

## NEW RETAIL SPACE FOR LEASE - 2018



**LOCATION:** Caldwell Crossing Subdivision  
813 Smeed Parkway  
Caldwell, Idaho

**FEATURES:** Hwy. 20/26 Street Frontage  
Signalized Intersection  
Deceleration Lane  
Drive-through  
Common court yard  
Parking at 7 stalls/1,000 SF  
Rapidly expanding area  
Limited local services

**BUILDING AREAS:**

Building A: 4,995 SF.  
Building B: 4,951 SF.

**LEASING INFORMATION PAGE 2**

**ZONING:** CG (General Commercial).



**East Caldwell Employment Base:**

- Southwark Metal Mfg.: 65-70 employees
- Johnson Thermal Systems : 30-40 employees.
- Motion Industries: 12-15 employees.
- Idaho Packaging: 5-10 employees.
- Paint Contractor: 5+ jobs.
- Newer spec. mfg. buildings: approx. 30-40 jobs.
- Simplot Turf: 5-10 employees.
- Green LED Lighting: 5 + jobs.
- American Food Equipment Mfg.: 50-90 jobs.
- Project Fresh: 150-200 jobs.
- Idaho Department of Labor : approx. 120 + jobs.
- Health and Welfare.

**East Caldwell Service Industries:** Imaging Center, Liberty Dialysis Center, VA Clinic, Thomas Jefferson Charter School, Idaho Athletic Club, Flying J, DaVita Dialysis Clinic, Ambassador RV Park and Resort, Caldwell Industrial Airport, and Caldwell City Park:

**Source:** Caldwell Economic Development.

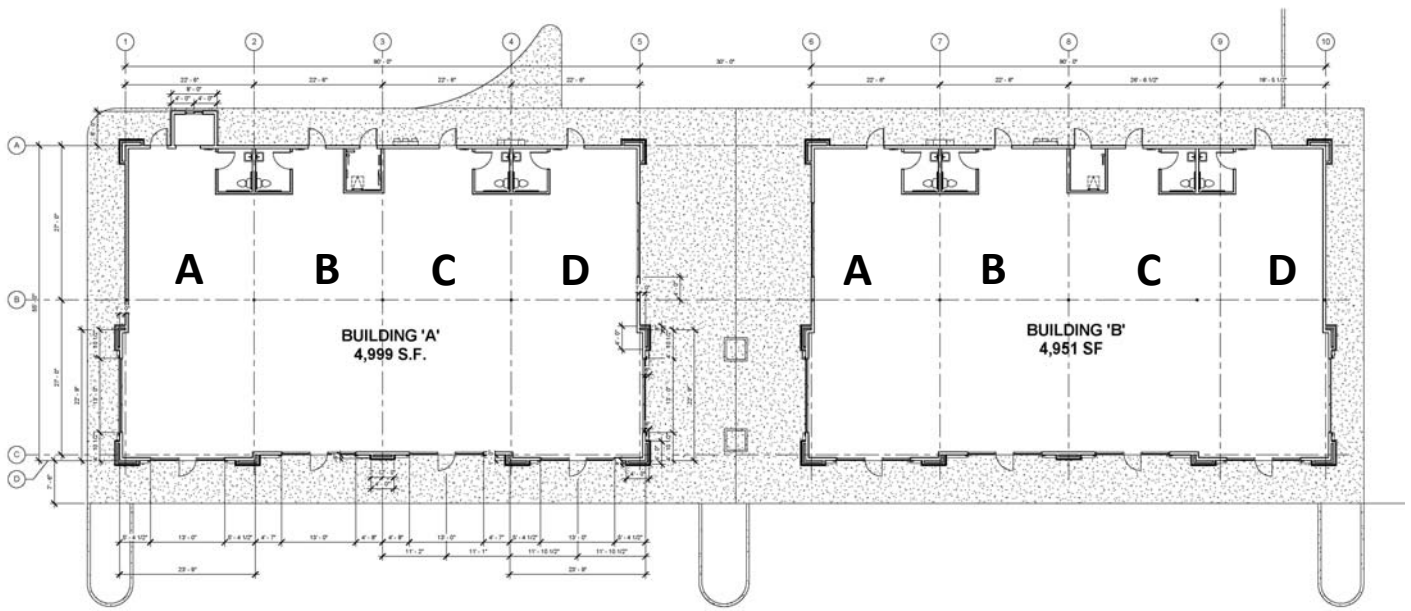


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FLOOR PLAN - CALDWELL CROSSING

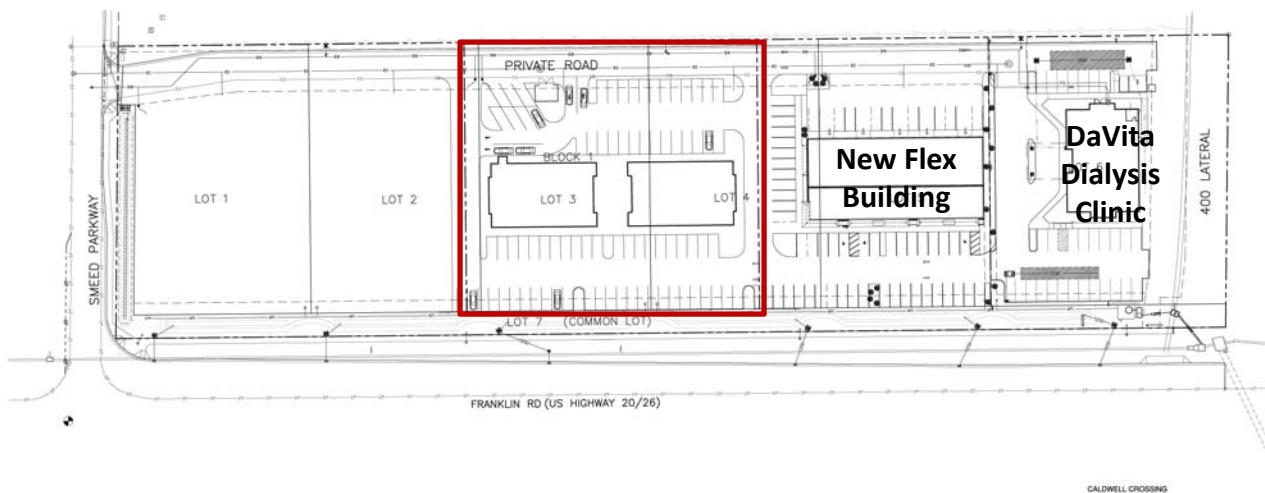
## Building A

	Area/SF	Rate/SF/NNN
Suite A (Drive-Thru)	1,320	\$26.00
Suite B	1,225	\$24.00
Suite C	1,225	\$24.00
Suite D	1,271	\$26.00

## Building B

	Area/SF	Rate/SF/NNN
Suite A	1,271	\$26.00
Suite B	1,225	\$24.00
Suite C	1,183	\$24.00
Suite D	1,271	\$24.00

- Rates are based on a vanilla shell with one ADA restroom



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