

## FOR LEASE OR SALE – 17,000 SF WAREHOUSE/OFFICE



**Sky Ranch Business Center**  
4003 Skyway Drive  
Caldwell, Idaho

**Building Area: 17,000 SF**  
Warehouse: 15,000 SF  
Office: 2,000 SF

**Building Description:**  
High Quality Pre-Engineered Metal Bldg.  
Behlen Building Systems  
20 ft. clear height/free span  
6" reinforced slab  
Fire sprinklers/alarm  
14' X 14' overhead doors/concrete pads  
3 phase power  
LED high luminary lighting

**Lot Area: 1.51 Acres**  
Fully paved  
Two curb cuts & vertical curbing  
25 parking stalls

**Lease Rates: \$10,950/month**  
Warehouse @ \$.57/SF/month  
Office @ \$1.20/SF/month  
NNN est. @ \$0.10/SF/month

**Sales Price: \$1,800,000.00**

**Site Plan of page 2**



**Contact:**

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616  
[www.rfrproperties.com](http://www.rfrproperties.com)

**Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto: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.

# Site Plan

