



412 - 610 Millennium Park Lane | Caldwell, ID 83605



For Sale and For Lease
Cloud Gate Industrial Park
Industrial Condos

Rick McGraw | 208.880.8889
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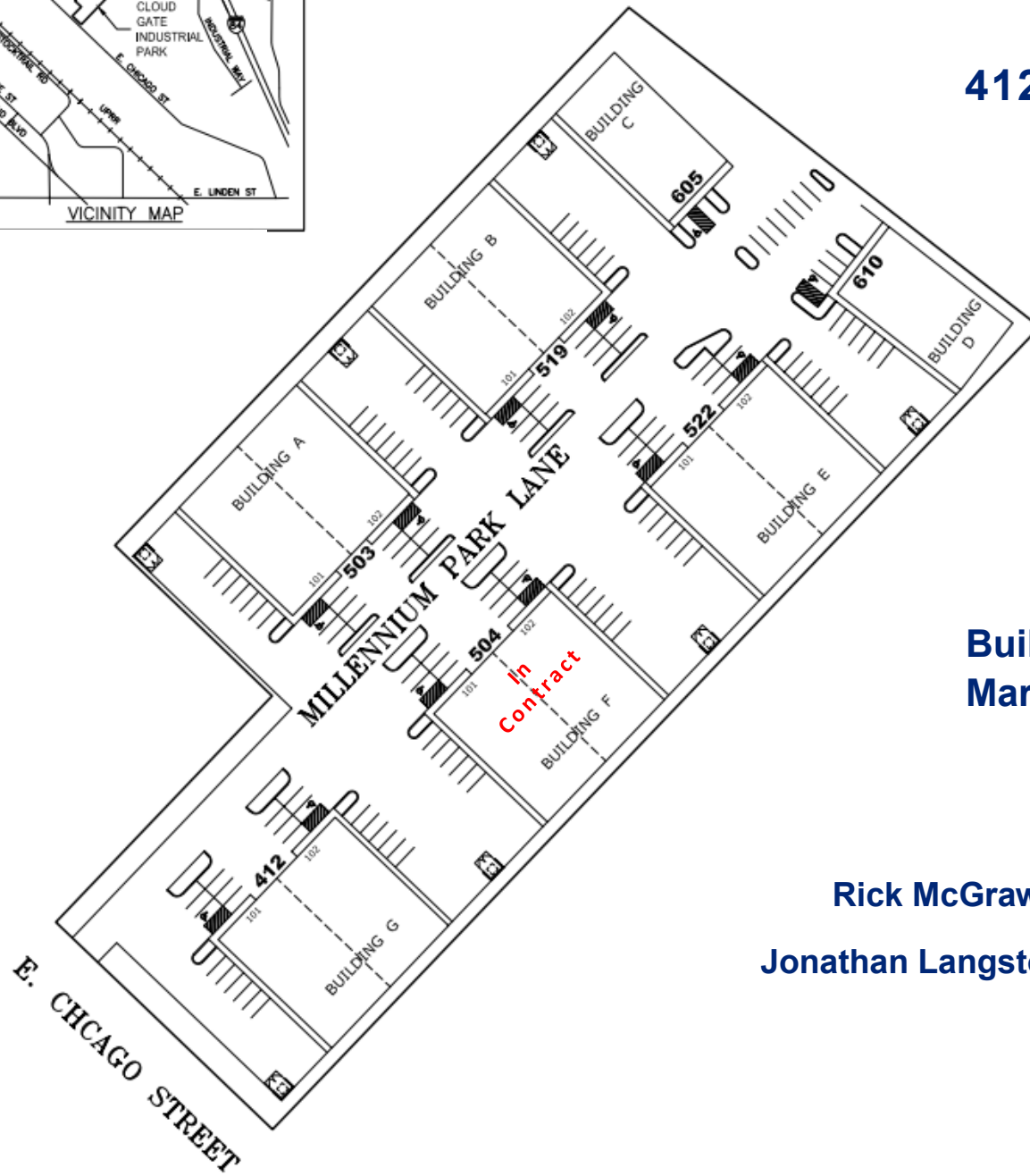
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



