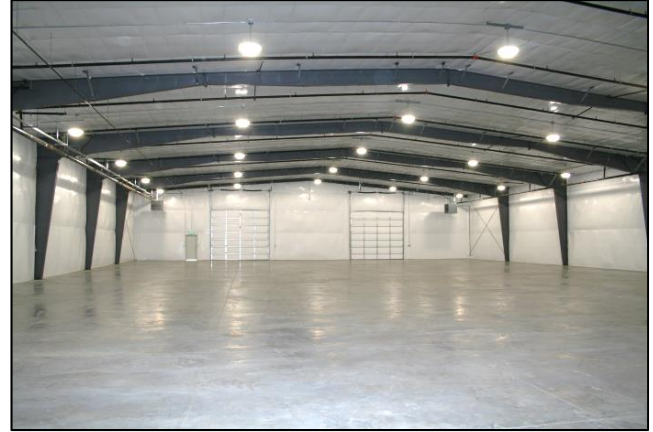


FOR LEASE OR SALE – 17,000 SF WAREHOUSE/OFFICE



Sky Ranch Business Center
4003 Skyway Drive
Caldwell, Idaho

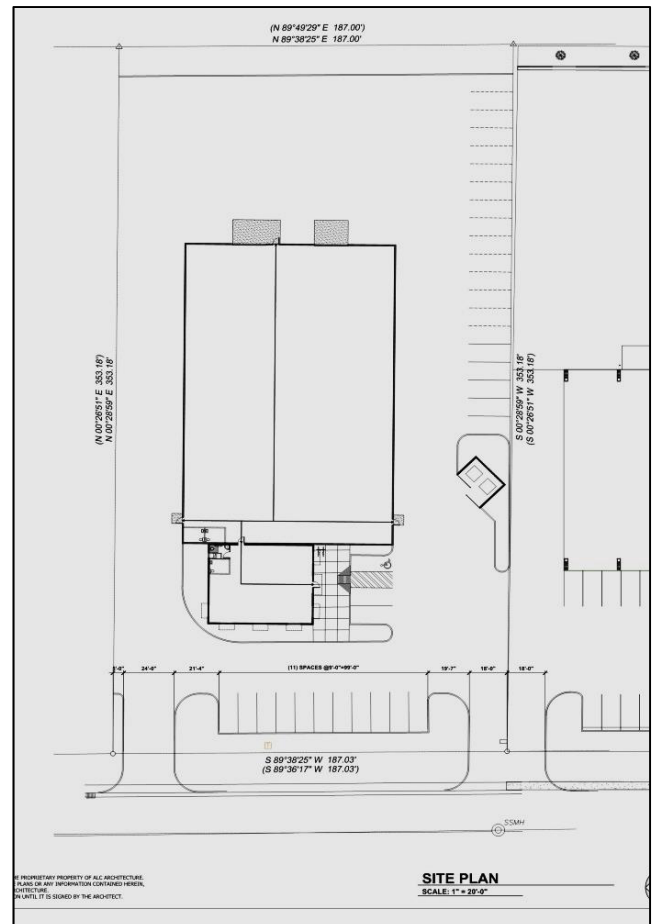
Building Area: 17,000 SF
Warehouse: 15,000 SF
Office: 2,000 SF

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 with two curb cuts
Vertical curbing/gutter
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



Contact: _____

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616
www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

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