



**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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**jonlangstoncre@gmail.com**

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

## **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
- **Construction Start Date:** June 2023
- **Zoning:** Light Industrial
- **Parcel Size for each building:** 1/2 acre Lots
- **Each Building will have the following:**
  - ⇒ Clear Height: 22' - 24'
  - ⇒ Roll Up Doors: 14' X 14'
  - ⇒ 14,366 SF Buildings will have 300 AMP's
  - ⇒ 7,100 SF Buildings will have 200 AMP's
- **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 under consultation with a completion date of January 2024 for the first building**

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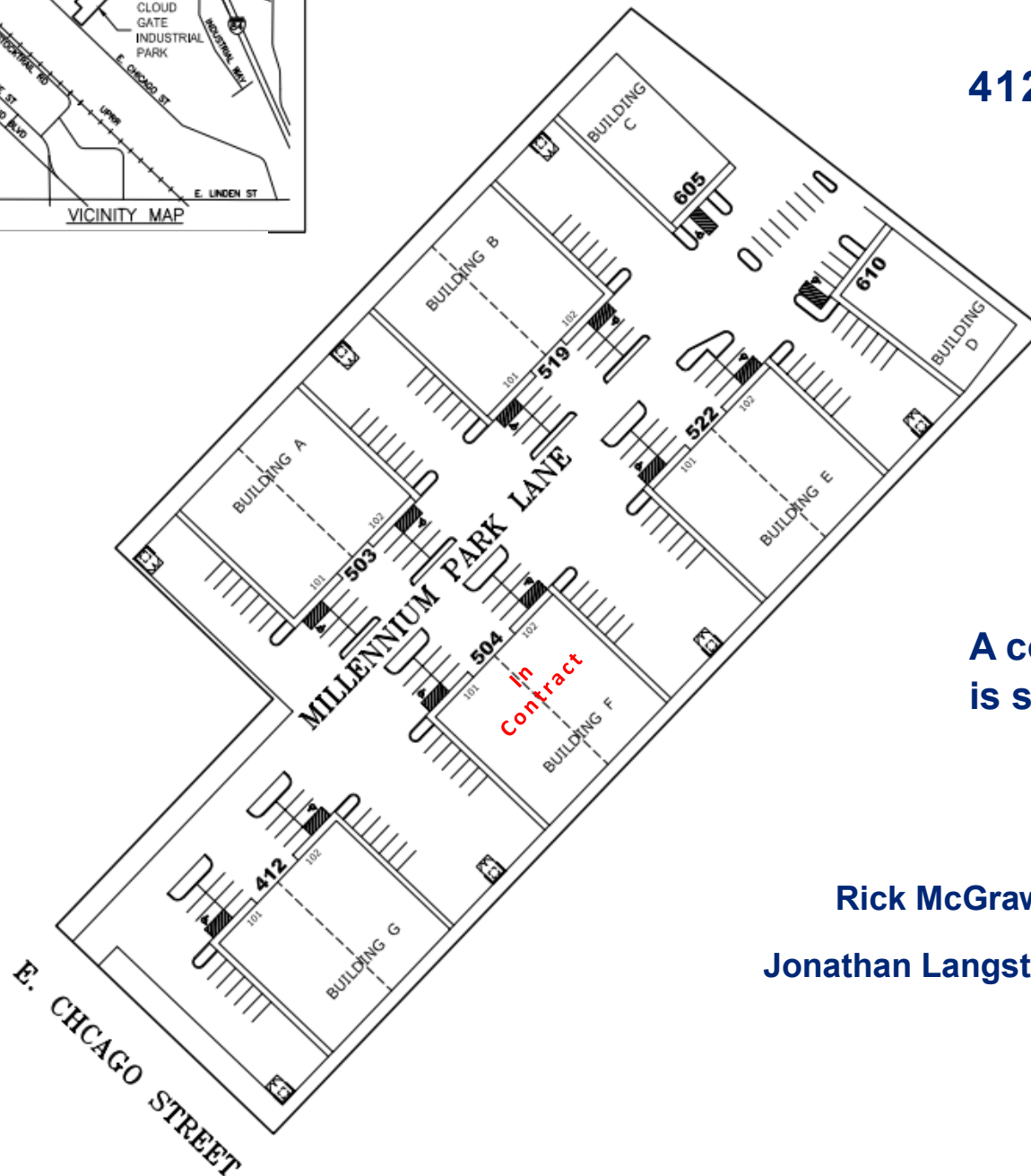
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# PROPERTY SITE PLAN

