FOR LEASE | 22,380 SF INDUSTRIAL BUILDING

402 ARTHUR ST,CALDWELL, ID 83605

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REAL ESTATE INVESTMENT SERVICES

Executive Summary

Arthur Commerce Center is a rare 22,380 SF industrial leasing opportunity in the heart of Downtown Caldwell. The property features 20-foot clear height, two dock-high doors, one grade-level door, and an efficient warehouse layout in excellent condition. With approximately three years remaining on the current sublease, four 5-year renewal options, and the potential for a direct lease with ownership, this property offers both flexibility and long-term occupancy in an irreplaceable infill location.

Available via sublease with approximately three years remaining plus four 5-year renewal options. Ownership is also willing to discuss a direct lease with a qualified tenant.

OFFERING SUMMARY	
ADDRESS	402 Arthur St, Caldwell, ID 83605
PROPERTY TYPE	Industrial
AVAILABLE SPACE	22,380 SF
CLEAR HEIGHT	20'
LOADING	2 Dock-High Doors + 1 Grade-Level Door
BUILDING CONDITION	Excellent
LOCATION	Rare Downtown Caldwell Location
LEASE TERM	Approximately 3 Years Remaining on Sublease
RENEWAL OPTIONS	Four (4) Five-Year Renewal Options
PARKING	Contact Agent for Details

ASKING RATE: **$10.95 PSF NNN ($0.91 PSF Monthly)**

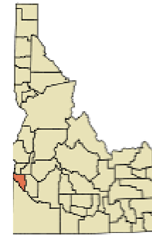
Investment Highlights

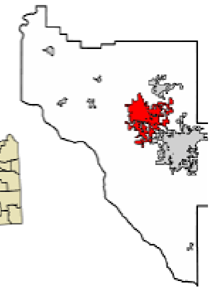
- Rare Downtown Caldwell Industrial Building
- Close proximity to I84, just two minutes away
- Available October 1, 2026
- Dock & Grade Loading
- Excellent Warehouse + Distribution Facility
- Walkable to Indian Creek Plaza, Restaurants & Services
- Flexible Structure – Direct Lease Considered
- Secure, fenced yard area
- Building is in prestine condition, ready for occupancy
- Additional Parking Potentially Available across the street


Subject Site

Subject Site
Caldwell
Indian Creek Plaza
CASA AÑEJO
THE TWISTED FIG
NARA
KINDRED
THE Griddle
INDIAN CREEK STEAKHOUSE
CHOP SHOP BBQ
flying m COFFEESHOP
Elevate Academy Caldwell
Tacos Y Mariscos El Compa
Tacos El Rey
Caldwell Police Department
City of Caldwell
Albertsons
DOLLAR TREE
Creek Plaza
Mr. V's Family Restaurant
Canyon County Courthouse
MAVERIK
Jack in the box
Wendy's
INTERSTATE 84
C&B Quality Trailer Works, Inc. Est 1986
Domino's Pizza
Cattlemen's
Best Western PLUS
Western Plus
DUTCH BROS
Pilot FLYING J
The Home Depot
THE HOME DEPOT
Prospector Pointe Apartments
Franklin Rd
the HUMAN BEAN
Human Bean
DQ
College of Idaho
Albertsons
Boise Valley Monument
Mosaics Public School
Water Tower Park
Van Buren Elementary School
Steve's Service Plumbing
Luby Park
Marble Front Rd
Sun Creek Point RV Park
kasie inspections
Lincoln Rd
Quality Welding & Fabrication
Topaz Ranch
D&B Supply Caldwell
Bluebird Truck Wash
Modern Driveline
Fresca Mexican
Whittenberger Park
Boise River
Indian Creek
W Chicago St
E Chicago St
Stock Trl Rd
E Logan St
E Pine St
E Oak St
E Maple St
Cabin Cuts
Google Maps
Click Here to View on Google Maps

Caldwell, ID





Caldwell is one of the fastest-growing communities in Idaho's Treasure Valley, benefiting from the region's strong population growth, expanding economy, and business-friendly climate. Located just west of Boise, Caldwell has transformed into a dynamic commercial and residential market, attracting new businesses, employers, and residents seeking affordable housing and convenient access to the greater Boise metropolitan area. Continued investment throughout the city has supported growing demand for retail, industrial, office, and multifamily development.

The local economy is supported by a diverse mix of agriculture, food and beverage manufacturing, healthcare, education, logistics, and professional services. Major regional employers, including West Valley Medical Center, the College of Idaho, Amalgamated Sugar Company, and numerous food processing and distribution companies, provide a stable employment base while benefiting from the broader economic strength of the Treasure Valley. Idaho's favorable tax environment and pro-business policies continue to attract both expanding companies and new investment throughout the region.

Strategically positioned along Interstate 84, Caldwell offers excellent connectivity to Boise, Nampa, Meridian, and other major markets throughout southern Idaho. The city has experienced significant residential growth, infrastructure improvements, and commercial development in recent years, creating a larger consumer base and expanding opportunities for retailers and service providers. Attractions such as the Indian Creek Plaza, revitalized downtown district, and nearby Snake River Wine Region contribute to the city's quality of life and strengthen its appeal as both a business and residential destination.

Supported by sustained population growth, strategic transportation access, and its location within one of the Northwest's fastest-growing metropolitan regions, Caldwell remains well-positioned for long-term commercial investment. Its expanding economy, ongoing development, and close proximity to Boise continue to make the market an attractive destination for businesses, investors, and

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