

PINTO INDUSTRIAL

19127 RED LABEL LANE, CALDWELL, IDAHO 83607



BRAND-NEW INDUSTRIAL FACILITY FOR SALE & FOR LEASE!
4 ACRES OF YARD AVAILABLE!

CONTACT



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HIGHLIGHTS



Now offering (4) four acres of dedicated yard space to support industrial operations.

Brand-new tilt-up construction (2025).

36 parking stalls, plus trailer parking available.

7,000–56,000 SF suites with large yard options.

10 min to I-84 and Downtown Caldwell; near Hwy 19.

1,600 amps, 277/480V 3-phase power, ESFR sprinkler system.

LEASE DETAILS



RANGE:	LEASE RATE:
7,000	\$1.00/SF/Mo
14,000 - 21,000	\$0.95/SF/Mo
21,001 - 56,000	\$0.85/SF/Mo
YARD SPACE:	
(4) Four Acres	Contact Agent
NEW SALE PRICE:	\$198/SF (Includes Spec Office)
PROP. TYPE:	Industrial
AVAILABLE SIZE:	7,000 SF to 56,000 SF
LEASE TYPE:	NNN
EST. NNN:	\$0.23/SF
TI ALLOWANCE:	\$10.00/PSF

UPDATED: 3.24.2026

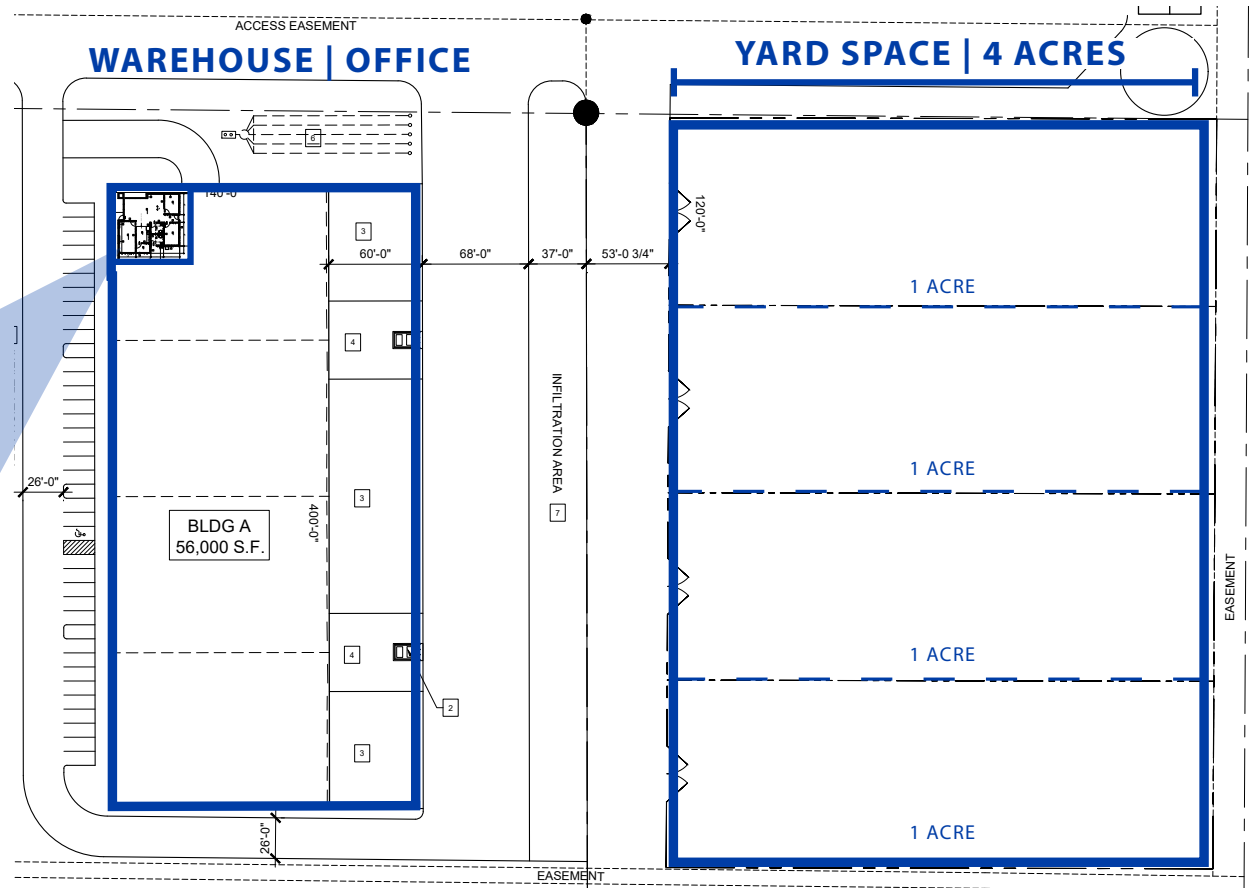
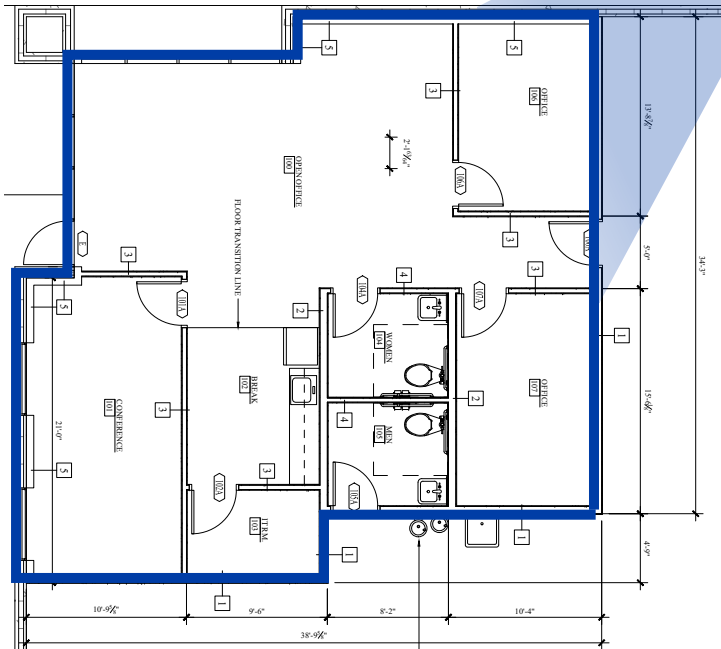
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PROPERTY DETAILS