PROPERTY SITE PLAN

**412 - 610 Millennium Park Lane
Caldwell, ID 83605**



**Buildings F & G to be completed by
March 1, 2024**

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PROPERTY SUMMARY

- **Sales Price:** \$1,795,000 Up to \$3,595,000
- **Available SF:** 7,174/SF to 14,366/SF
- **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
- **Each Building will have the following:**
 - ⇒ Clear Height: 22' - 24'
 - ⇒ Roll Up Doors: 14' X 14'
- **Power:**
 - ⇒ The 14,366/SF Buildings will have 2 meters with 200 AMP's per meter and single phase. Total of 400 AMP's
 - ⇒ The 7,000/SF Buildings will have 200 AMP's and single phase
- **Zoning:** Light Industrial
- **Parcel Size for each building:** 1/2 acre lots
- **412-610 Millennium Park Lane | Caldwell, ID 83605**
- **Buildings A, B, E, F & G** can have up to (2) tenants each and will be addressed as Suites 101 & 102
- **Buildings C & D** will be single tenant buildings
- **Buildings F & G to be completed March 1, 2024**
- **Contact Agents for Full Information Package**

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PRICING AND AVAILABILITY

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

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Photo Taken 12/28/23

412 Millennium Park Lane 1



Photo Taken 12/28/23

412 Millennium Park Lane 2



Photo Taken 12/28/23

Millennium Park Ln Street Scene 1



Photo Taken 12/28/23

Millennium Park Ln Street Scene 2



Photo Taken 12/28/23

504 Millennium Park Lane 1



Photo Taken 12/28/23

504 Millennium Park Lane 2

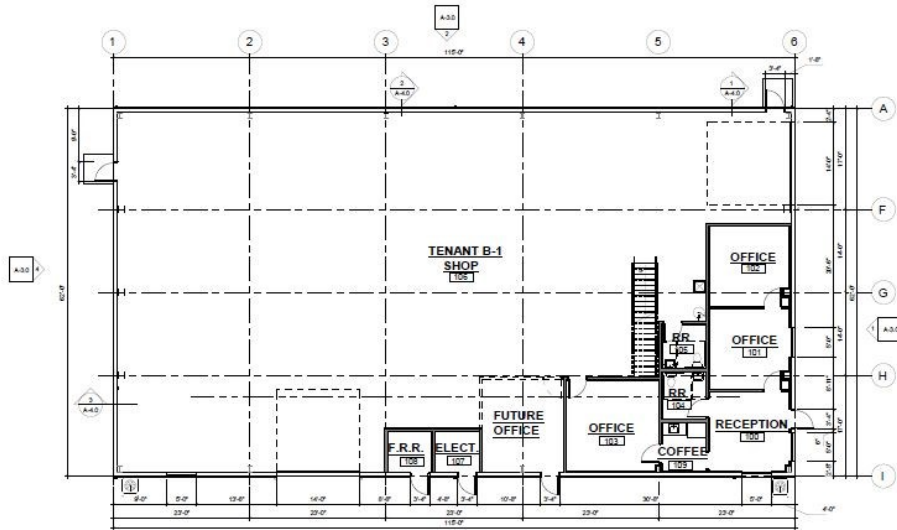
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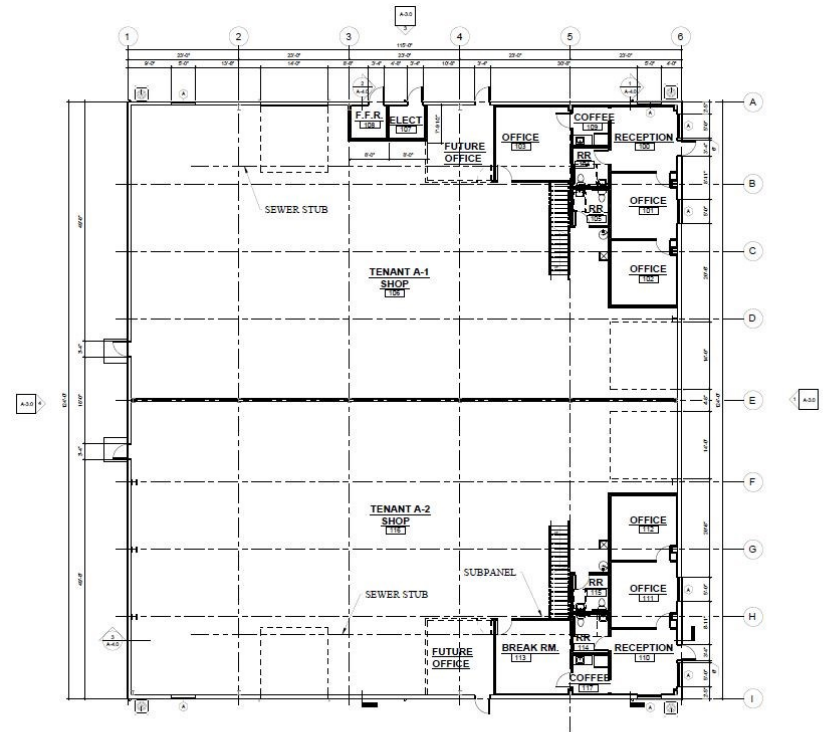
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7,174/SF

