



CLASS A INDUSTRIAL SPACE & FENCED YARD FOR LEASE

226,200 SF Available

1906 Smeed Pkwy, Caldwell, ID

Excellent I-84 access

Cross dock facility

3.07 Acre fenced yard

Located within Caldwell's
foreign trade zone



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Jones Lang LaSalle Brokerage, Inc.

FOREIGN-TRADE ZONE





PROPERTY OVERVIEW

226,200 SF Class A industrial space is available for lease in Caldwell, Idaho. 3.07 acres of fenced yard is available for lease as well. 1906 Smeed has easy access to Interstate 84 and Highway 20/26, with connections to the Boise Airport, and Union Pacific rail.

IDEAL FOR MANUFACTURING, DISTRIBUTION, OR LIGHT INDUSTRIAL USERS LOOKING FOR SCALABILITY AND QUALITY OF LIFE FOR EMPLOYEES.

FOR ADDITIONAL DETAILS, SPECIFICATIONS,
OR TO ARRANGE A SITE TOUR,

PLEASE CONTACT:

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SITE OVERVIEW

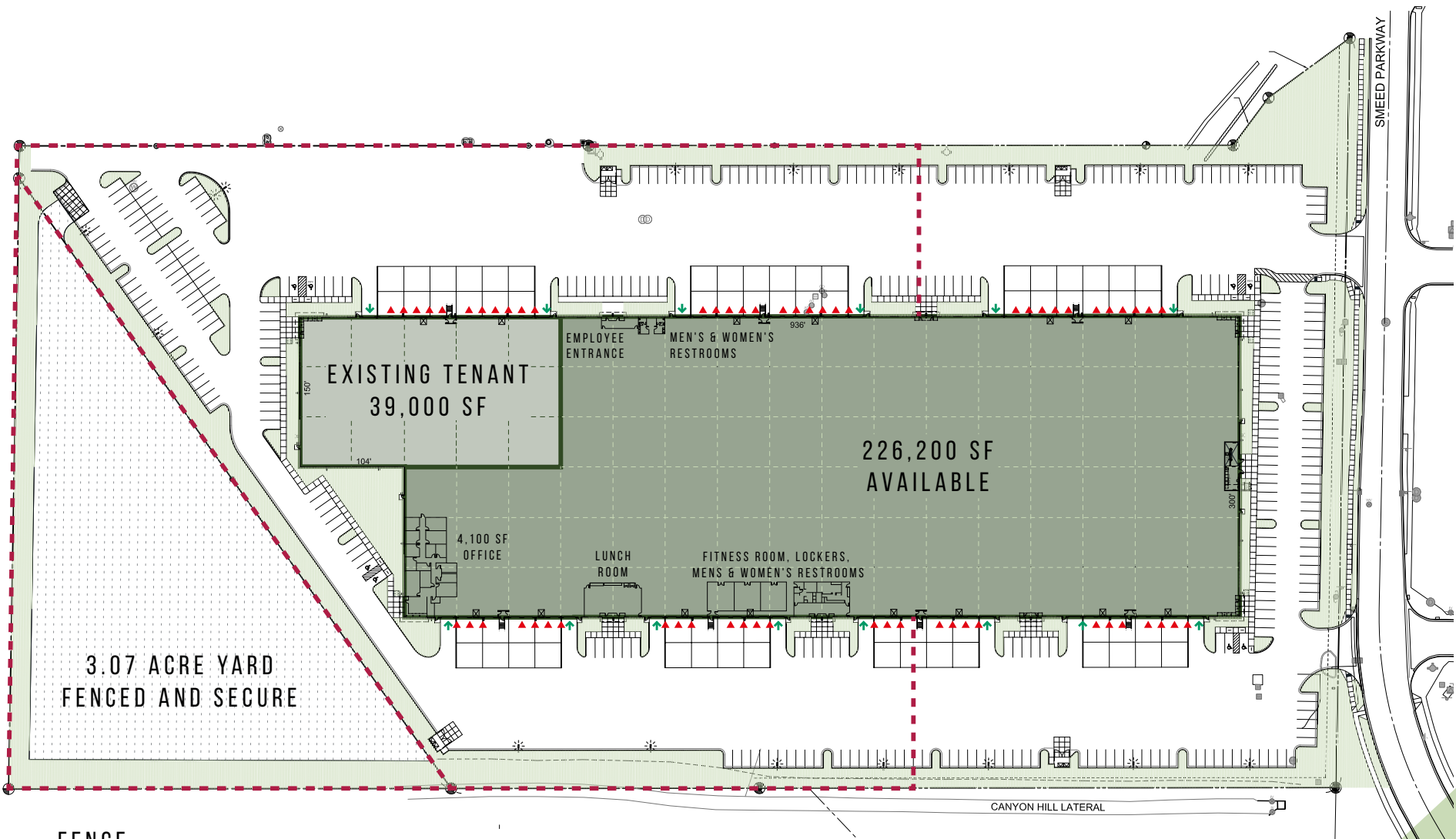
BUILDING SPECS

Total building size	265,200 SF
Available SF	226,200 SF
Office Size	4,100 SF or To-Suit
Class	A
Clear height	32
Year built	2022
Sprinkler system	ESFR
Building divisibility	15,600

Dock doors	61
Dock levelers	14 (every ~4.4 dock doors)
Grade-level doors	14
Car parking	1.3 to 1000
Trailer parking	In truck court, yard available
Zoning	M-1 (Light Industrial) 📄 M-1 Codes 📄 Definitions of the Uses
Yard	3.07 acres
Fence	Yard is fenced; warehouse is partially fenced



SITE PLAN



- - FENCE
- ▲ DOCK DOOR
- ↑ GRADE-LEVEL DOOR

DIVISIBILITY OPTIONS

Caldwell II offers flexible divisibility configurations designed to accommodate a wide range of occupier requirements while maximizing leasing flexibility. The project can accommodate full-building users, mid-size occupiers, and smaller demised suites through multiple layout scenarios.

AVAILABLE CONFIGURATIONS INCLUDE:

