

FOR LEASE: OFFICE, RETAIL & WAREHOUSE SPACE



LOCATION: Caldwell Crossing Subdivision
4702 Beacon Lane (Smeed Pkwy. & Hwy. 20/26)
Caldwell, ID

AVAILABLE: Retail/Office/Warehouse

Single Bay: 2,116 SF @ \$1,920./Month/NNN
Retail/Office area: 907 SF
Warehouse area: 1,209 SF

Retail/Office: 907 SF @ \$1,150./Month/NNN
Store Front Glass/Building Signage

Warehouse: 1,209 SF @ \$900./Month/NNN
16 foot clear height/12' X 14" overhead door

NNN Charges: \$0.20/SF/Month

Tenant Improvements Available

BUILDING DESCRIPTION:

Gross Building Area - 10,716 SF
Separately metered gas & electrical/3 phase
Fully Sprinklered
Parking at 5/1,000 SF

LOCATION FEATURES:

Direct Freeway Access
Hwy. 20/26 Street Exposure
Signalized Intersection
Rapidly Expanding Area



Warehouse – 16' clear height



Office/Retail – Store Front



Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

Building Elevations



STREET SIDE



WEST

EAST



BACK SIDE

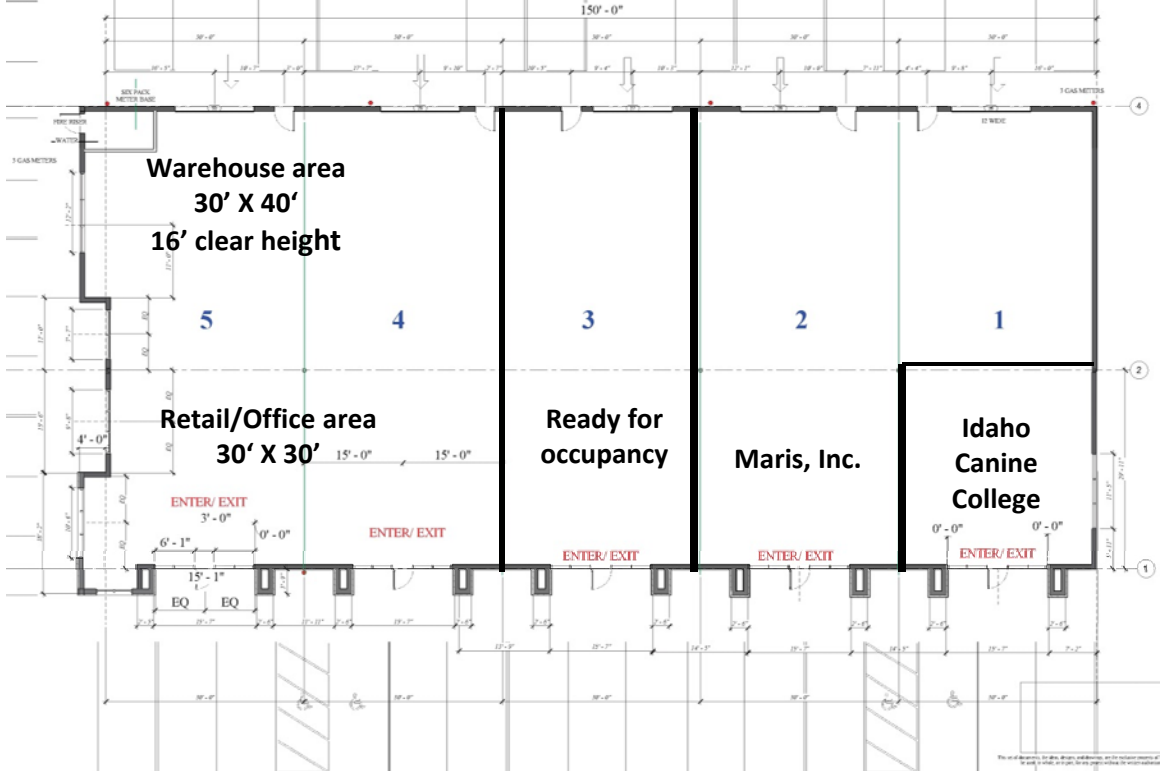
PROJECT ARCHITECT
 IRW ARCHITECTURE
 101 EAST PARKWAY CT.
 BOISE, IDAHO 83726
 208.333.4444
 www.irwarchitecture.com

LICENSED ARCHITECT
 STATE OF IDAHO
 PROJECT NUMBER
 2020-001

NORTH POLE LLC FLEX SPACE
 SMEAD AVENUE
 CALDWELL, IDAHO

Project Number
 Date: 5/23/2021 6:35:41 AM
 Drawn By: Author
 Checked By: Checker
 Sheet Number:
A 3.0
 EXTERIOR ELEVATIONS

Spaces Combined or Separated



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 FLOOR PLAN