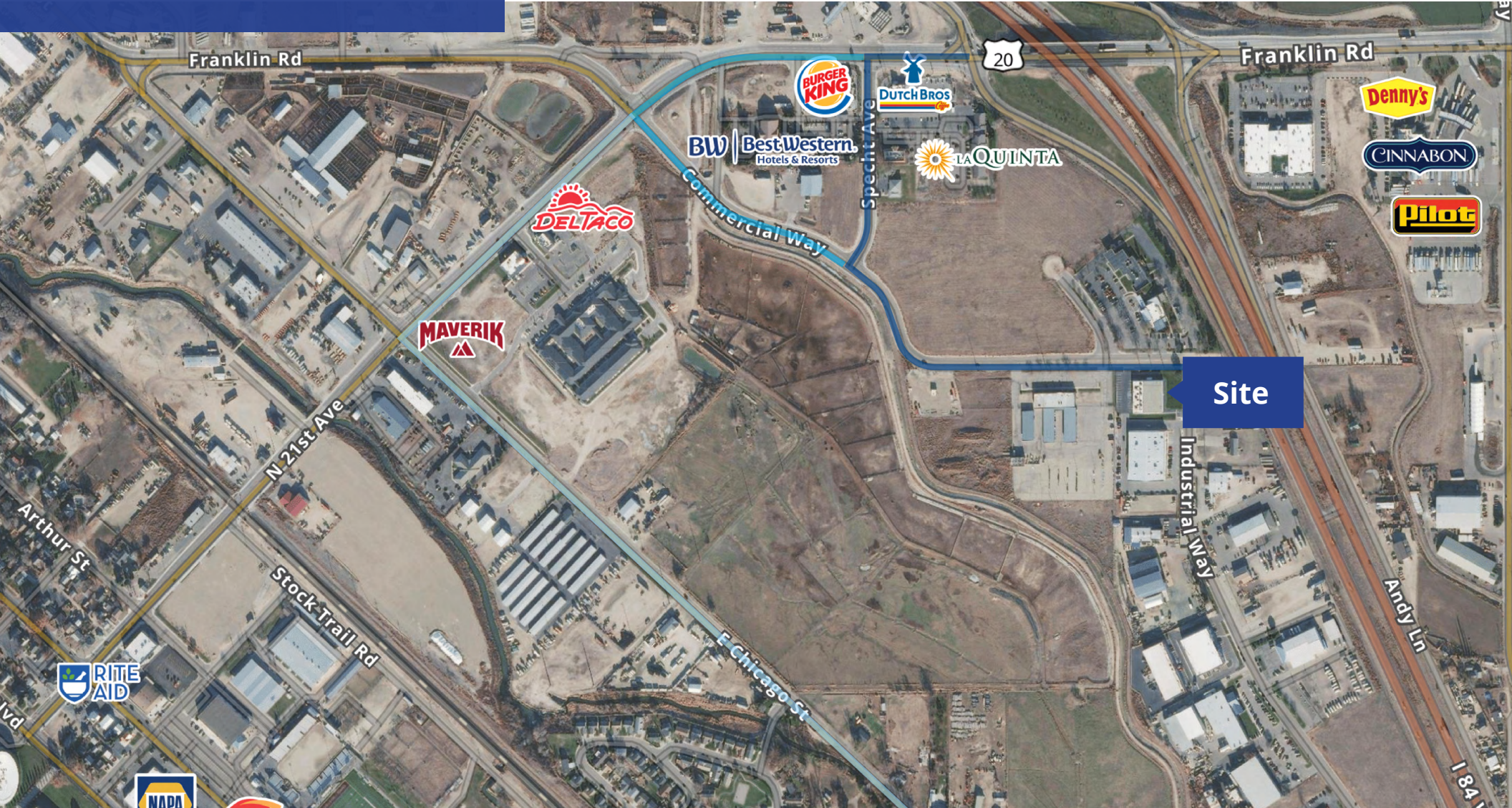
# Photo Gallery



# Location

 [Google Map](#)

 [Street View](#)



**Colliers**

755 West Front Street, Suite 300  
Boise, Idaho 83702  
+1 208 345 9000  
[colliers.com/idaho](http://colliers.com/idaho)

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