



412 - 610 Millennium Park Lane | Caldwell, ID 83605



COLDWELL BANKER  
COMMERCIAL  
TOMLINSON

**For Sale and For Lease**  
**Cloud Gate Industrial Park**  
**Industrial Condos**

**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.



## PROPERTY SUMMARY

- **Sales Price:** \$1,795,000 Up to \$3,595,000
- **Available SF:** 7,174/SF to 14,366/SF
- **Portfolio Price:** \$21,565,000 | 7 Buildings
- **Investment Type:** Owner User / Investor
- **Lease Rate:** \$1.20/SF/NNN
- **Lease Terms:** Minimum 5 Years
- **Available SF:** 7,174/SF to 14,366/SF
- **Construction Start Date:** March 1, 2023
- **Available:** August 2023
- **Zoning:** Light Industrial
- **Each Building will have the following:**
  - ⇒ Clear Height: 22' - 24'
  - ⇒ Roll Up Doors: 14' X 14'
  - ⇒ 3 Phase, 300 AMP
  - ⇒ Parcel Size: (12) 1/2 Acre Lots

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## PRICING AND AVAILABILITY

AVAILABLE UNITS	Lease Rate/Type	Sales Price
<b>Building A - 503 Millennium Park Lane</b>		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
<b>Building B - 519 Millennium Park Lane</b>		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
<b>Building C - 605 Millennium Park Lane</b>		
7,174 SF	\$1.20/SF/NNN	\$1,795,000
<b>Building D - 610 Millennium Park Lane</b>		
7,191 SF	\$1.20/SF/NNN	\$1,795,000
<b>Building E - 522 Millennium Park Lane</b>		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
<b>Building F - 504 Millennium Park Lane</b>		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
<b>Building G - 412 Millennium Park Lane</b>		
14,366 SF	\$1.20/SF/NNN	\$3,595,000

