

Ideal Industrial Park

Industrial Flex Building for Lease
5211 Modern Lane, Caldwell, ID 83605



Available Space:

	RSF	Asking Rate	Lease
Bldg 1	5,000 SF	\$1.15/SF	NNN
Bldg 2	10,000 SF	\$1.15/SF	NNN

Lease Term: 5+ years

Date Available: July 1, 2026

Building Type: Industrial Flex

Parking: On site surface

Highlights:

- Brand new construction
- Located in the heart of Caldwell's Sky Ranch "Industrial Corridor"
- Turn-Key Buildout
- 18ft clear height
- Interior clear span building

Demographics

	1 mi.	3 mi.	5 mi.
Population	6,175	50,709	110,788
Avg HH Income	\$89,886	\$83,967	\$83,981

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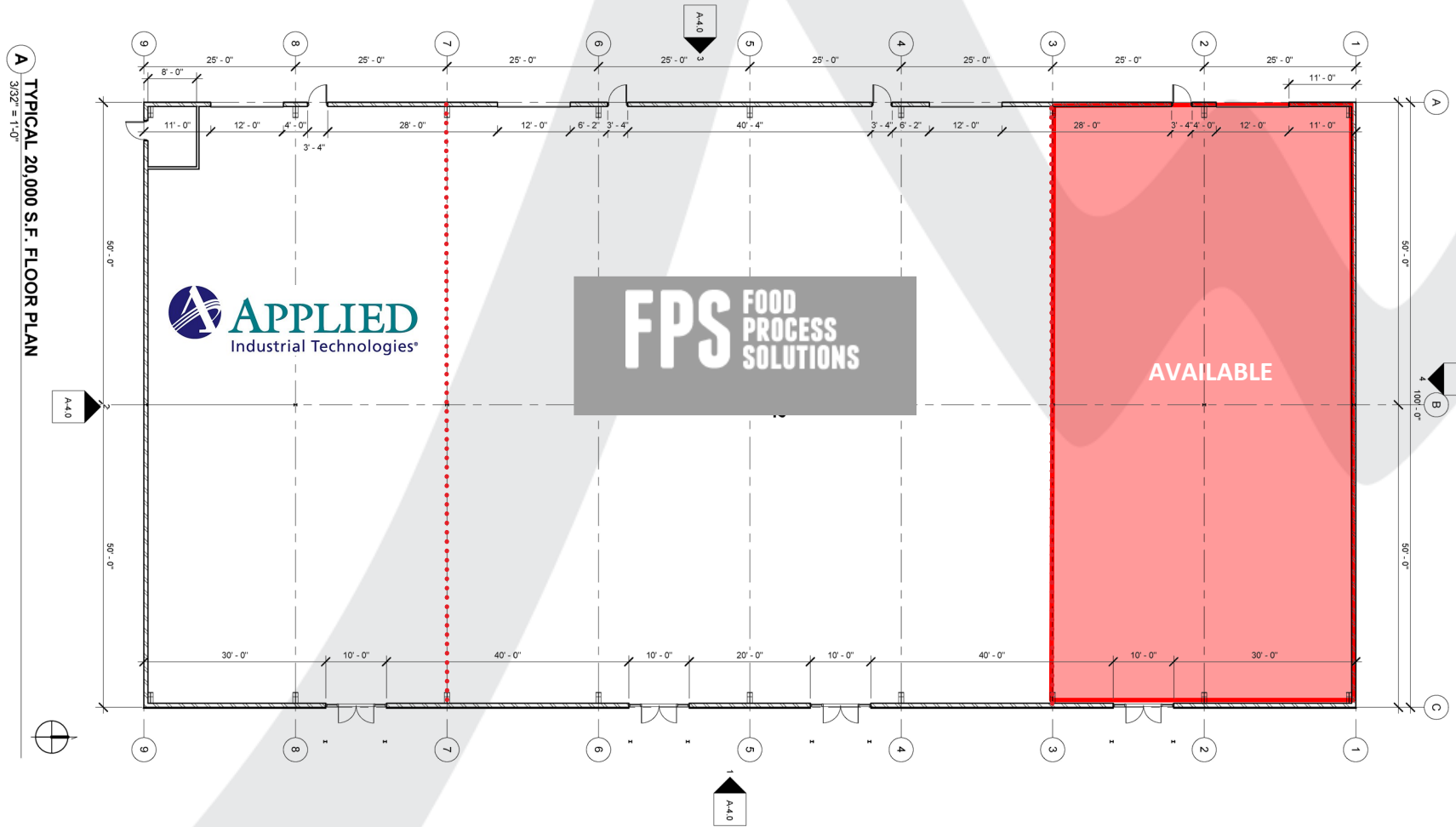
Property Photos