Single Tenant Building



14,366/SF

Single or Multiple Tenant Building

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COLDWELL BANKER
COMMERCIAL
TOMLINSON

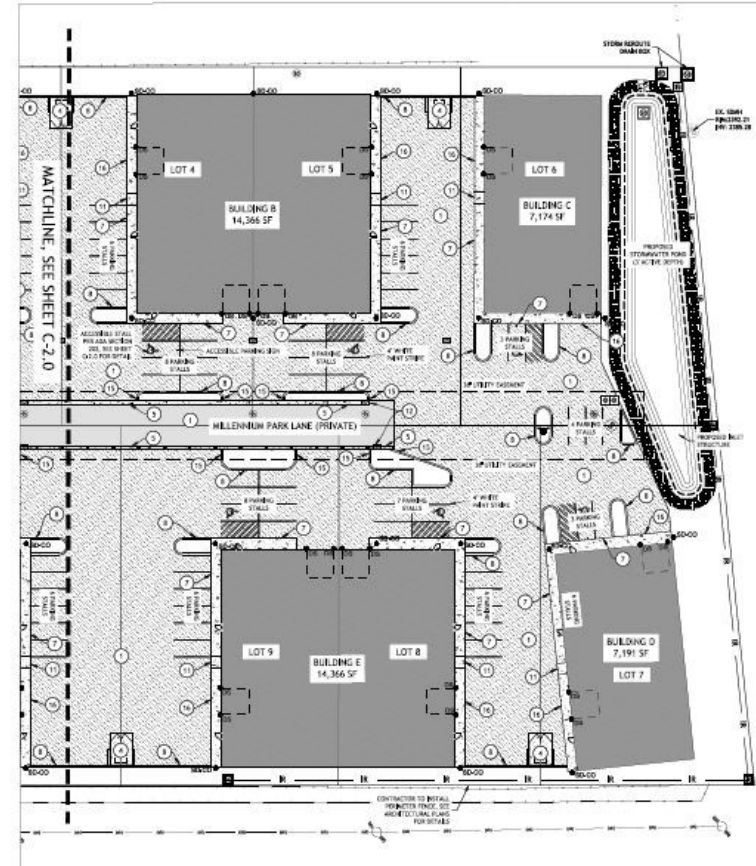
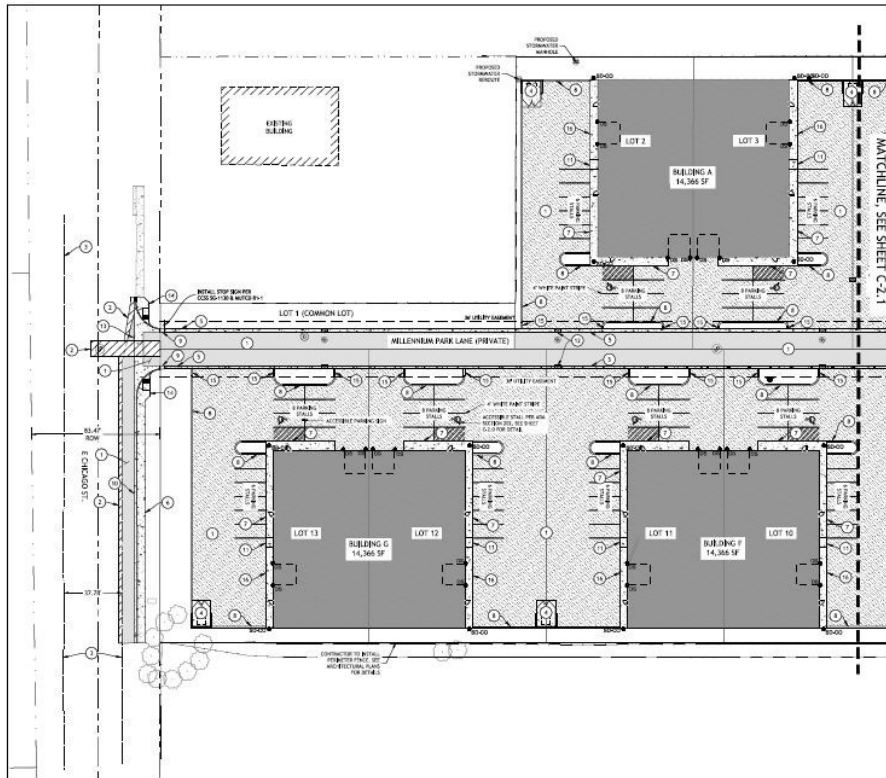
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Caldwell, Idaho



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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