

FOR LEASE: OFFICE, RETAIL & WAREHOUSE SPACE



Dec. 5th, 2016

LOCATION: Caldwell Crossing Subdivision
817 Smeed Parkway (HWY. 20/26)
Caldwell, ID

FEATURES: Direct Freeway Access
Hwy. 20/26 Street Exposure/Signage
Signalized Intersection/Deceleration Lane
Landscaping/Sidewalks
Parking 5/1,000 SF
Commercial Zoning

BUILDING DESCRIPTION:

Gross Building Area - 10,716 SF
5 Separate Suites - 2,143/SF
Retail/Office – 919/SF
Warehouse -1,225/SF
Separately metered gas & electrical/3 phase
Fully Sprinklered
12' X 14' Overhead Doors.

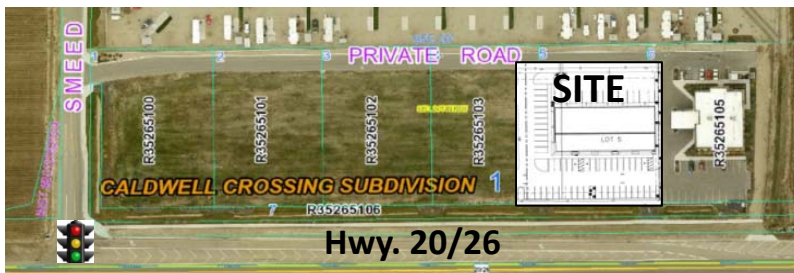
LEASE RATES: Starting @ \$1,950/month NNN
NNN estimated @ \$0.25/SF/month
Tenant Improvements Available



Warehouse – 16' clear height



Office/Retail – Store Front



Contact:

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Building Elevations



Floor Plan

