

FOR LEASE: OFFICE, RETAIL & WAREHOUSE SPACE



Retail/Office as small as 900 SF * Warehouse as small as 1,200 SF

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

AVAILABLE: Retail/Office/Warehouse

Individual Suite Pricing: \$1,920./Month
Total area: 2,100 SF
Retail/Office area: 900 SF at \$1.20/SF
Warehouse area: 1,200 SF at \$0.70/SF

Retail/Office: Can be leased separately
Excellent street exposure/Store front glass
Uses include office, retail, restaurant
Drive-Thru Available

Warehouse: Can be leased separately
16 foot clear height
One 12' X 14" overhead door/suite

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/Signage
Signalized Intersection/Deceleration



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

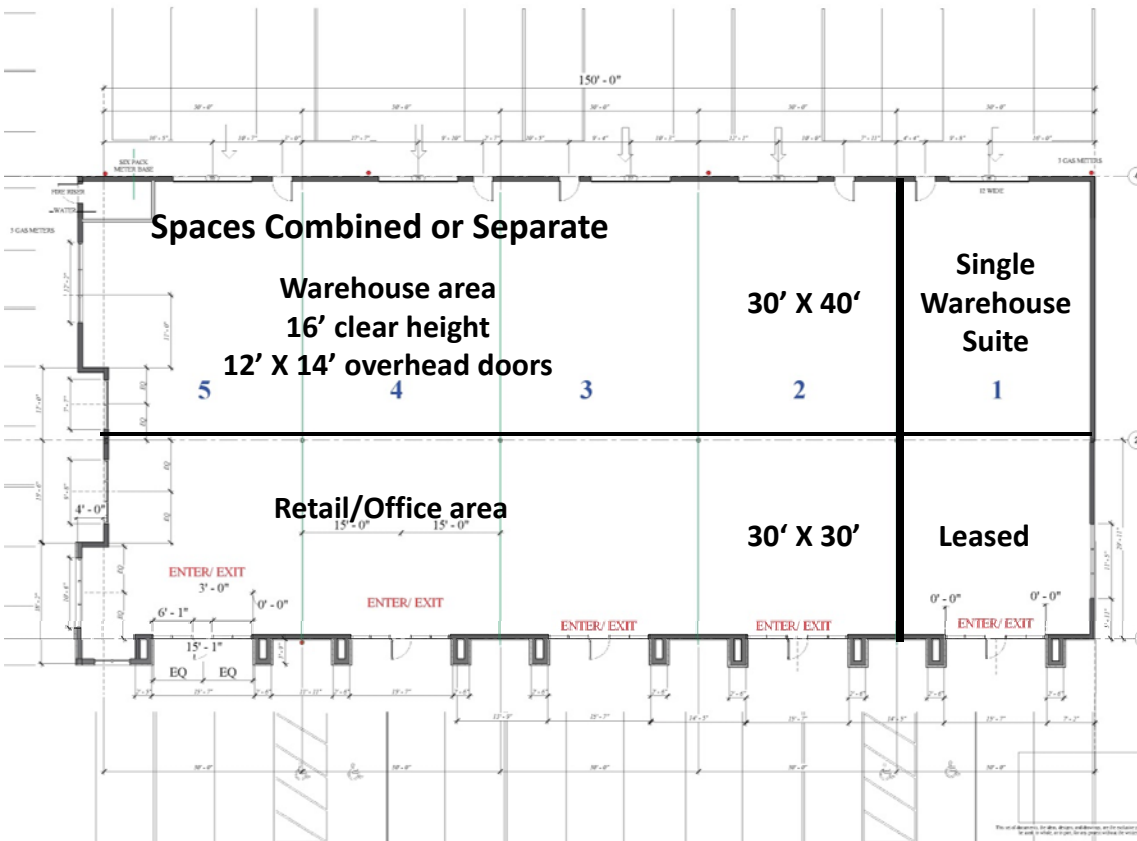
PROJECT PREPARED BY
 IRW
 101 EAST PARKWAY CT.
 BOISE, IDAHO 83726
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ARCHITECT
 PROJECT NO. 2020-001

NORTH POLE LLC FLEX SPACE
 SMEAD AVENUE
 CALDWELL, IDAHO

Project Number
 Date: 5/25/2020 10:51:41 AM
 Drawn By: Author
 Checked By: Checker
 Sheet Number:
A 3.0
 EXTERIOR ELEVATIONS

Floor Plan



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 FLOOR PLAN