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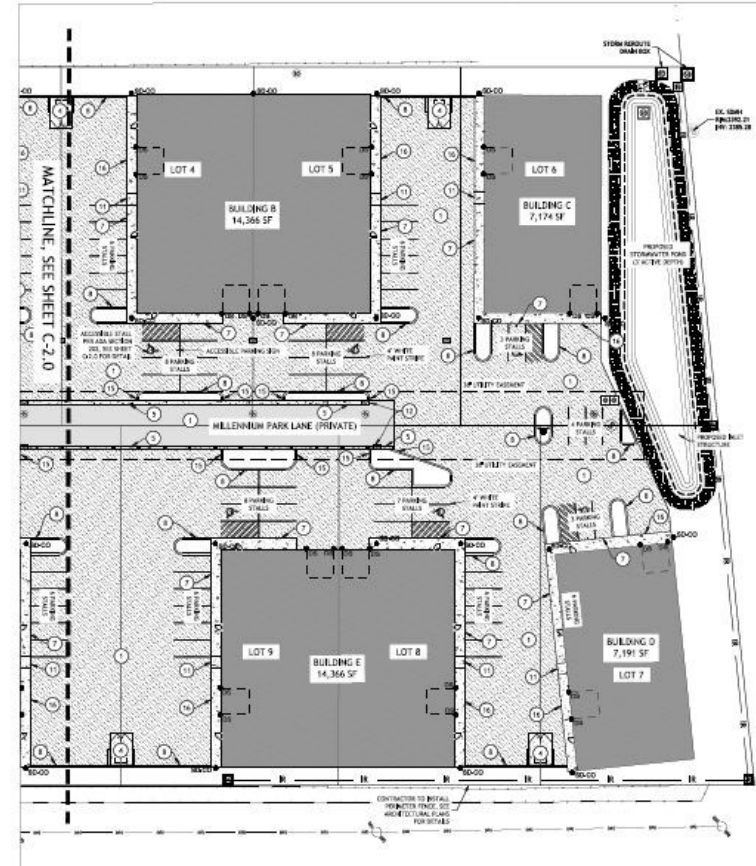
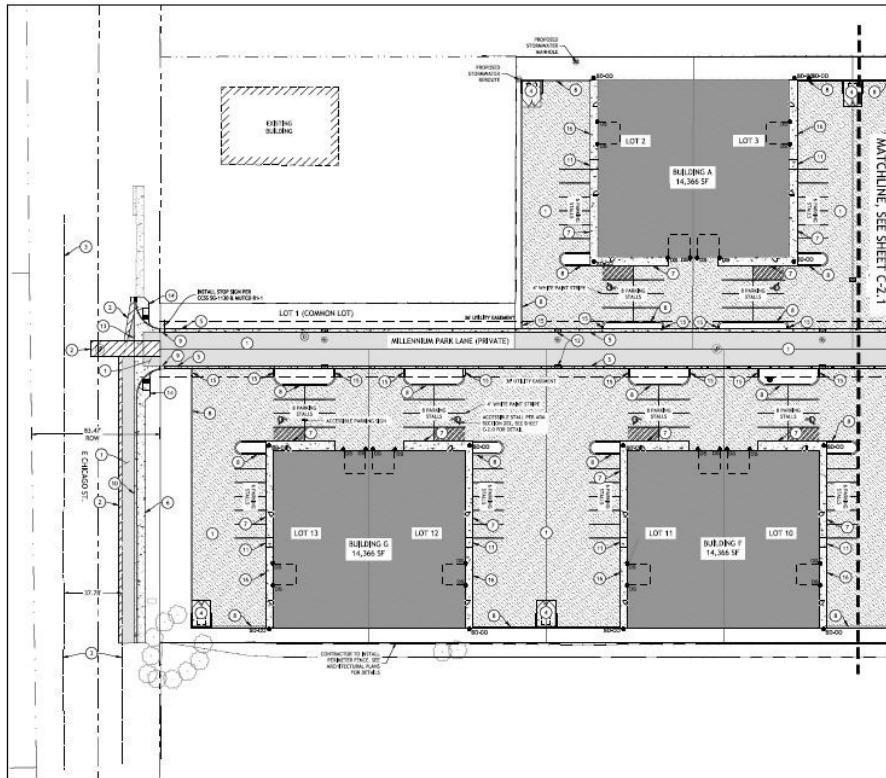
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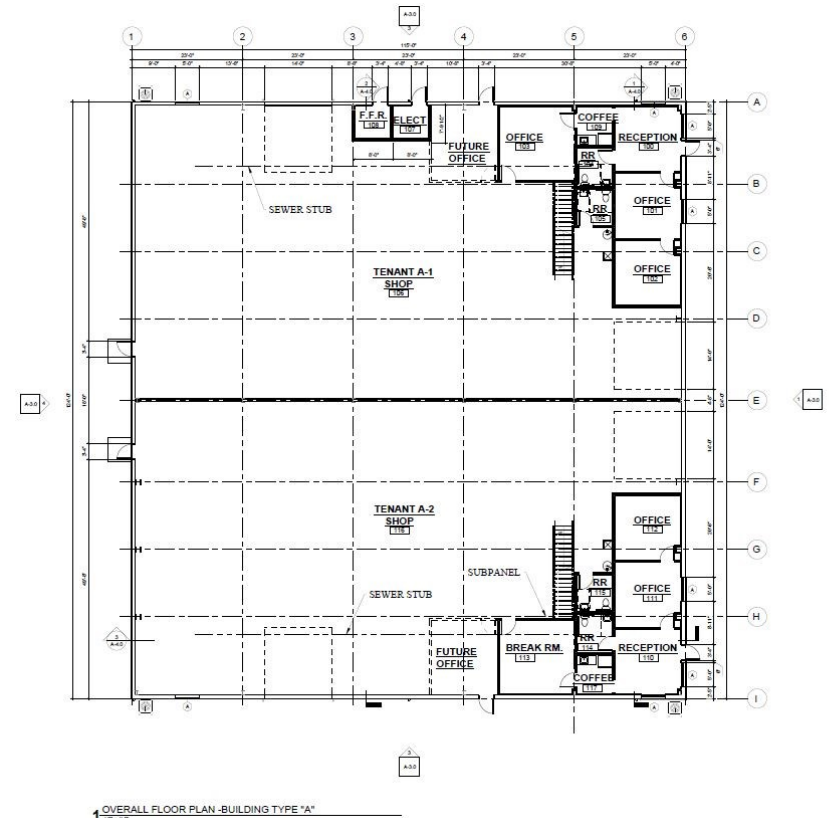
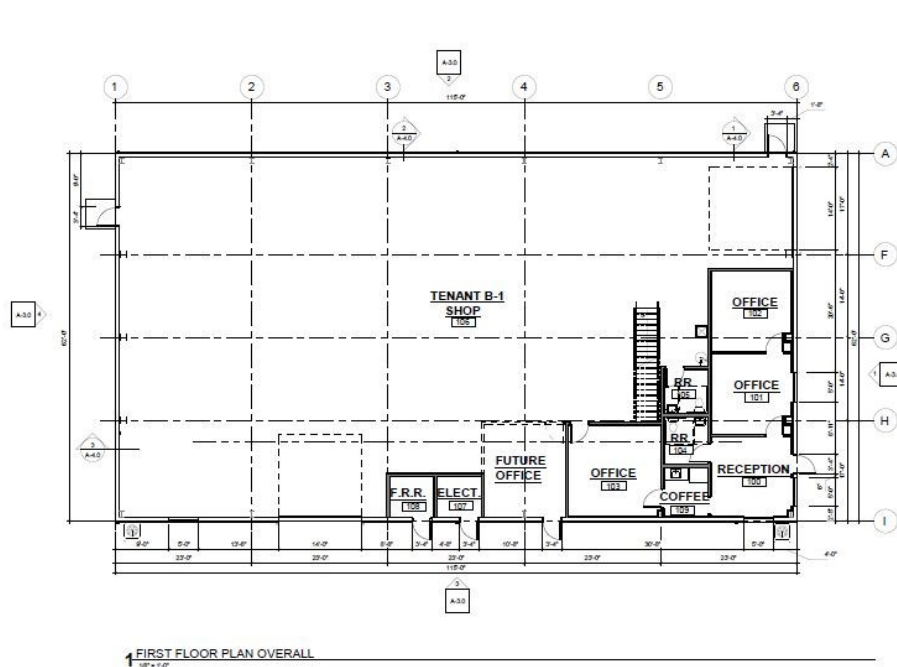


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## AREA SUMMARY

Caldwell is the county seat of Canyon County and a growing part of the Boise Metropolitan area. Located on the Boise River and Interstate 84, it is home to College of Idaho and is roughly 20 minutes north of Lake Lowell and the Deer Flat National Wildlife Refuge.

Caldwell is increasingly becoming a desirable business center, with established businesses and known for a highly motivated workforce. The growth and development through job retention and creation is providing incentives for companies to establish and expand their operations.

## MARKET HIGHLIGHTS | CALDWELL, ID

- Located 2 Miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad & College of Idaho
- Caldwell has an established Foreign Trade Zone 280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average





# AERIAL

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