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Rocky Mountain
Real Estate Services, LLC
350 N. 9th Street, Ste 200, Boise ID 83702

Floor Plan—Building 1

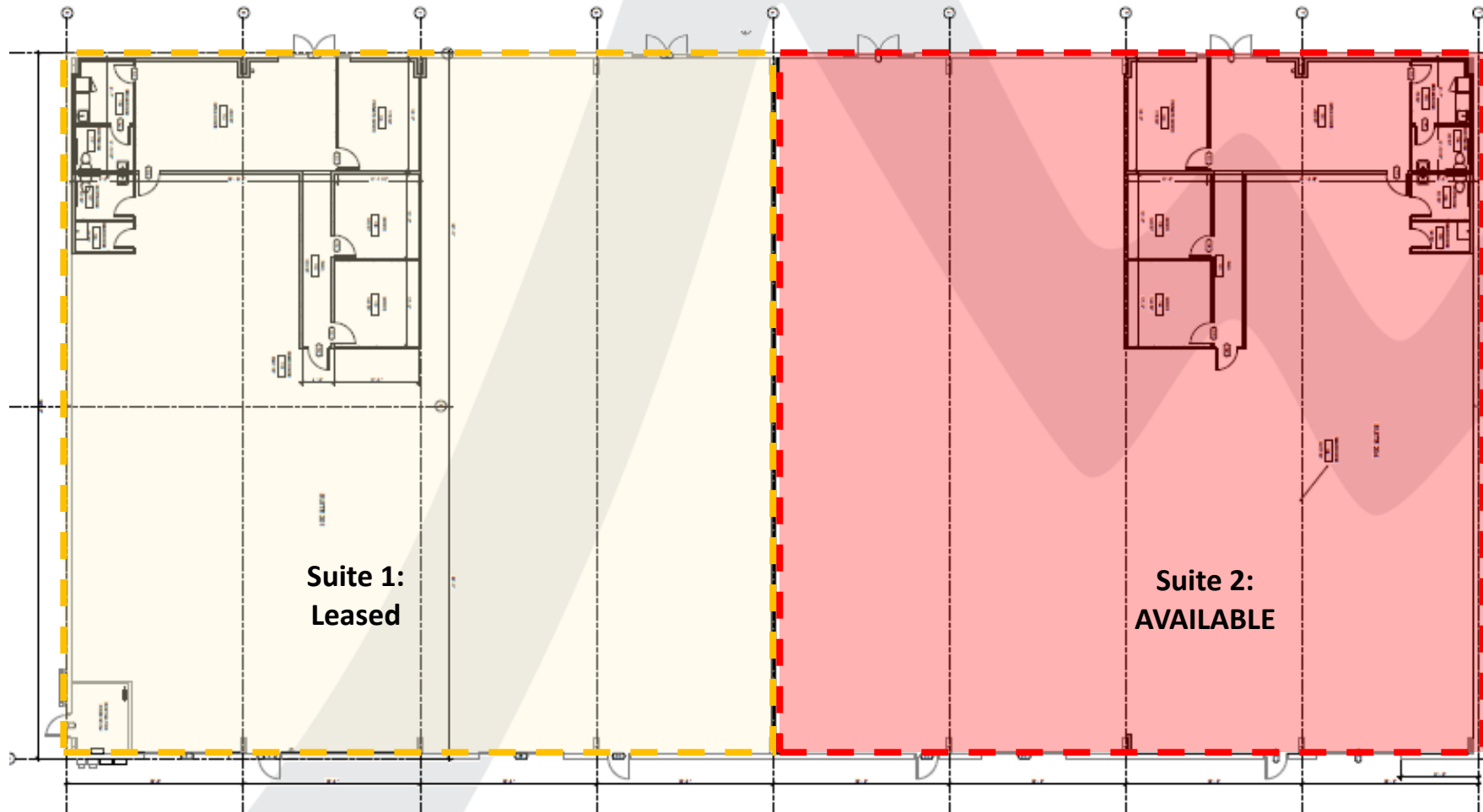