226,200 SF

132,600 SF

124,800 SF

93,600 SF

78,000 SF

54,600 SF

46,800 SF

31,200 SF

23,400 SF

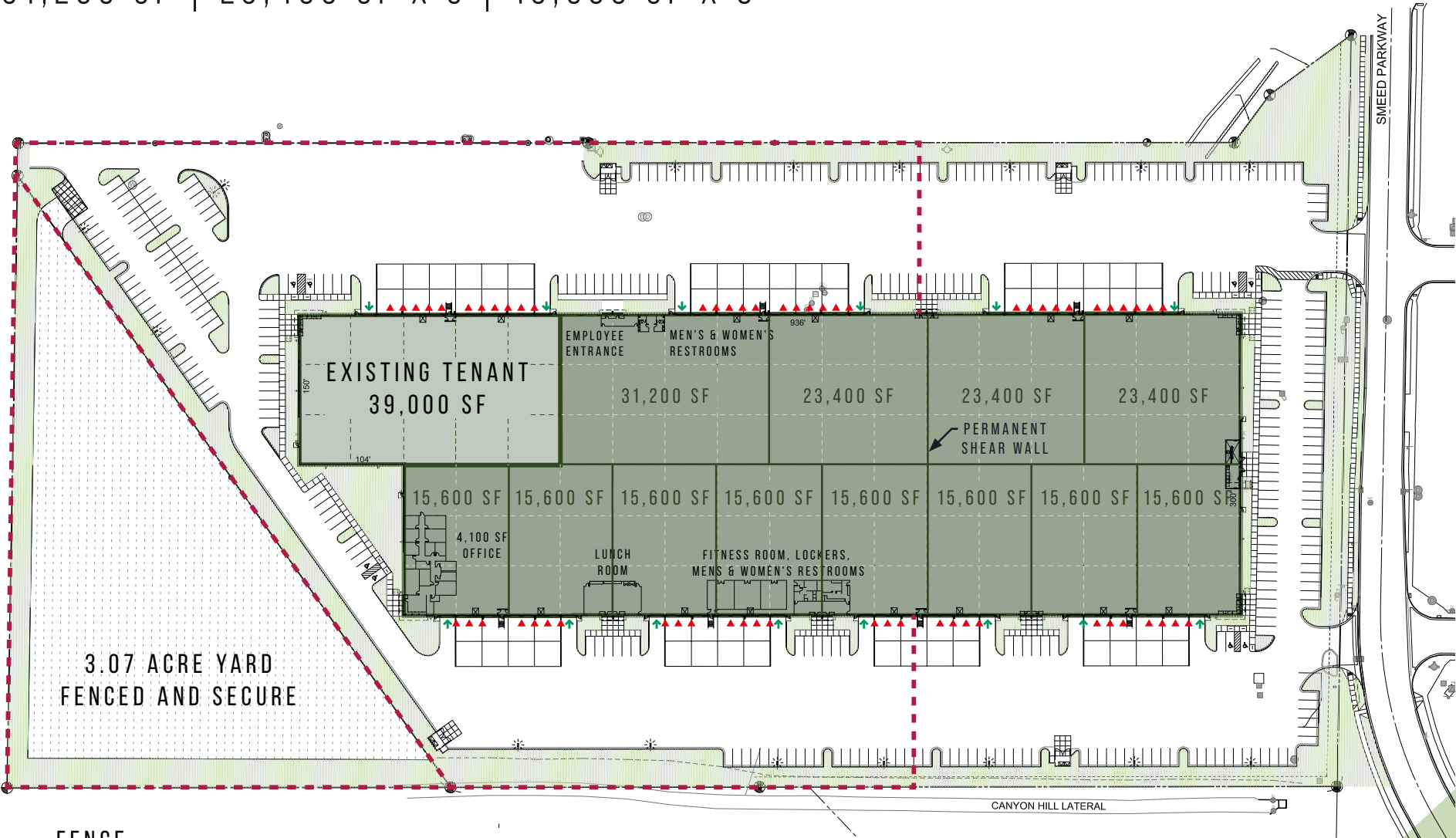
15,600 SF

The following site plans illustrate several potential demising scenarios that can be tailored to tenant requirements.



DIVISIBILITY

31,200 SF | 23,400 SF X 3 | 15,600 SF X 8



- FENCE
- ▲ DOCK DOOR
- ↑ GRADE-LEVEL DOOR

TRANSPORTATION AND CONNECTIVITY

Caldwell offers immediate access to Interstate 84, multiple state highways, Union Pacific Railroad service, and the Caldwell Executive Airport (a full-service general aviation facility). The site benefits from its proximity to downtown Boise and Boise Airport, providing efficient regional and national market access without metropolitan congestion.