BLDG TYPE:	Industrial
ZONING:	M-1 (Light industrial)
BLDG SIZE:	56,000 SF
DIVISIBLE:	7,000 SF
UTILITIES:	Yes
POWER:	1,600 Amps 277/480 3 Phase
SPRINKLERS:	Yes, ESFR
CLEAR HEIGHT:	30'
GRADE LEVEL:	4
DOCK DOORS:	12

SPEC. OFFICE LAYOUT | 1,372 SF



4 ACRES OF YARD SPACE

■ Conceptual layout of 4 acres of yard space, divisible into four 1-acre sections, providing flexible outdoor storage and operational space.



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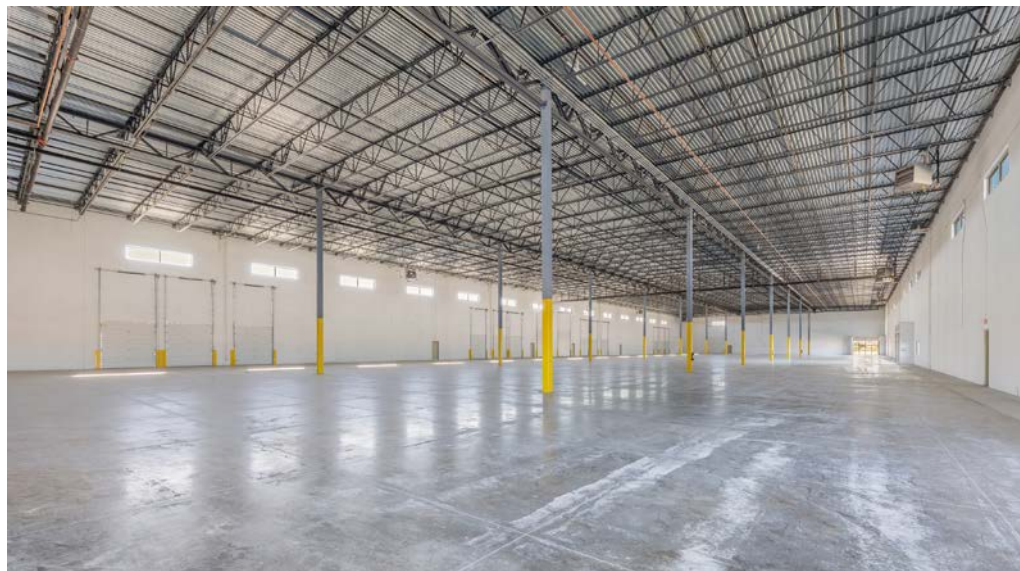
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MIDDLETON

SITE

Lower Pleasant Ridge Rd

Weitz Rd

Highway 19

SIMPLIFILE FOOD GROUP

Indian Creek PLAZA

WINE DOWN

SOY BURST

FLYING M COFFEE

Rediscovered Books

HOMES IDAHO

AMANO

fire & ice pottery studio

THE COLLEGE OF IDAHO

INTERSTATE 84

CALDWELL

INTERSTATE 84

MINUTES TO I-84 & DOWNTOWN CALDWELL!