

412 Millennium Park Lane | Caldwell, ID 83605



Photo Taken February 9th, 2024



**For Sale | Fully Leased**  
**New 14,366 SF Industrial Building**  
**Offered For \$3,447,600**

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**Jonathan Langston** | 208.794.0958  
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# Property Summary for 412 Millennium Park Lane

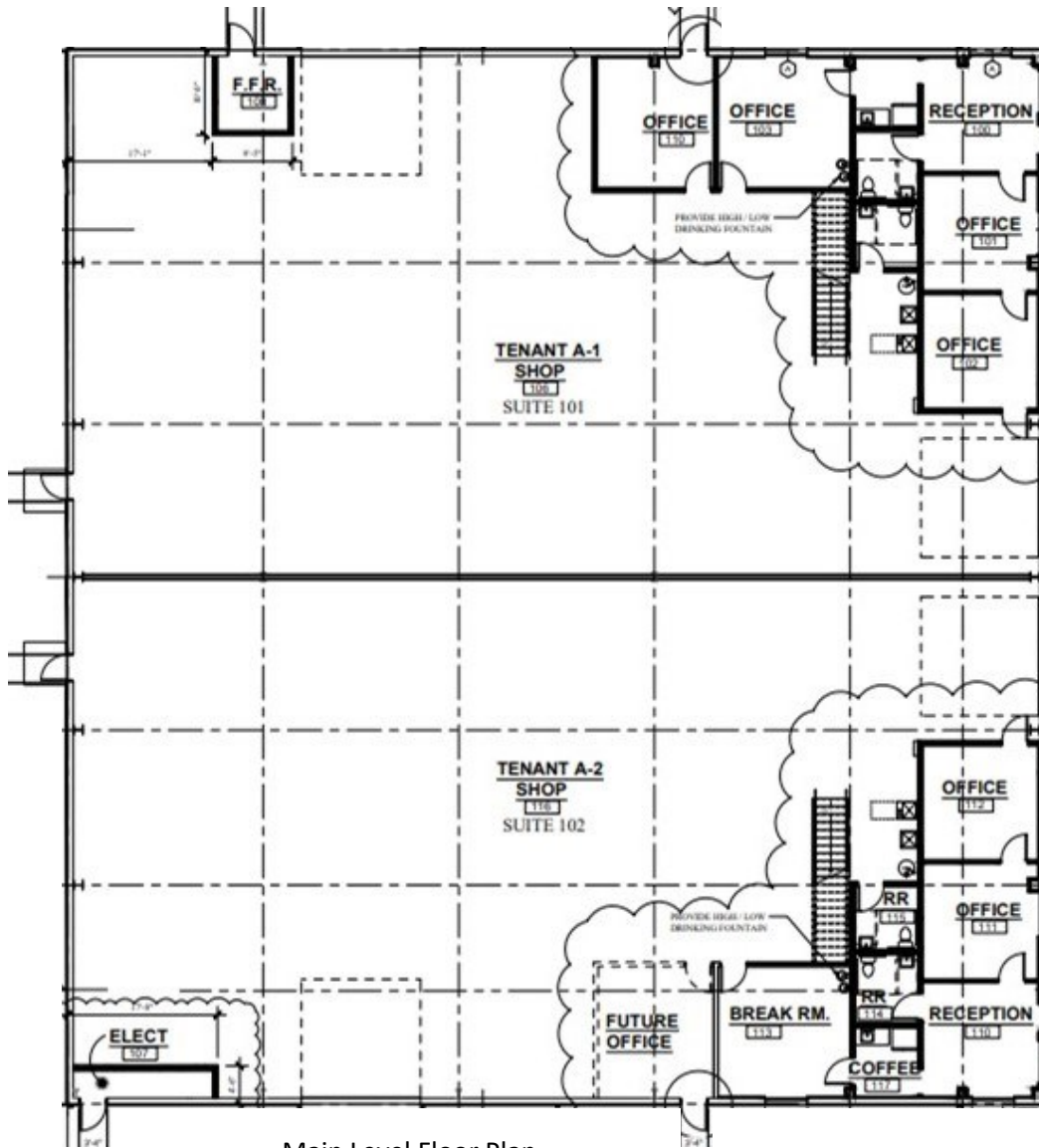
- **Sale Price:** \$3,447,600
- **Occupancy:** 100% Occupied
- **Lease:** New (5) Year / NNN
- **Cap Rate:** 6%
- **NOI:** \$206,856.00
  