DRIVE TIMES

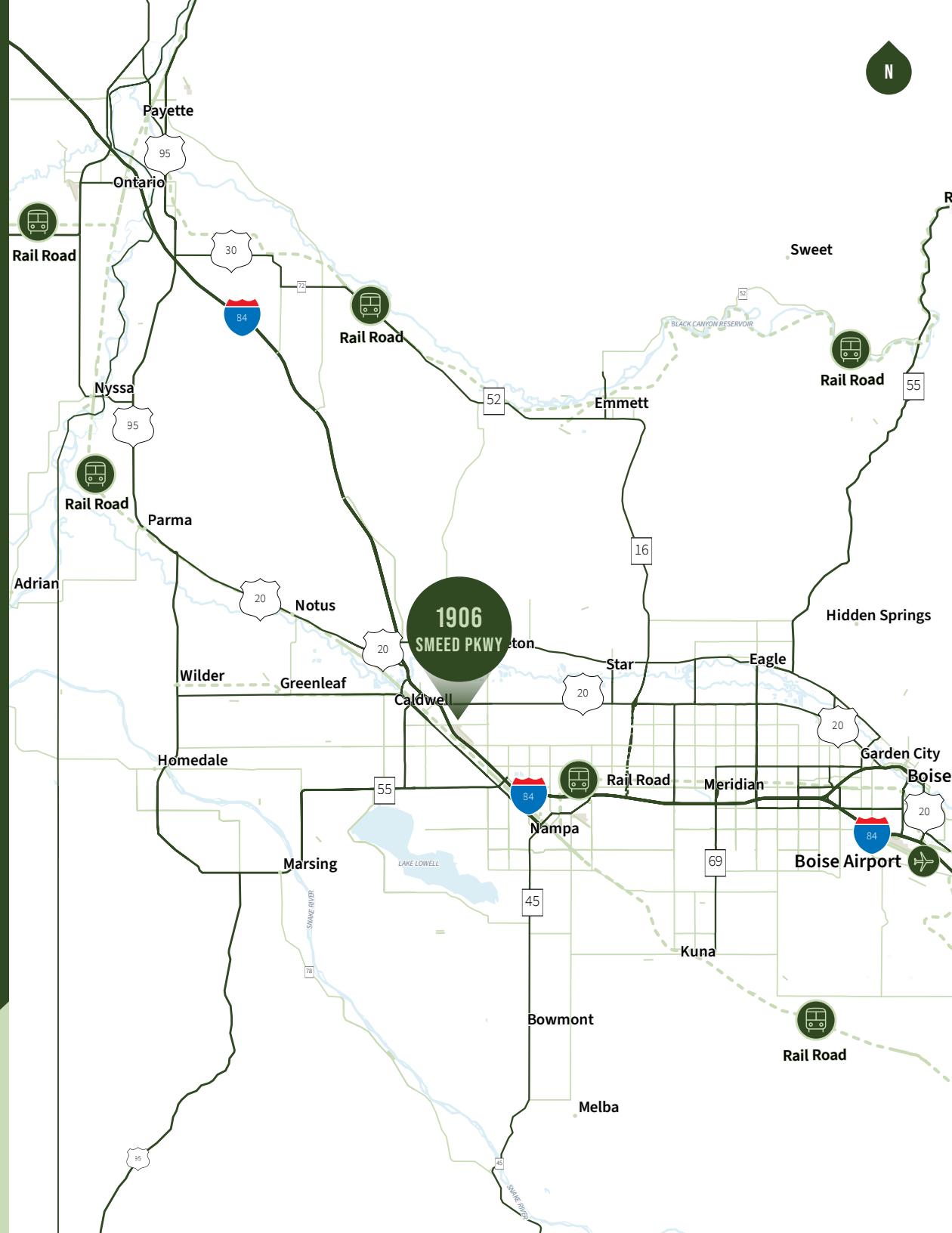
DOWNTOWN BOISE
32 MINS

BOISE AIRPORT/MICRON
30 MINS

Rail Road Operated by



WATCO



[illegible]

ESTABLISHED INDUSTRIES AND GROWTH MOMENTUM

POSITIONED NEAR DEVELOPMENT

KEY SECTORS:

- ✓ AGRICULTURE
- ✓ FOOD PROCESSING
- ✓ MANUFACTURING
- ✓ LOGISTICS
- ✓ RETAIL

NOTABLE EMPLOYERS AND RECENT PROJECTS:

- ✓ J.R. SIMPLOT COMPANY
- ✓ DARIGOLD
- ✓ JOHNSON THERMAL SYSTEMS
- ✓ CROOKHAM SEED COMPANY
- ✓ CAPITOL DISTRIBUTING
- ✓ CBH HOMES (HEADQUARTERS)
- ✓ SOUTHWARK METAL MANUFACTURING EXPANSIONS
- ✓ HOME DEPOT
- ✓ SKY RANCH BUSINESS PARK

