

FOR LEASE

# BUILD-TO-SUIT WAREHOUSE

0 INDUSTRIAL WAY | CALDWELL, ID 83605



## PROPERTY INFORMATION

- Property Type:** Build-to-suit Warehouse
- Land Size:** 3.29 Acres
- Location:** Industrial Way & Idea Road Caldwell, ID
- Parcel #:** R0280055200
- Zoning:** M-1 Light Industrial
- Lease Rate:** \$0.45-\$0.50/SF NNN  
(Depending on building size)
- Lease Term:** No less than 5-7 Years  
(Contingent on tenant credit)

## HIGHLIGHTS

- Prime freeway frontage 3.29 Acres available for Build to Suit
- Right off Exit #29
- 545' of Freeway Frontage
- Owner willing to construct anywhere from 10,000 SF - 60,000 SF on site
- Possibility of a lease to purchase or acquisition of property and building upon full development of the site
- Please contact listing agent for more information

## FOR MORE INFORMATION

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