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**A completion date for the first building  
is scheduled for January 2024.**

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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>	<b>In Contract</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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## 412 - 610 Millennium Park Lane | Caldwell, ID 83605



**412 Millennium Park Lane 1**



**412 Millennium Park Lane 2**



**Millennium Park Ln Street Scene 1**



**Millennium Park Ln Street Scene 2**



**504 Millennium Park Lane 1**



**504 Millennium Park Lane 2**

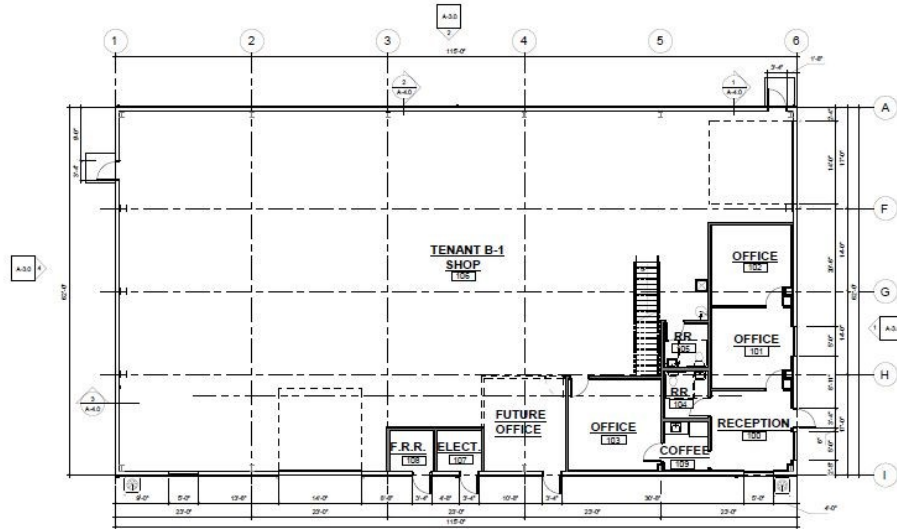
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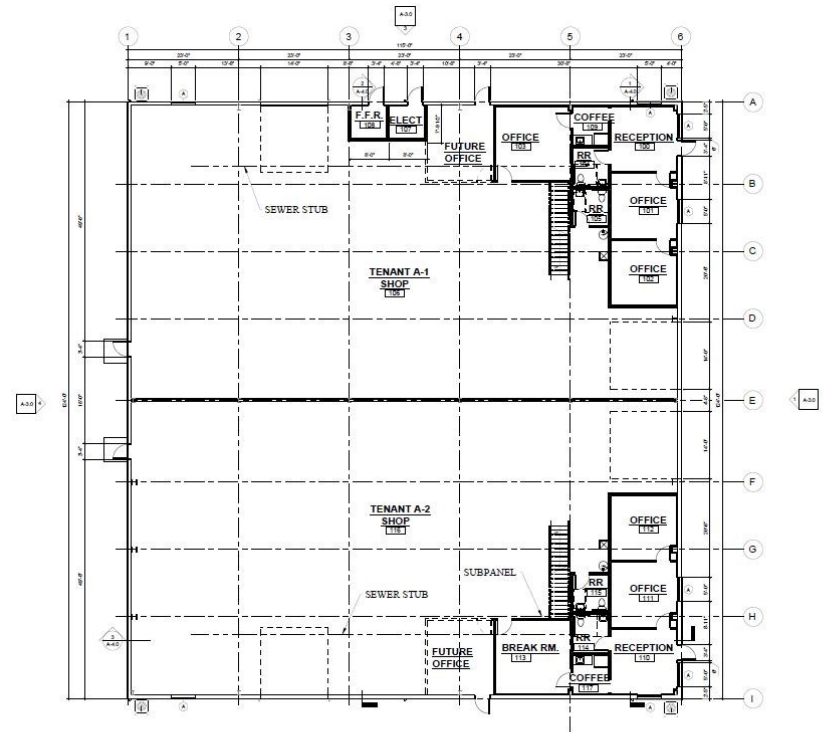
# For Sale | Cloud Gate Industrial Industrial Condos