COMPANY NAME

NEARBY DC/MANUFACTURERS

CITY

Micron	Boise
Americold Realty Trust	Nampa
Albertsons Companies, Inc.	Meridian
FedEx Ground	Boise
Lactalis American Group, Inc.	Nampa
Amazon	Nampa
WinCo Foods	Boise
GoGo Squeez	Nampa
Amalgamated Sugar Co	Nampa
Meta	Kuna
Odom Corporation	Boise
Tractor Supply	Nampa
Sysco Corporation	Boise
Simplot	Caldwell
The Pacific Companies	Nampa
Golden West Produce	Parma



STRATEGIC LOCATION

Caldwell offers a range of economic incentives, established business policies, and coordination through the Caldwell Economic Development Department, subject to alignment with local policies and community goals. The area supports manufacturing, distribution, and logistics operations, with access to regional transportation networks.



ECONOMIC INCENTIVES AND SUPPORT

IDAHO BUSINESS ADVANTAGE:

Tax credits, sales-tax rebates (up to 25%), and property tax exemptions for projects investing at least \$500,000 in new facilities and creating at least 10 new jobs (with competitive wages and benefits).

TAX REIMBURSEMENT INCENTIVE (TRI):

Up to 30% reimbursement on new state tax revenues (corporate income, sales, and withholding taxes) for up to 15 years, based on high-wage job creation (minimum 20 jobs in rural areas or 50 in urban areas, at or above county average wages).

PROPERTY TAX EXEMPTIONS:

Up to five years on new manufacturing or processing investments (often requiring a minimum \$3 million investment), approved by Canyon County Commissioners.

ADDITIONAL TOOLS INCLUDE INDUSTRIAL REVENUE BONDS (IRBS) AND TAX INCREMENT FINANCING (TIF) VIA URBAN RENEWAL AREAS.

WORKFORCE AND QUALITY OF LIFE

Caldwell offers an exceptional advantage for businesses seeking access to a dynamic, cost-effective workforce in Idaho's thriving Treasure Valley. This vibrant city provides companies with a young (average age around 30), growing labor pool enhanced by nearby educational resources like the College of Idaho, and Boise State University, while maintaining a low cost of living. The community's compelling quality-of-life amenities—including affordable housing, excellent schools, expansive parks, Lake Lowell recreation, Sunnyslope Wine Trail, and healthcare facilities such as West Valley Medical Center and St. Alphonsus—make Caldwell an attractive destination for recruiting and retaining talent.

