



FOR SALE

**Two New
Commercial Buildings**

**Buildings are Completed and
Ready for Occupancy**

Hannibal Industrial Park
Caldwell, Idaho 83605

Rick McGraw
208.880.8889
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



203 Hannibal Street | North Building

Property Summary

- **New Price:** \$895,000 | \$193.56/SF
- **Ready for Immediate Occupancy**
- **Building:** Single Tenant
- **Building Size:** 4,624 SF
- **Parcel Size:** .23 acres (10,018 SF)
- **Zoned:** C-3 (General Commercial)
- **Building Features:**
 - ⇒ 3-Phase Power
 - ⇒ (1) 200 AMP Panel
 - ⇒ Clear Span Warehouse
 - ⇒ 20' Ceiling Height
 - ⇒ (1) 12' X 14' Roll Up Door
 - ⇒ (2) Restrooms
- **Contact Agent for Full Information Package**

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215 Hannibal Street | South Building

Property Summary

- **New Price:** \$895,000 | \$180.44/SF
- **Ready for Immediate Occupancy**
- **Building:** Duplex / 2 Tenant Building
- **Building Size:** 4,960 SF
- **Parcel Size:** .26 acres (11,325 SF)
- **Zoned:** C-3 (General Commercial)
- **Building Features:**
 - ⇒ 3-Phase Power
 - ⇒ (2) 200 AMP Panels
 - ⇒ Clear Span Warehouse
 - ⇒ 20' Ceiling Height
 - ⇒ (2) 12' X 14' Roll Up Doors
 - ⇒ Each Space will have (1) Office and (1) Restroom
- **Contact Agent for Full Information Package**

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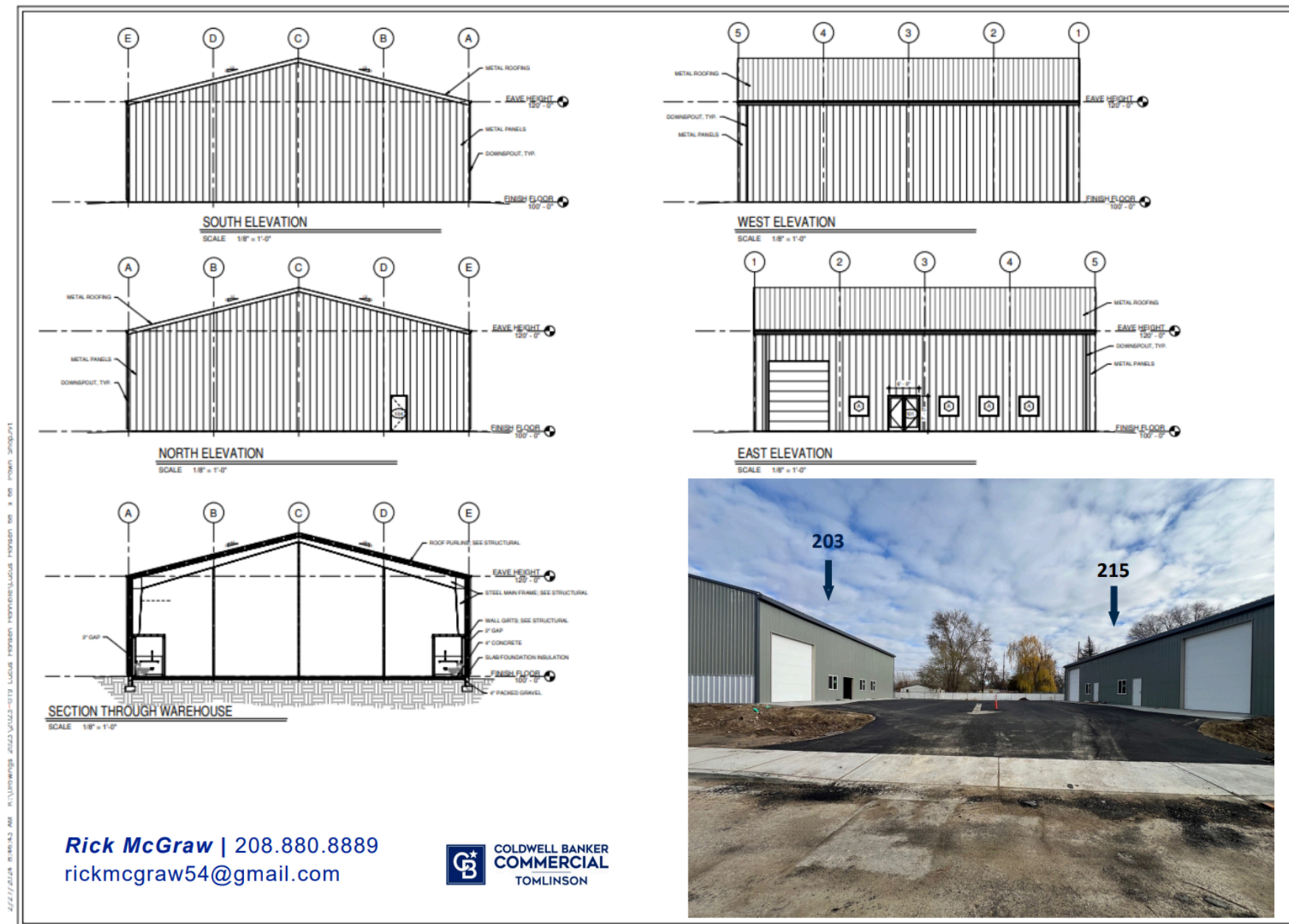


