

# NORTH RANCH INDUSTRIAL

3902 & 3924 MULLER DR. | CALDWELL IDAHO

**TWO MONTHS  
OF FREE RENT  
ON LEASES SIGNED  
BY JUNE 1**

\* Limited time offer expires 6/1/2026;  
Minimum lease term of 3 years required.

**TOK**  
COMMERCIAL

**FOR LEASE**

**CONTACT**

**DAN MINNAERT, CCIM, SIOR**  
208.947.0845  
dan@tokcommercial.com

**SEAN EDWARDS**  
208.412.7763  
sean@tokcommercial.com

**DEVIN PIERCE, SIOR**  
208.947.0850  
devin@tokcommercial.com

**HIGHLIGHTS**

- Ready to occupy.
- ESFR sprinkler system and gas heating.
- Two minutes to I-84.
- 93 total parking spots.
- Each unit has fully built out office and restroom.

**DETAILS**

<b>BUILDING</b>	<b>UNIT SIZE</b>	<b>RATE</b>
3902 Muller	3,000 SF	\$1.25/SF, NNN
3924 Muller	3,380 SF	\$1.25/SF, NNN

<b>PROP. TYPE:</b>	Industrial	<b>SUBMARKET:</b>	Caldwell
<b>BLDG. SIZE:</b>	42,940 SF	<b>EST. NNN'S</b>	\$0.25/SF
<b>DIVISIBILITY:</b>	3,000 SF	<b>ZONING:</b>	Light Industrial
<b>YEAR BUILT:</b>	2024	<b>PARKING:</b>	2 Per 1,000 SF
<b>CLEAR HEIGHT:</b>	16'	<b>GRADE DOORS:</b>	12'x14'
<b>POWER:</b>	200 Amps 120 -208 – 3 Phase Per Bay Additional Power Could be Accommodated. Ability to add 400 volt.		

UPDATED: 4.20.2026

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Another quality property by:

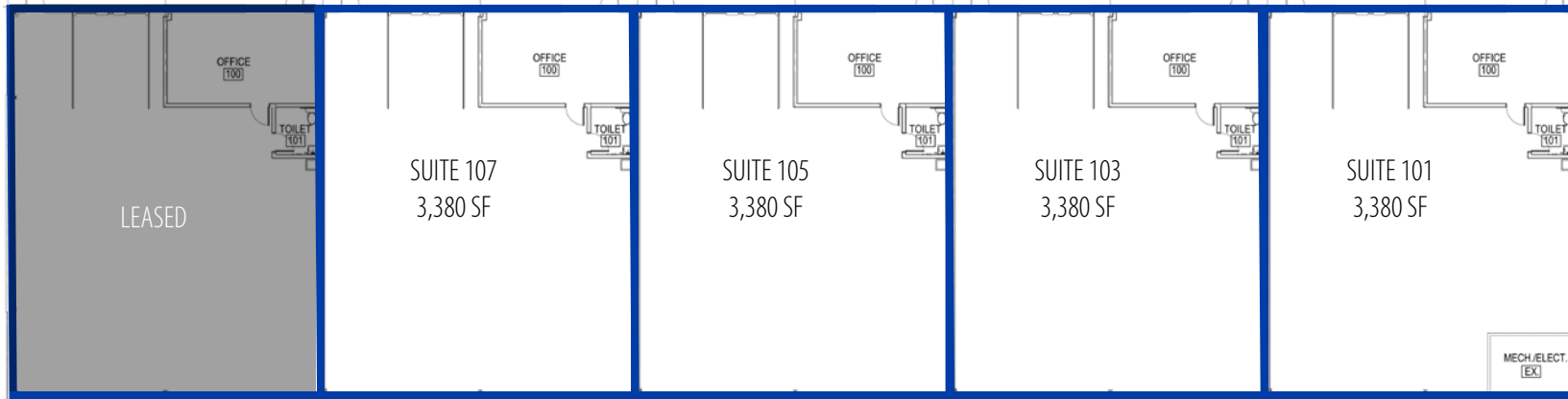
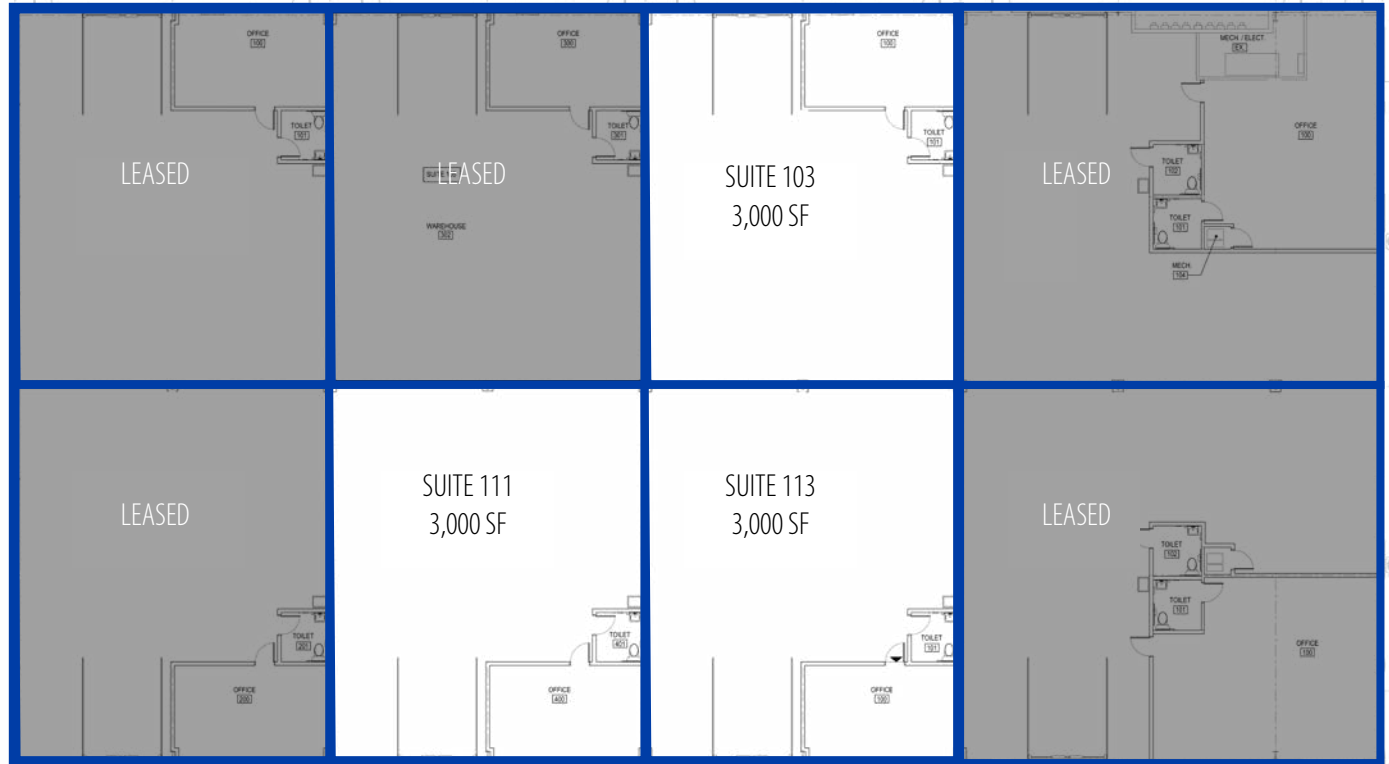
**McLellan**  
COMPANY

