

INDUSTRIAL YARD / IOS FOR LEASE

1004 LAUREL ST, CALDWELL, ID
83605

\$0.09 PSF
LEASE RATE

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DAVIS



INDUSTRIAL YARD / IOS FOR LEASE | 1004 LAUREL ST.

PROPERTY DETAILS

- ▶ **Address:** 1004 Laurel St, Caldwell, ID
- ▶ **Yard Size:** ±3.00 Acres (±130,680 SF)
- ▶ **Zoning:** I-P (Industrial Park)
- ▶ **Parcel:** R02800703A1
- ▶ **Lease Rate:** \$0.10 PSF
- ▶ **Estimated Operating Expenses:**
±\$0.05/SF (\$541.67/month – property taxes)
- ▶ **Utilities:** Separately metered / usage-based (if utilized)
- ▶ **Surface:** Fully graded with compacted road base
- ▶ **Security:** Gated access (see site plan for layout)
- ▶ **Lighting:** Perimeter lighting throughout
- ▶ **Parking:** Capacity for ±70 trucks/trailers



PROPERTY HIGHLIGHTS

- ▶ Turnkey outdoor storage— no additional site work needed
- ▶ Ideal for truck parking, equipment storage, or contractor yard
- ▶ Well-maintained property with ownership presence on-site
- ▶ Flexible power infrastructure with ability to upgrade to 3-phase
- ▶ Convenient access to Caldwell industrial corridor and major arterials
- ▶ Minutes to I-84 via Franklin Rd / Centennial Way

SITE PLAN



VICINITY MAP



4 Min. Drive
To Hwy 84

INTERSTATE 84 EXIT #27

INTERSTATE 84 EXIT #28

4 Min. Drive
To Hwy 95

Simplot

IIB

EXTRA MILE

CITY COUNTRY MARKET

Albertsons

DOLLAR TREE

O'Reilly

usbank

First Interstate Bank

KENWORTH SALES

bestbath

SUBJECT PROPERTY

Bucks Tractor

NW Mixer Feeders

A to E Lott

Jack in the Box

Chevron

Carl's Jr.

SUBWAY

AMANO

REEL THEATRE

Wendy's

McDonald's

Auto Zone

Pizza-Hut

SIMPLOT BLVD. 17,500+ VPD

LAUREL ST. 1,100 VPD

FARMWAY BLVD

KIT AVE

CLEVELAND BLVD

BLAINE ST

KIMBALL AVE

18,000+ VPD DN 10TH AVE E 21,000+ VPD

4,100+ VPD

5TH AVE 2,800+ VPD

1,500+ VPD

3,400+ VPD

KIT CUSTOM HOME BUILDER

RHINO METALS

LUXE REEL THEATRE

CHOP SHOP BBQ

CELEBRITY



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FOR MORE INFORMATION, CONTACT:

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