215 Hannibal Street | South Building



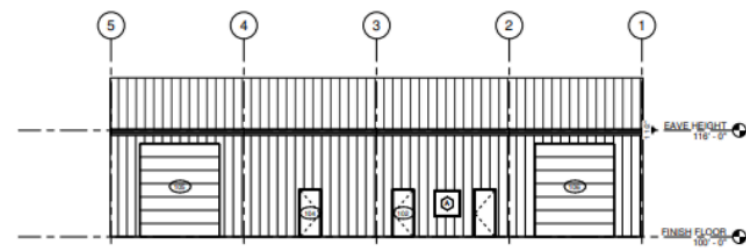
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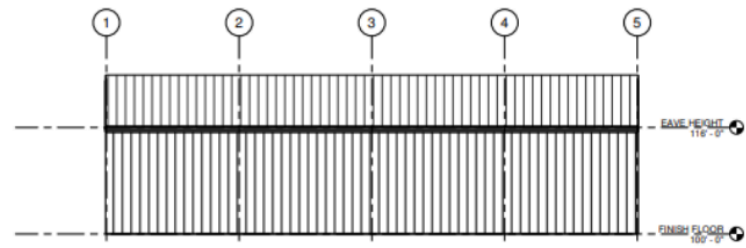
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215 Hannibal Street | Caldwell, Idaho 83605 | South Building



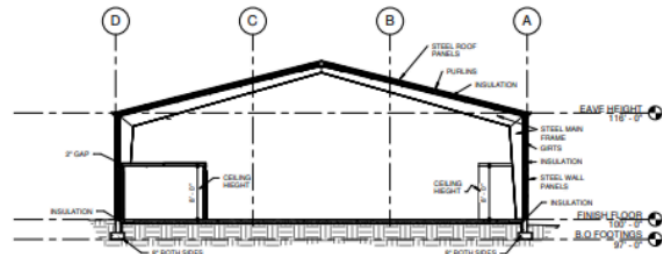
WEST ELEVATION

SCALE 1/8" = 1'-0"



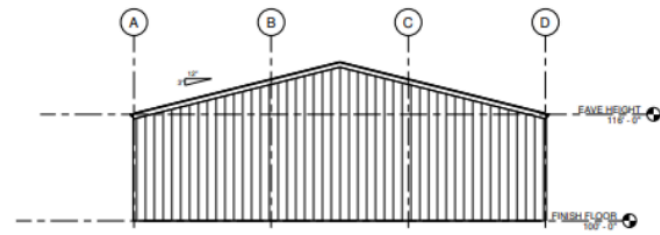
EAST ELEVATION

SCALE 1/8" = 1'-0"



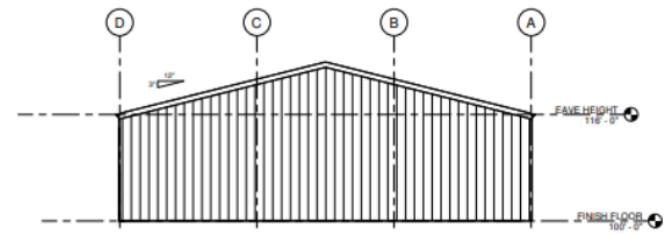
SECTION THROUGH WAREHOUSE

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



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COLDWELL BANKER
COMMERCIAL
TOMLINSON

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Area Summary

Caldwell is the county seat of Canyon County and a growing part of the Boise Metropolitan area. Located on the Boise River and Interstate 84, it is home to College of Idaho and is roughly 20 minutes north of Lake Lowell and the Deer Flat National Wildlife Refuge.

Caldwell is increasingly becoming a desirable business center, with established businesses and known for a highly motivated workforce. The growth and development through job retention and creation is providing incentives for companies to establish and expand their operations.

Market Highlights

- Located 2 Miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad & College of Idaho
- Caldwell has an established Foreign Trade Zone 280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average



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