

FOR LEASE

211 34TH STREET
CALDWELL, ID 83605

Colliers
INTERNATIONAL



PROPERTY INFORMATION

Property Type: Land Lease or Build to Suit

Land Size: 2.14 Acres & 1.35 Acres

Parcel #: R0278500000

Zoning: M-1 Light Industrial

HIGHLIGHTS

- > Two Light Industrial parcels available for Land Lease or Build to Suit
 - 2.14 Acres - Gravel across lot
 - 1.35 Acres - Fenced
 - 1.05 Acres - Paved
 - Located just off of Cleveland Blvd.
- > Land Lease (\$/SF/MO)
 - 2.14 Acres
 - As is: \$0.02/SF
 - With fence: \$0.03/SF
 - 1.35 Acres
 - As is: \$0.015/SF
 - With gravel: \$0.03/SF
 - 1.05 \$0.03/SF
- > Build to Suit
 - 10,000SF - 40,000SF warehouse
 - Rate will depend on building size, term of lease, and credit of tenant.
 - \$0.43 - \$0.48/SF NNN
 - 5-7 year lease minimum

FOR MORE INFORMATION

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