

**COLDWELL
BANKER**

**TOMLINSON GROUP
COMMERCIAL**

SKY RANCH BUSINESS PARK

4003 Skyway Caldwell, Idaho

Warehouse With Office For Lease



Contact Information

Rick McGraw 280.880.8889 rickmcgraw54@gmail.com

Investment | Industrial | Land | Office | Retail

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

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4003 Skyway Caldwell, Idaho



Directions From Boise: West on I-84 to Caldwell, East on Highway 20-26, South on Aviation Way, East on Skyway to 4003 Skyway

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INDUSTRIAL WAREHOUSE AND OFFICE

17,000 SF / \$7.80/SF



Lease Information

- Lease Type NNN
- Lease Rate \$7.80/SF
- Lease Period 5 Years

Building Is Ready For
Immediate Occupancy

Warehouse Highlights

- 15,000 Square Footage
- 20' Clear Height Free Span
- 3 Phase Power
- Two 14'X14' Doors
- Fire Sprinkler & Alarm
- 6" Reinforced Slab 100'X150'

Office Highlights

- 2,000 Square Footage
- Three Separate Offices
- Break Room
- Restroom
- Open Showroom Area

Paved Parking Lot Has Two Curb Cuts, 25+ Parking Stalls, Ample Area For Outside Storage, and Full Access Around The Building For Deliveries. Easy Access To I-84

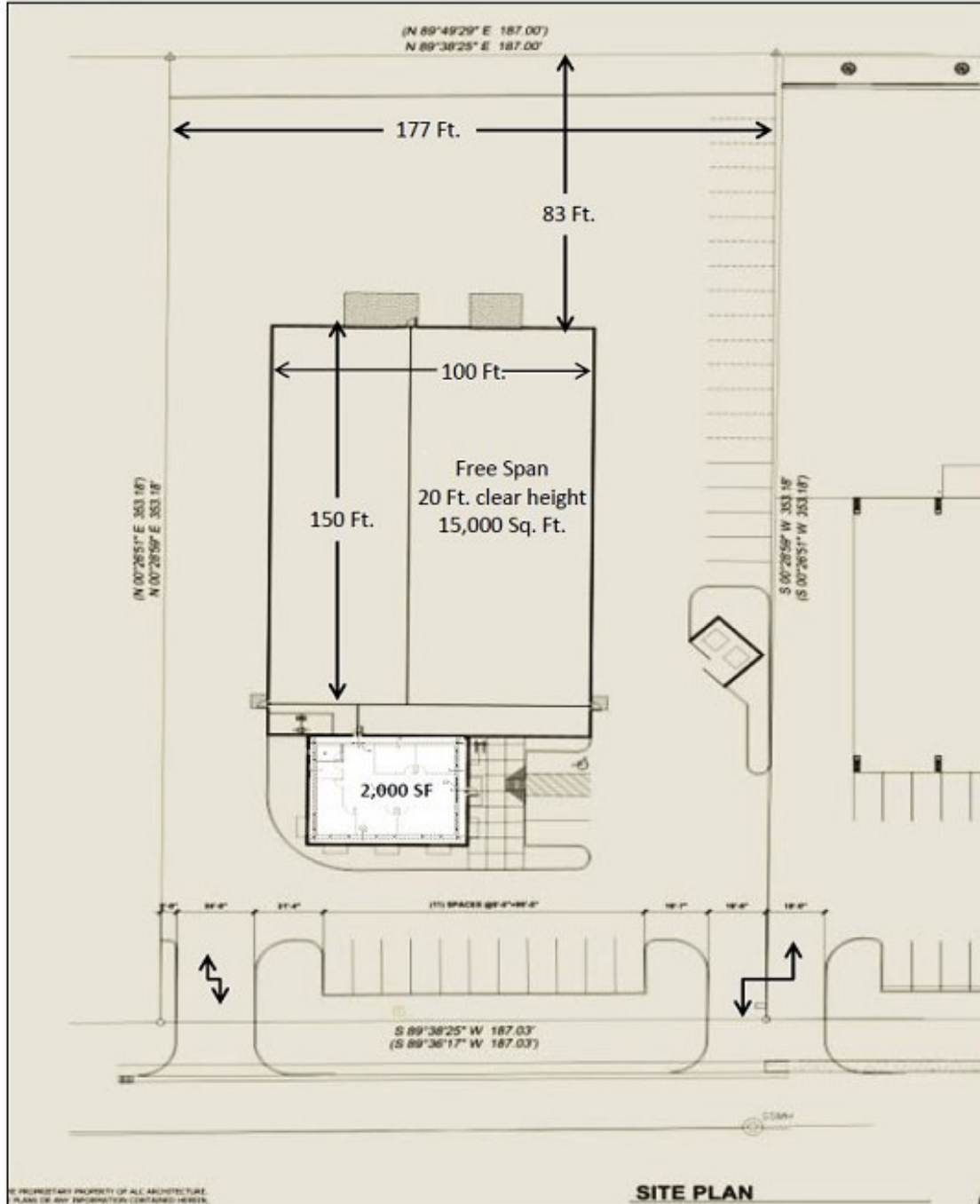
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LOT and PLAT

Site Plan



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AERIAL



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