

For Sale | Fully Leased

New 14,366 SF Steel Industrial Building

Offered For \$3,447,600

Rick McGraw | 208.880.8889

rickmcgraw54@gmail.com

Jonathan Langston | 208.794.0958

jonlangstoncre@gmail.com

503 Millennium Park Lane, Unit #1 | Caldwell, Idaho 83605



**** Building Under Construction Identical Plan**



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

503 Millennium Park Lane, Unit # 1

Sale Summary

- **Price:** \$3,447,600
- **Occupancy:** 100% Occupied
- **Lease:** New (5) Year / NNN
- **Cap Rate:** 6%
- **NOI:** \$206,856

Property Summary

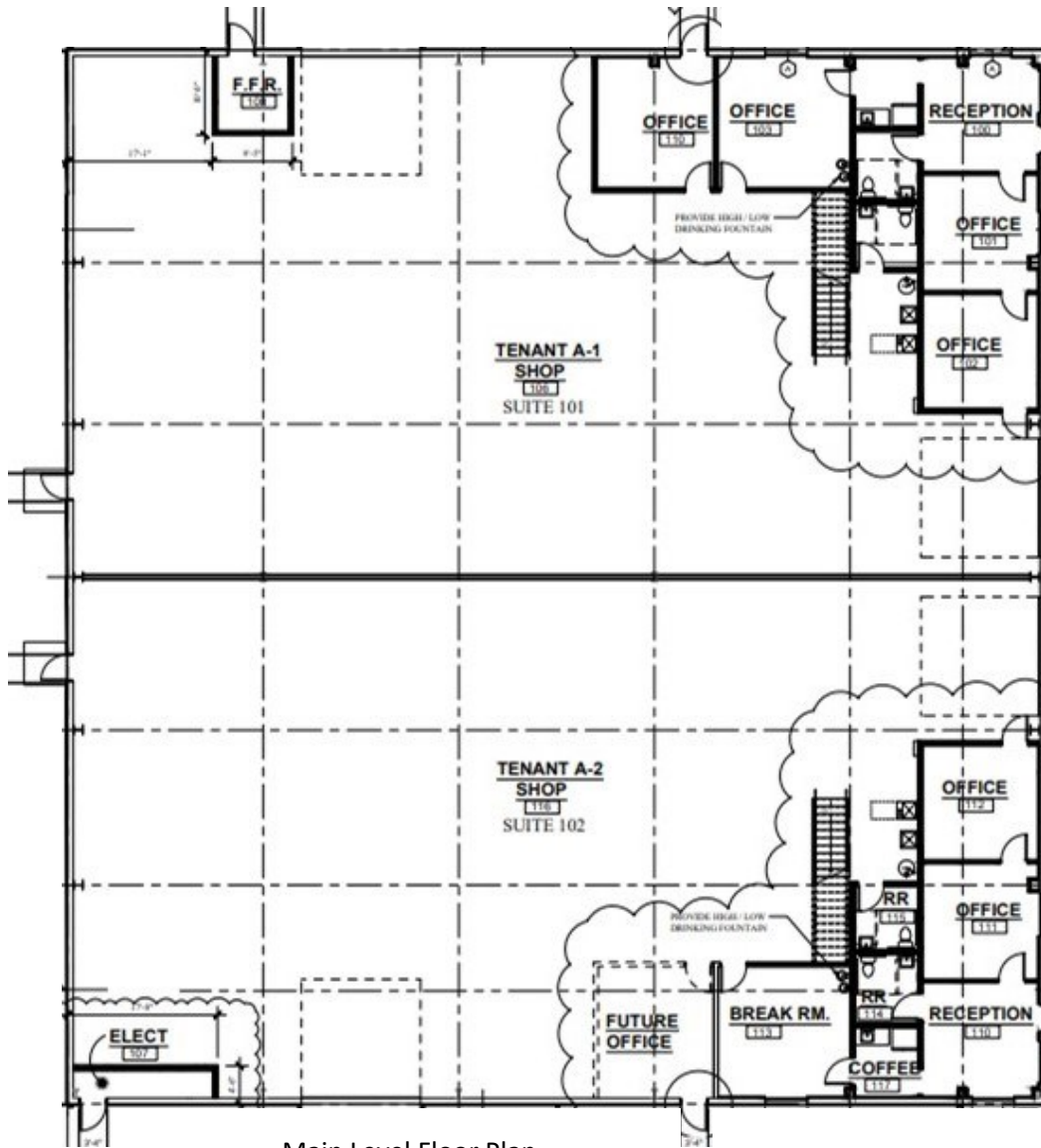
- **Building Size:** 14,366 SF
- **Completion Date:** October 1st, 2024
- **Power:** Building will have Single Phase Power and two 200 AMP Panels
- **Warehouse:**
 - ⇒ Clear Height: 22' - 24'
 - ⇒ Roll Up Doors: 14' X 14'
 - ⇒ Parcel Size: 1/2 Acre Lot
- **Zoned:** Light Industrial