**TOKCOMMERCIAL.COM**

# FLOOR PLANS



3902 FLOOR PLAN  
26,040 SF



3924 FLOOR PLAN  
16,900 SF

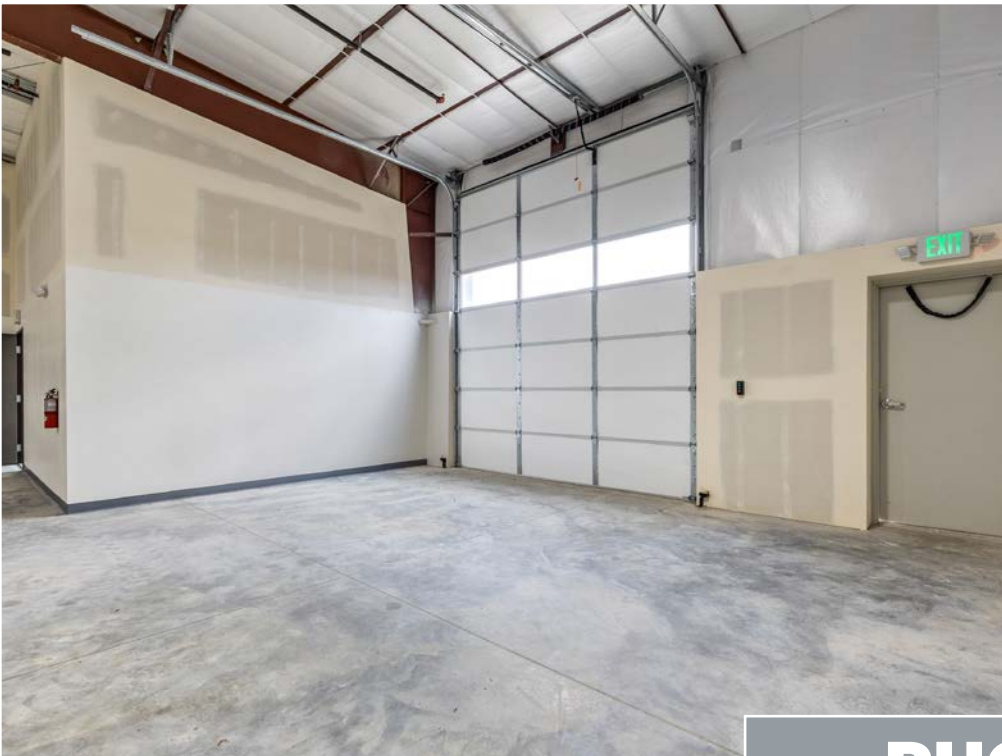
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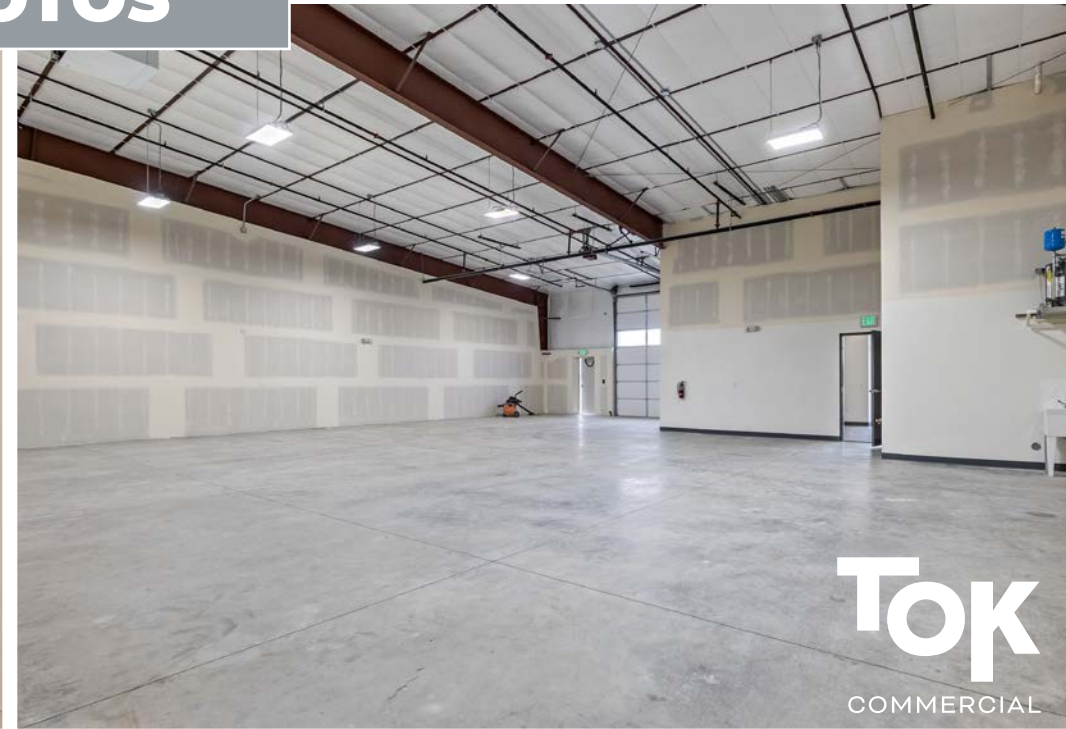


# PHOTOS





# PHOTOS



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**MULLER DRIVE**

**3902 MULLER**

**3924 MULLER**

