

## 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**

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**Contact:** \_\_\_\_\_

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# Site Plan