Rick McGraw
208.880.8889
rickmcgraw54@gmail.com

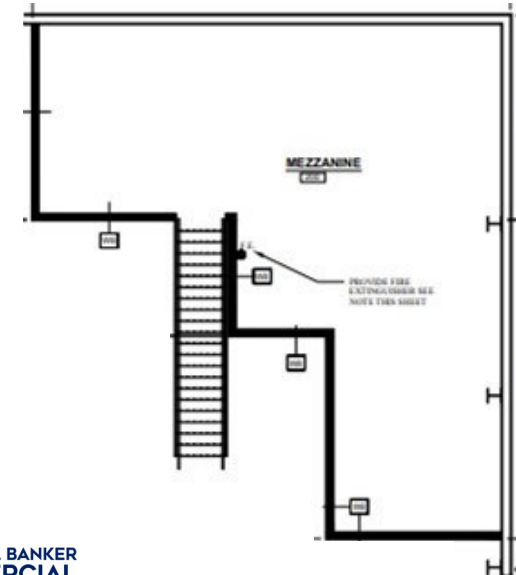
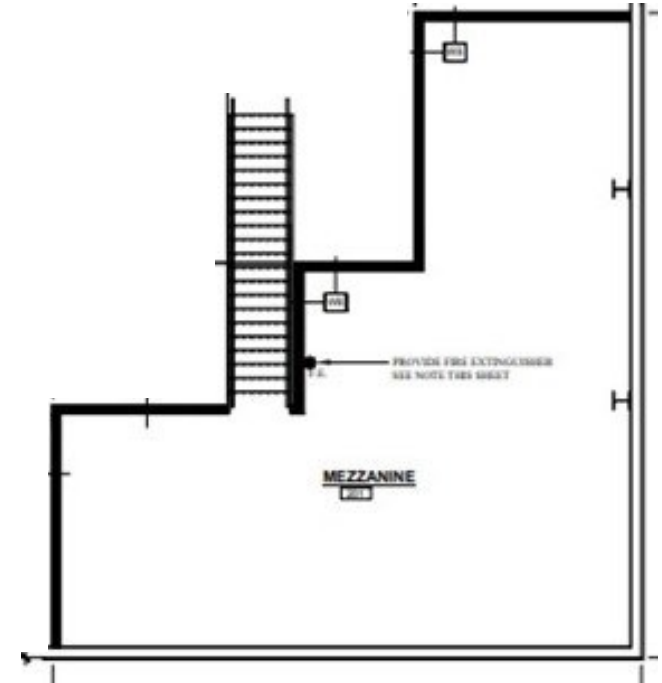
Jonathan Langston
208.794.0958
jonlangstoncre@gmail.com

