



SKY RANCH BUSINESS PARK

4003 Skyway | Caldwell Idaho

17,000 SF Industrial Building



New Warehouse w/ Office FOR LEASE
15,000SF Warehouse 2,000SF Office



Contact Information

RICK MCGRAW • 208.880.8889 • RICKMCGRAW54@GMAIL.COM

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Coldwell Banker
Tomlinson Group

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



NEW WAREHOUSE / OFFICE

4003 Skyway | Caldwell , Idaho

Located in Sky Ranch Business Park

BUILDING INFORMATION

Building Area: 17,000SF	Warehouse : 20' Clear Height Free Span
Warehouse: 15,000SF	3 Phase Power
Office: 2,000SF	Two 14'x14' Doors
Paved Lot: 1.51 Acres	Fire Sprinkler & Alarm
LED high luminary lighting	6" reinforced slab
	100' x 150'

- Office area has (3) Offices, Breakroom, Restroom and Showroom area
- Paved parking lot has two curb cuts, 25+ parking stalls and ample area for outside storage and full access around the building for deliveries
- Easy Access to I-84

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

Lease Information

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

Building is ready for immediate occupancy



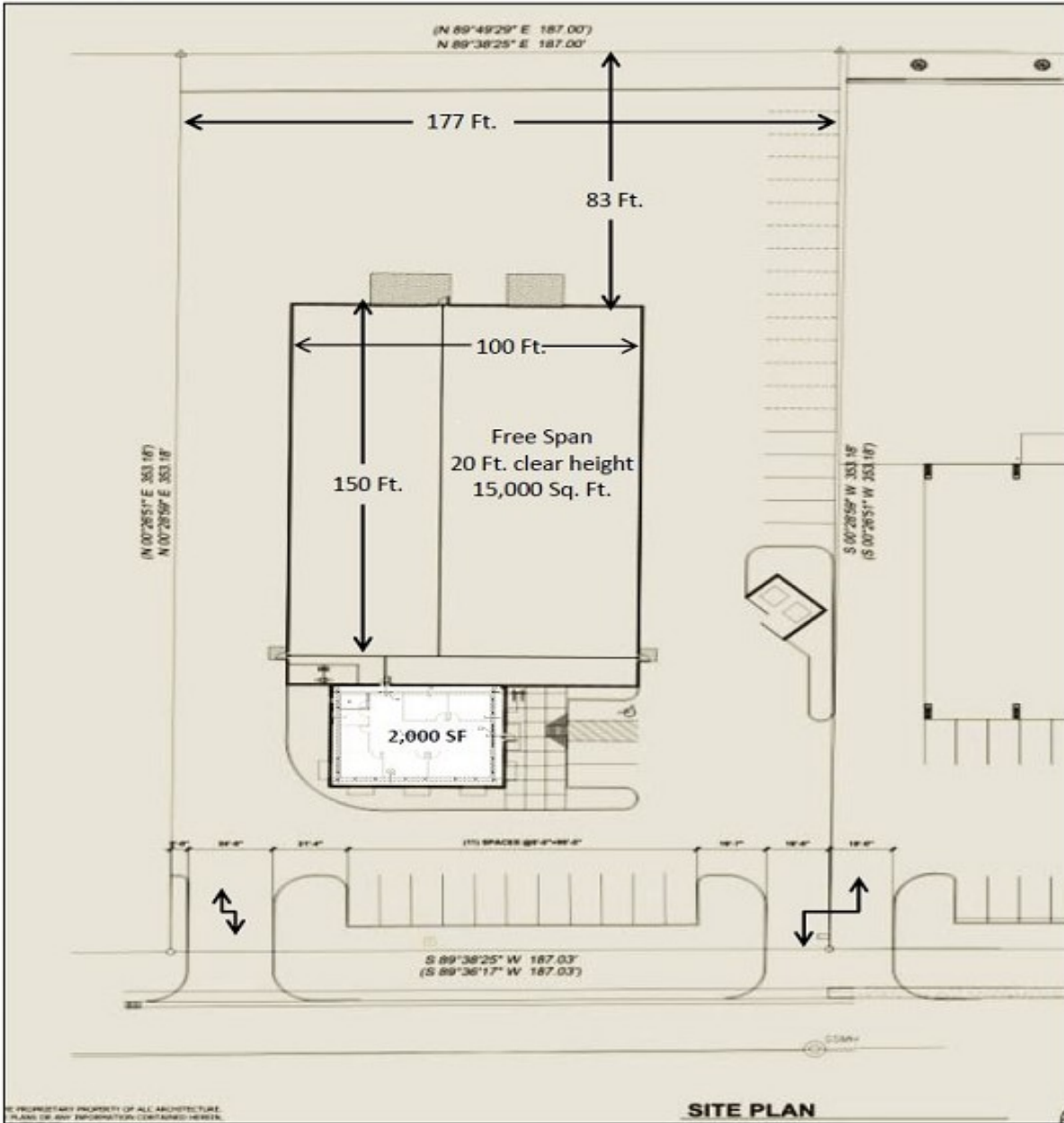
Rick McGraw ♦ 208.880.8889 ♦ RICKMCGRAW54@gmail.com

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Lot and Plat

Site Plan



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NEW INDUSTRIAL WAREHOUSE AND OFFICE

4003 Skyway | Caldwell Idaho

Aerial of 4003 Skyway



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