

FOR SALE

**23.77 Acre
Development
Parcel**

**OFFERED FOR
\$7,247,948**

THE MCGRAW GROUP



Presented by

Rick McGraw

208.880.8889

rickmcgraw54@gmail.com

and

Jonathan Langston

208.794.0958

jonlangstoncre@gmail.com

PROPERTY SUMMARY

- 3816 E. Linden Street | Caldwell, ID 83605
- 23.77 Acres | 1,035,421 SF
- Price per SF: \$7.00
- Zoned Industrial
- Utilities to the site
- Call or Email Listing Agent for Full Information



**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

3816 E. Linden Street | Caldwell, Idaho 83605

23.77 Acre Development Parcel

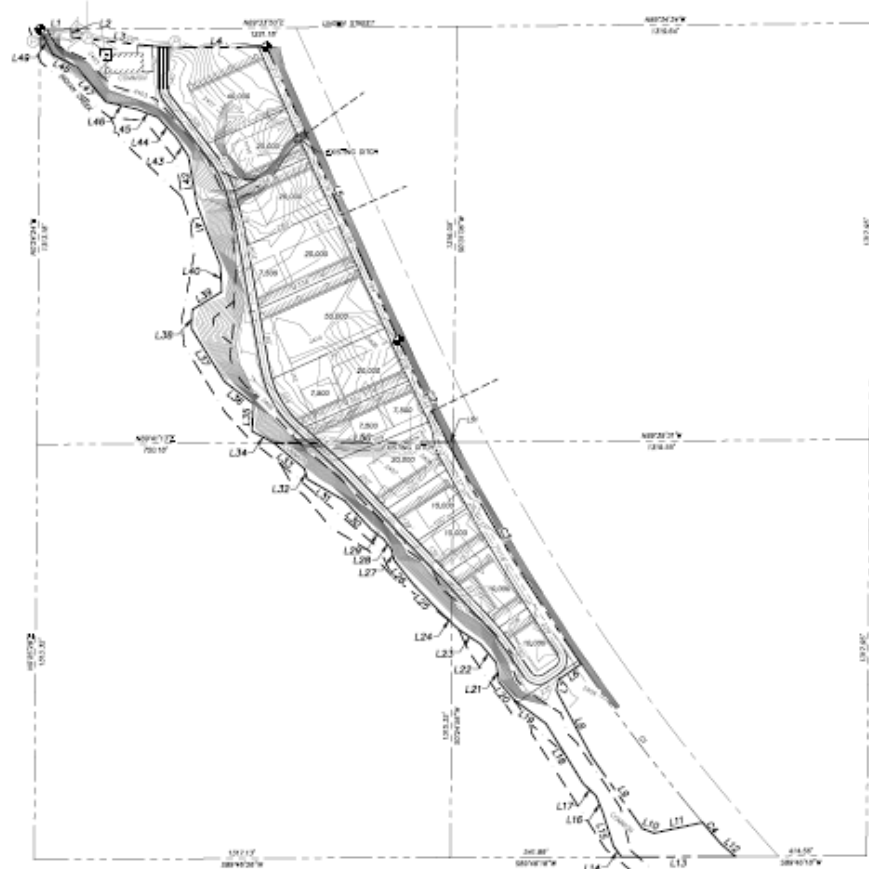
\$7,247,948 | \$7.00/SF



North Parcel



South Parcel



Concept Plan

Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Jonathan Langston 208.794.0958 jonlangstoncre@gmail.com



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

3816 E. Linden Street | Caldwell, Idaho 83605

23.77 Acre Development Parcel



CONCEPT 1: 40K BUILDING

3816 E LINDEN STREET
CALDWELL, ID 83605

Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Jonathan Langston 208.794.0958 jonlangstoncre@gmail.com

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



**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

3816 E. Linden Street | Caldwell, Idaho 83605

23.77 Acre Development Parcel



CONCEPT 2: 50K BUILDING

3816 E LINDEN STREET
CALDWELL, ID 83605



Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Jonathan Langston 208.794.0958 jonlangstoncre@gmail.com



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

3816 E. Linden Street | Caldwell, Idaho 83605

23.77 Acre Development Parcel



CONCEPT 3: 100K BUILDING

3816 E LINDEN STREET
CALDWELL, ID 83605



Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Jonathan Langston 208.794.0958 jonlangstoncre@gmail.com



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



Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

Jonathan Langston 208.794.0958 jonlangstoncre@gmail.com



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