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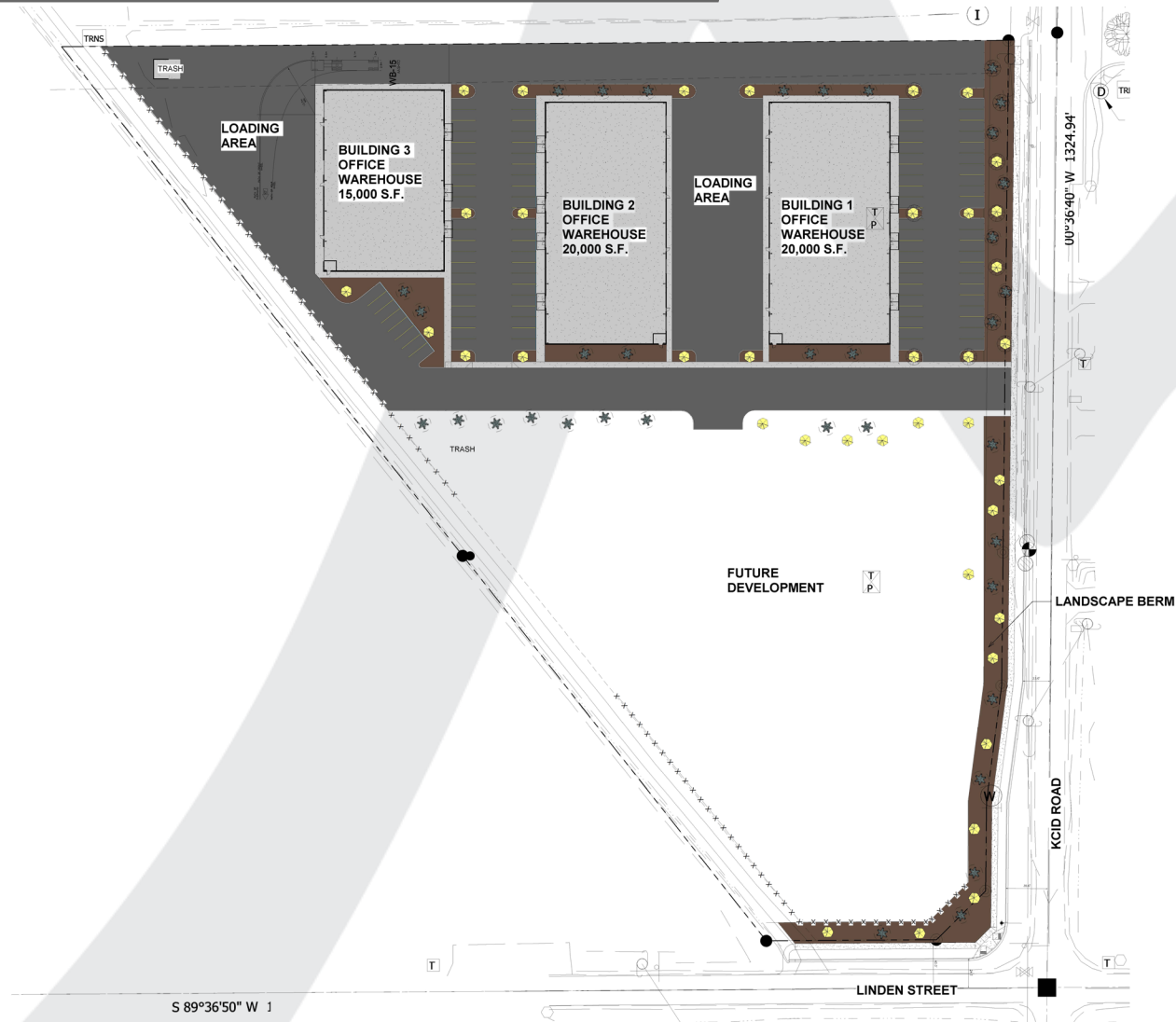
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Floor Plan—Building 2



