



Colliers



For Lease

3,200 SF Freestanding Building

4008 Dearborn St, Caldwell, ID 83605

Available in September

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Property Overview

Property Type	Industrial
Construction	Metal
Zoning	C-3
Year Built	2022
Total Building Size	3,200 SF <i>(see below for breakdown)</i>
Lot Size	±17,664 SF
Power	3 Phase/200 Amps
Lease Type	NNN
Grade Level Door	12' x 14'

Space Available

Suite	Size	Rate
Office	400 SF	} Total: \$4,000 + NNN's (\$1,157 per month)
Warehouse	2,800 SF	
Paved Yard	7,506 SF	

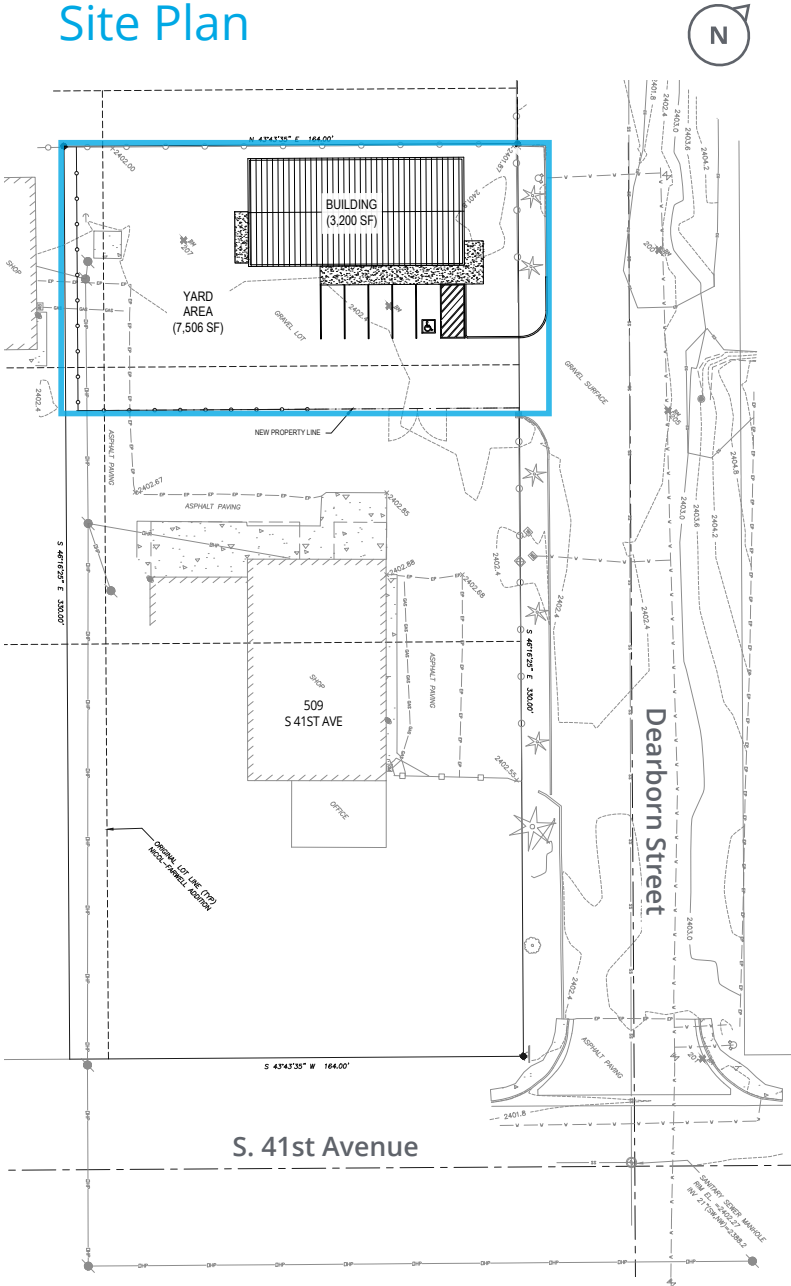
Key Highlights

Available September 2026

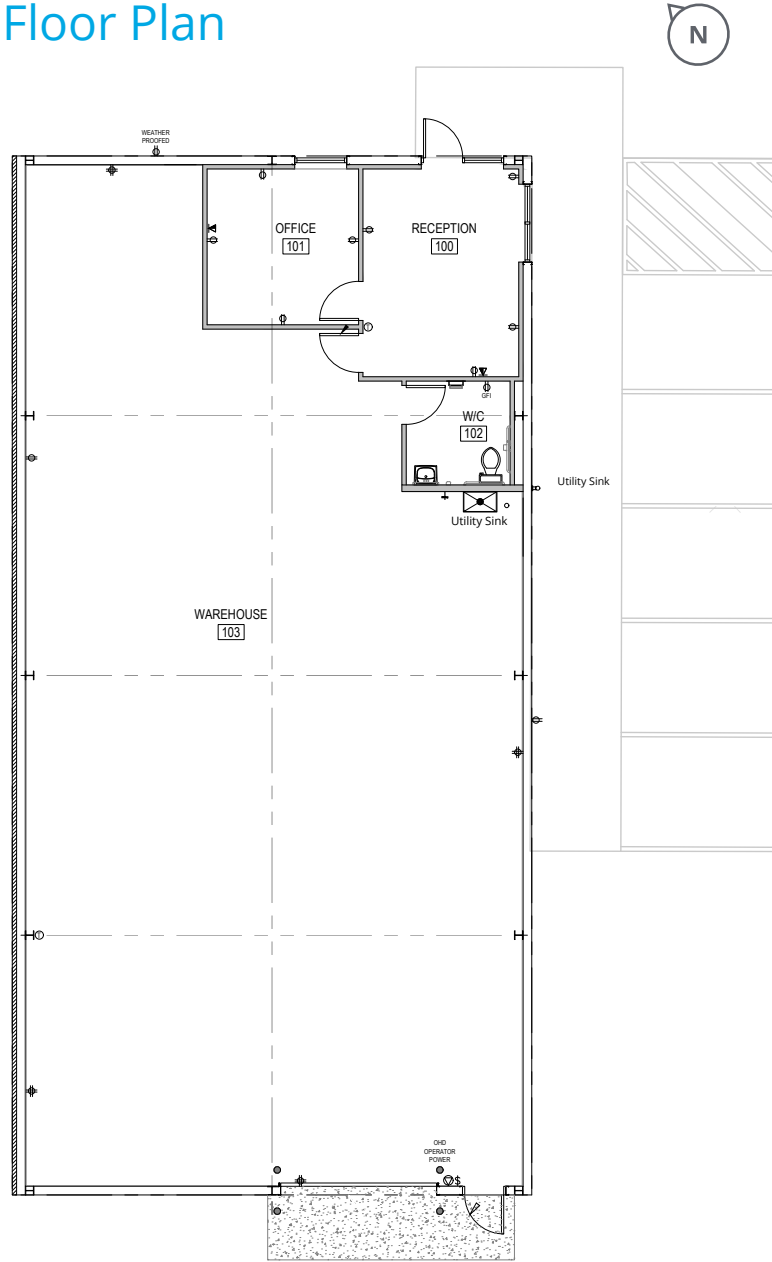
- Cleveland Boulevard exposure
- Great signage
- Only 3 miles to interstate
- High traffic - 26,000 VPD on Caldwell Blvd
- One 12'x14' roll up door
- Heated warehouse
- Close to retail services
- Brand new construction
- Utility Sink in warehouse

Site Plan/Floor Plan

Site Plan



Floor Plan



Location



Google Map



Street View



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