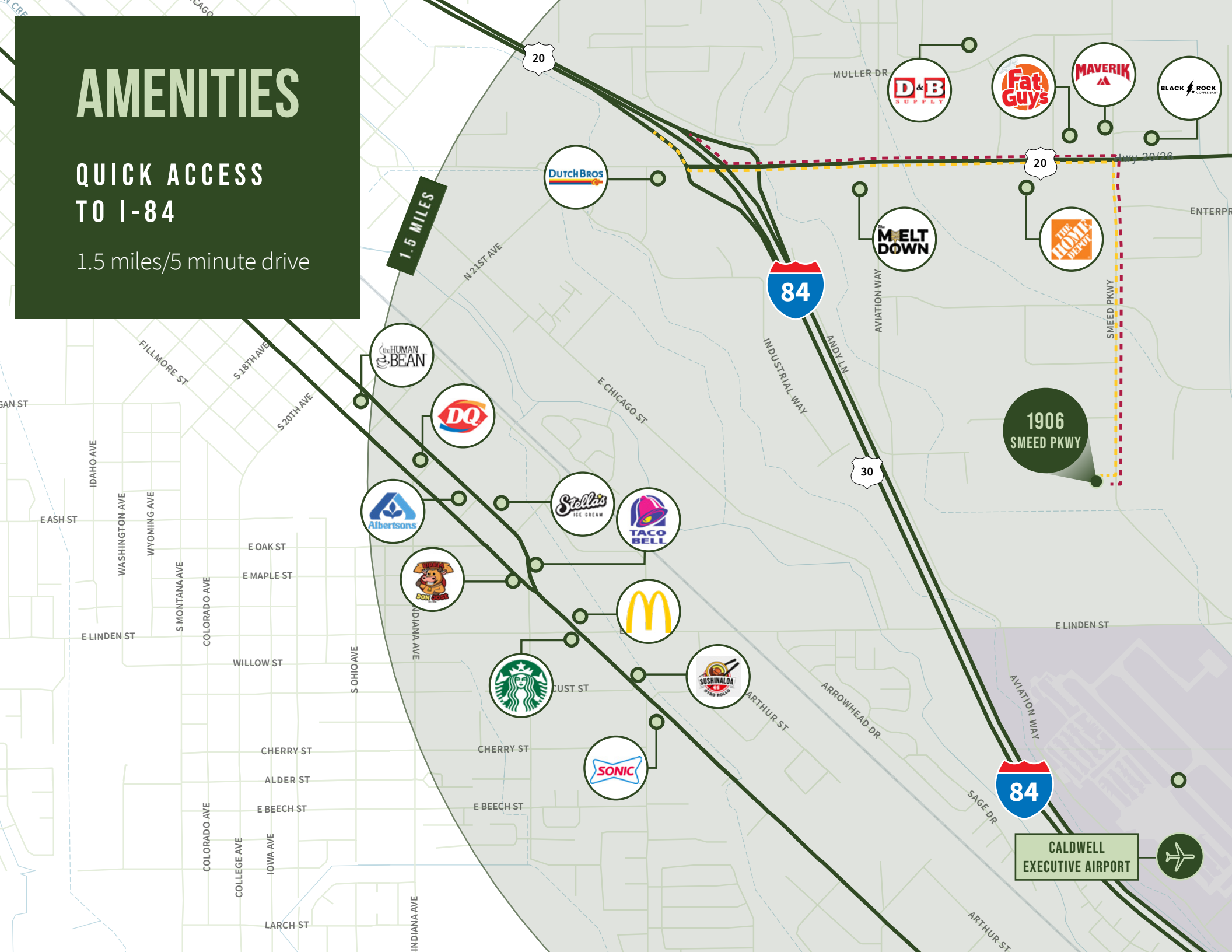
**13% LOWER COST OF
LIVING COMPARED TO
BOISE CITY**



AMENITIES

QUICK ACCESS
TO I-84

1.5 miles/5 minute drive



BOISE OVERVIEW

A DYNAMIC ECONOMY WITH DEMONSTRATED GROWTH

Boise is one of the fastest-growing metropolitan areas in the United States, with more than 850K residents, making it the largest in Idaho and the third largest in the PNW.

Growth is driven by strong in-migration, attracting an educated workforce, and a diversified economy anchored by technology, advanced manufacturing, healthcare, and logistics. Major investments continue to strengthen the region's technology ecosystem. Micron Technology is expanding semiconductor manufacturing in Boise, while Meta is developing a large-scale hyperscale data center in Kuna.

Infrastructure is also expanding to support demand. Boise Airport is undergoing a \$700 million terminal expansion. The extension of State Highway 16 (SH-16) is also improving regional connectivity by linking Interstate 84 to U.S. Highway 20/26 and opening new areas for industrial and residential growth.