- **Building Size:** 14,366 SF
- **Completion Date:** May 1st, 2024
- **Power:** Building will have 2 meters with 200 AMP's per meter and single phase. Total 400 AMP's
- **Zoned:** Light Industrial
- **Warehouse:**
  - ⇒ Clear Height: 22' - 24'
  - ⇒ Roll Up Doors: 14' X 14'
  - ⇒ Parcel Size: 1/2 Acre Lot
  
- **Location:** Cloud Gate Industrial Park
- **Construction Completion Date:**



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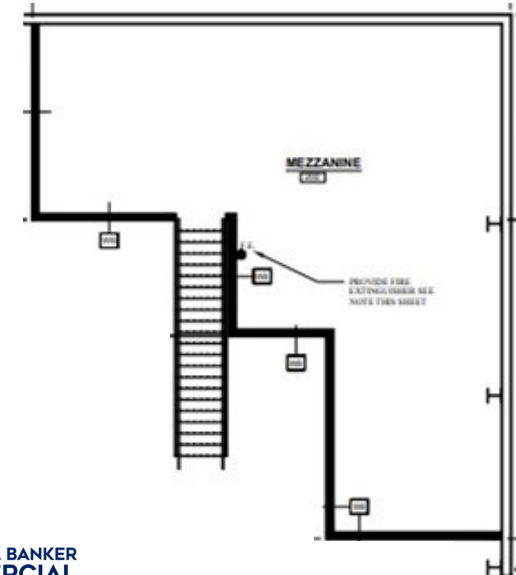
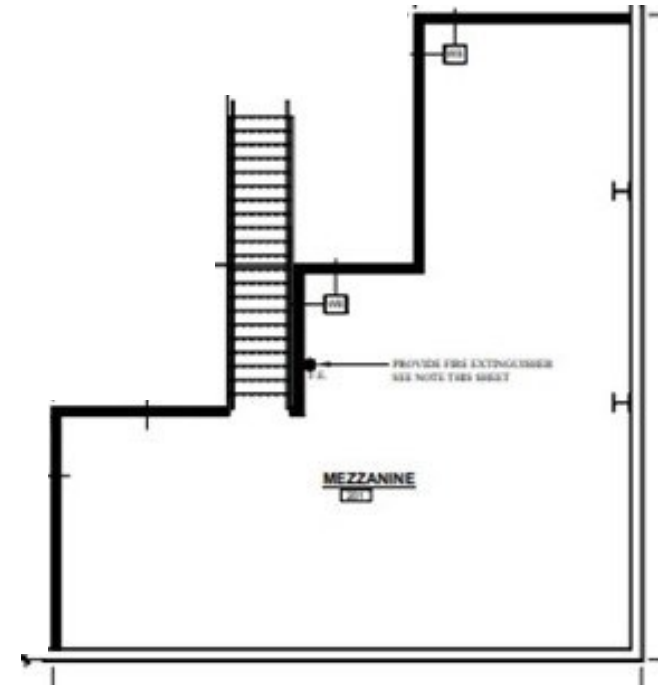
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# 412 Millennium Park Lane | Caldwell, ID 83605



Main Level Floor Plan

Mezzanine Level Floor Plan



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

Photo Taken February 9th, 2024



412 Millennium Park Lane



## Cloud Gate Industrial Park

Cloud Gate Industrial Park consist of 7 Industrial Buildings/Condos. Each Building will have Ample Parking and will sit on a half acre lot. All buildings will be clear span with office areas and grade level doors. The buildings with 14,366/SF will have 400 AMP's and the buildings with 7,100/SF will have 200 AMP's.



Photo Taken December 28, 2023



504 Millennium Park Lane



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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





## Cloud Gate Industrial Park



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