

FOR LEASE | 8,245 SF Industrial Space | \$1.20/SF/NNN

412 Millennium Park Lane, Suite 102 | Caldwell, ID 83605



Rick McGraw

208.880.8889

rickmcgraw54@gmail.com



COLDWELL BANKER
COMMERCIAL
TOMLINSON

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

412 Millennium Park Lane, Suite 102 | Caldwell, Idaho 83605

Property Summary

- **Lease Rate:** \$1.20/SF/Mo or \$14.40/SF/Yr
- **Lease Type:** NNN
- **Terms:** 5 Years
- **Single Tenancy**
- **Space Size:** 8,245 SF
 - ⇒ Warehouse: 6,015/SF
 - ⇒ Office: 1,115/SF
 - ⇒ Mezzanine: 1,115/SF
- **Warehouse has the following:**
 - ⇒ Clear Height: 20' - 24'
 - ⇒ (2) Roll Up Doors: 14' X 14'
 - ⇒ 110 volt, 220 volt, 3 Phase
 - ⇒ (2) Offices
 - ⇒ Reception Area
 - ⇒ Mezzanine area
 - ⇒ (2) Restrooms
 - ⇒ Fully Paved Lot
- **Lot Size:** 1 acre



Contact Agent for Full Information Package

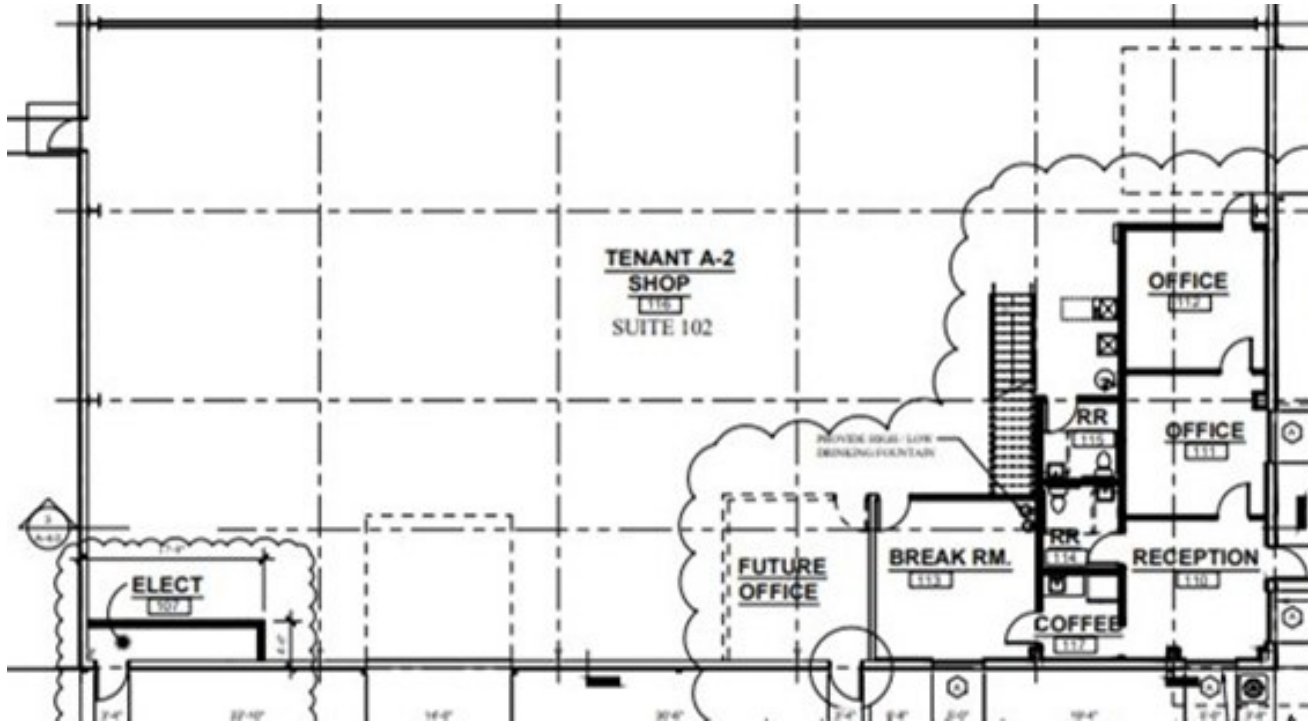
Rick McGraw

208.880.8889

rickmcgraw54@gmail.com

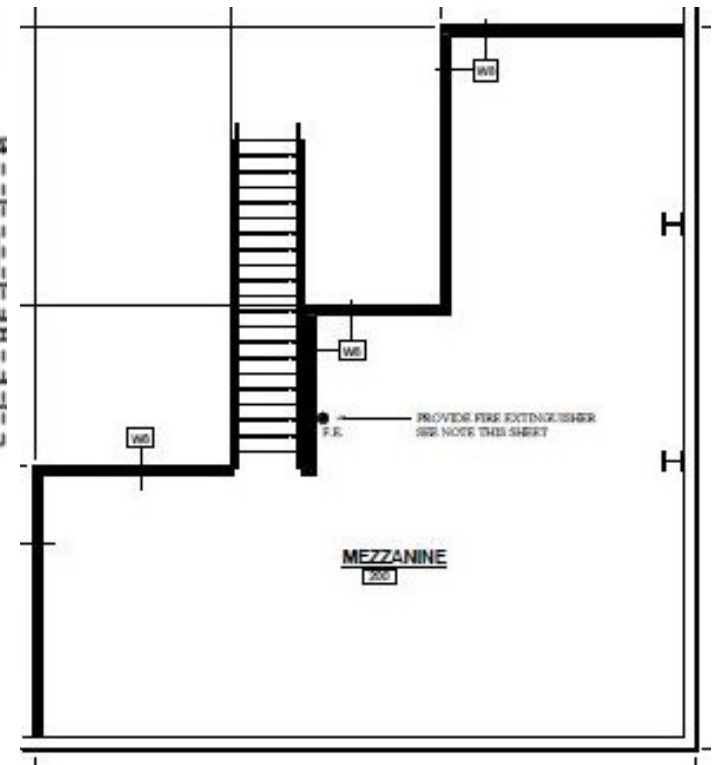


412 Millennium Park Lane, Suite 102 | Caldwell, Idaho 83605



Main Level Floor Plan

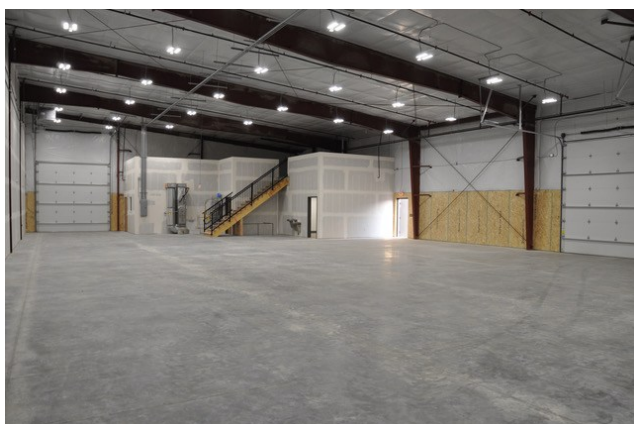
Mezzanine Level Floor Plan



Rick McGraw
208-880-8999
rickmcgraw54@gmail.com



412 Millennium Park Lane, Suite 102 | Caldwell, Idaho 83605



Rick McGraw
208-880-8999
rickmcgraw54@gmail.com



Caldwell, Idaho



Area Summary

Caldwell is the county seat of Canyon County and a growing part of the Boise Metropolitan area. Located on the Boise River and Interstate 84, it is home to College of Idaho and is roughly 20 minutes north of Lake Lowell and the Deer Flat National Wildlife Refuge.

Caldwell is increasingly becoming a desirable business center, with established businesses and known for a highly motivated workforce. The growth and development through job retention and creation is providing incentives for companies to establish and expand their operations.

Market Highlights

- Located 2 Miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad & College of Idaho
- Caldwell has an established Foreign Trade Zone 280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average



AERIAL

412 Millennium Park Lane, Suite 102 | Caldwell, ID 83605



Cloud Gate Industrial Park

Rick McGraw

208-880-8999

rickmcgraw54@gmail.com



The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.