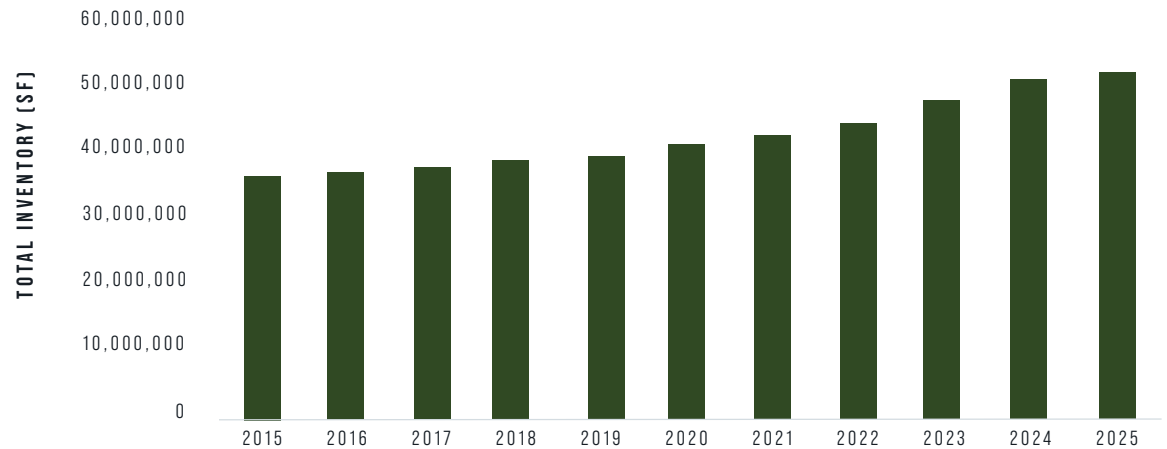
With a pro-business environment and competitive operating costs, Boise continues to attract corporate relocations, industrial development, and large-scale technology investment.

IDAHO RANKED
#2 IN TOP JOB GROWTH
U.S. Bureau of Labor Statistics, July 2025

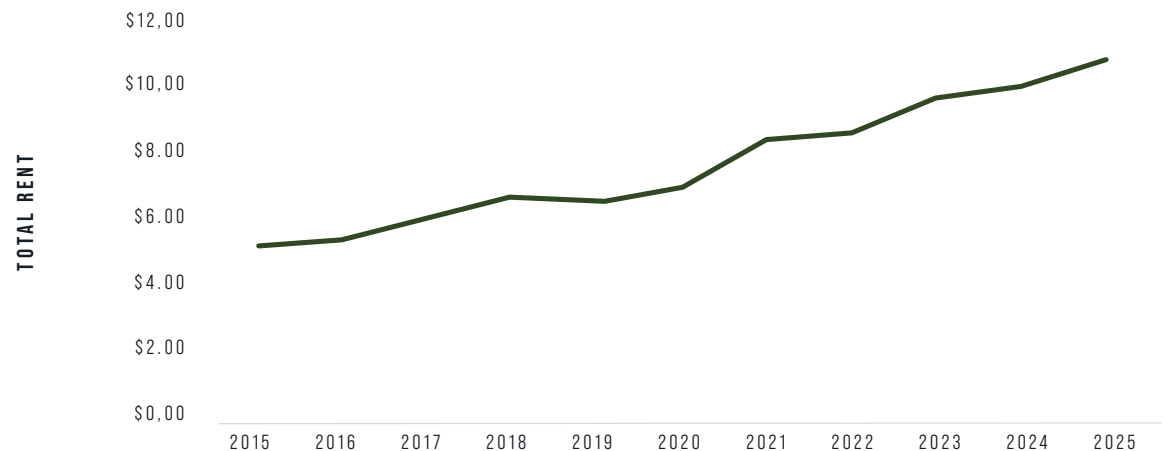
TOP U-HAUL
25 GROWTH METROS
U-Haul, January 2025

TOP MID-SIZED
20 CITIES ON THE RISE
LinkedIn News, January 2025

BOISE INDUSTRIAL INVENTORY HAS GROWN BY 42% SINCE 2015



BOISE INDUSTRIAL RENTS HAVE GROWN 105% SINCE 2015





CONTACT

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