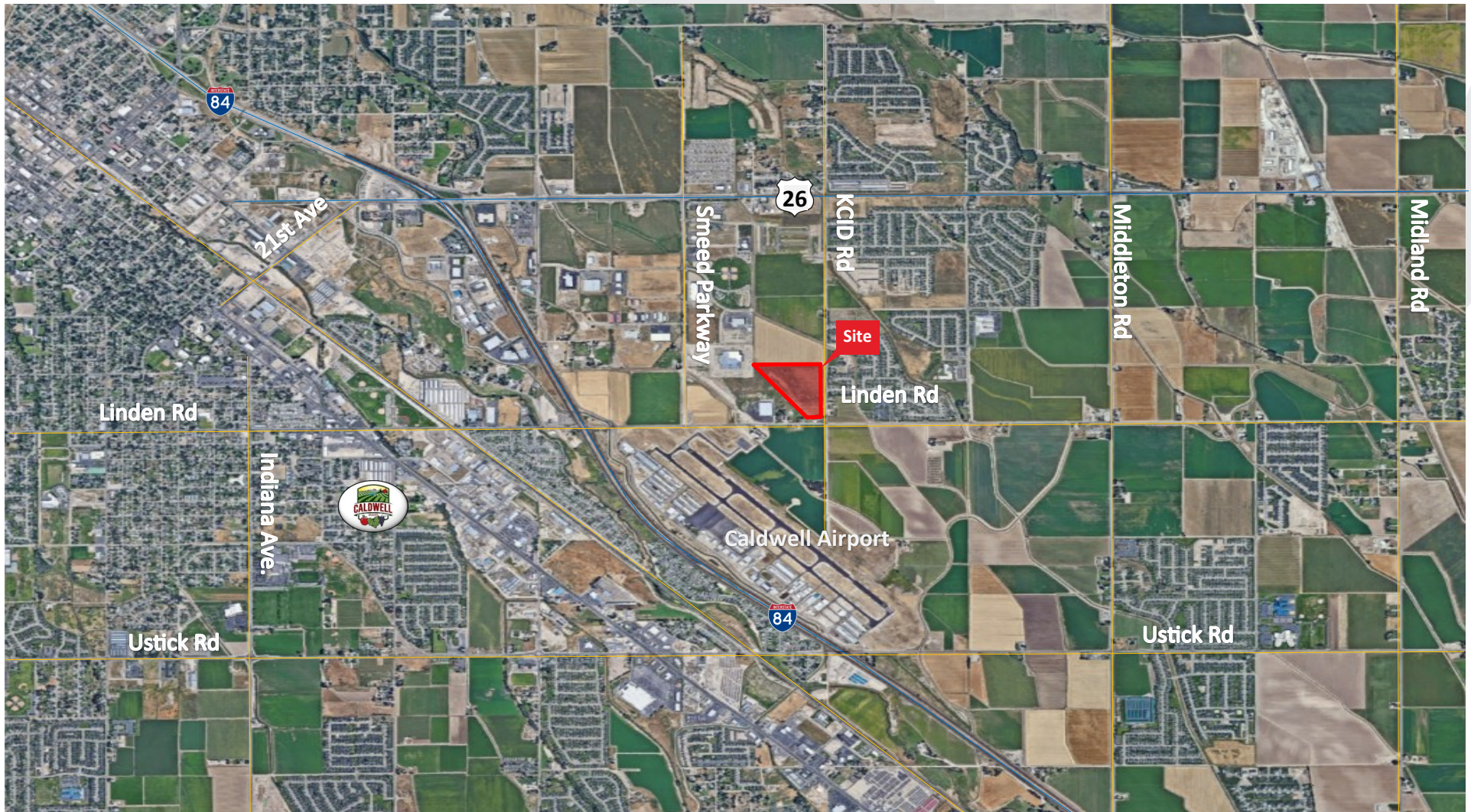
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Site Plan



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Aerial Map



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