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7,174/SF

Single Tenant Building



14,366/SF

Single or Multiple Tenant Building

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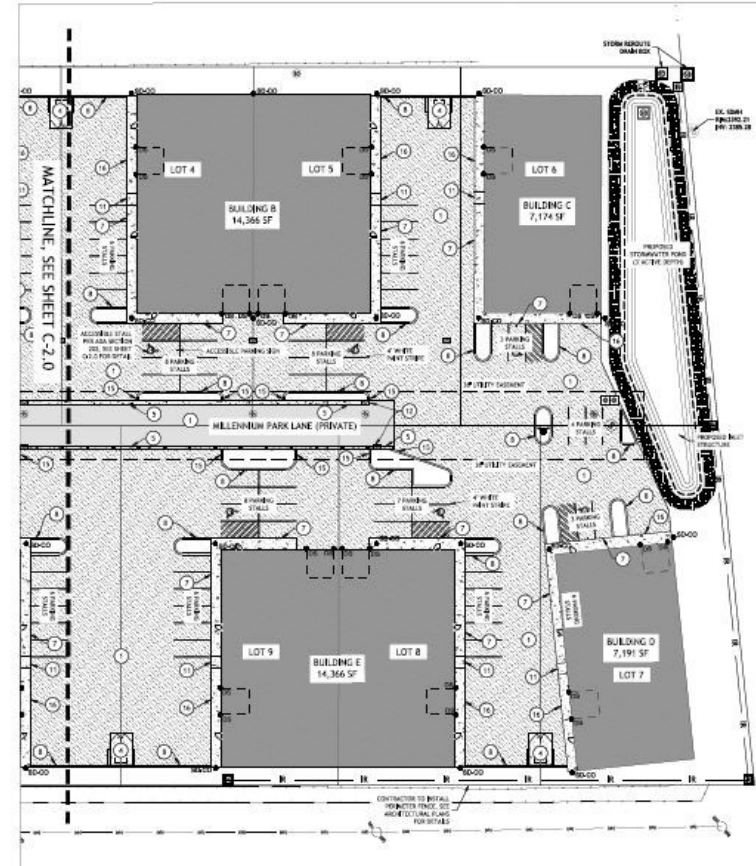
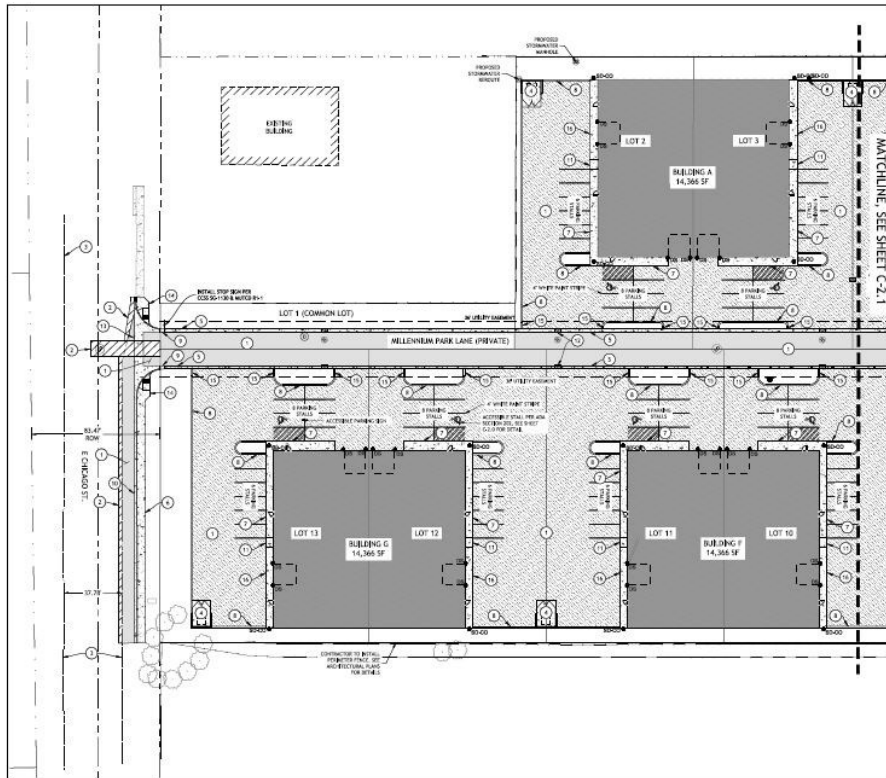
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# **For Sale**

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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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