503 Millennium Park Lane, Unit #1 | Caldwell, ID 83605



Main Level Floor Plan

Mezzanine Level Floor Plan



Rick McGraw
208-880-8999
rickmcgraw54@gmail.com

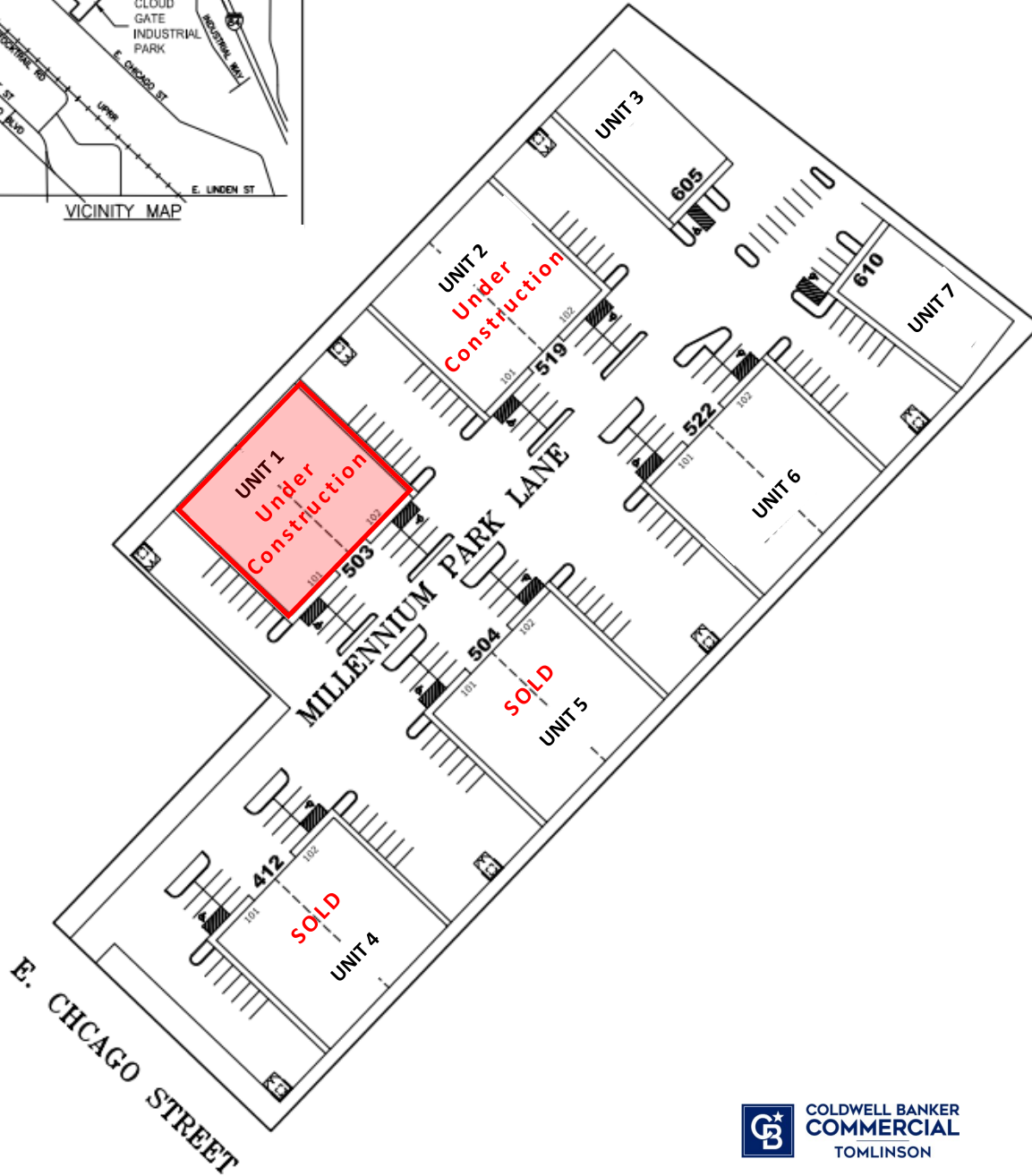
Jonathan Langston
208-794-0958
jonlangstoncre@gmail.com





PROPERTY SITE PLAN

503 Millennium Park Lane, Unit #1
Caldwell, ID 83605



- 503 Millennium Park Lane, Unit 1, Fully Leased Under Construction
- 519 Millennium Park Lane, Unit 2, Under Construction
- 412 Millennium Park Lane, Unit 4, Sold
- 504 Millennium Park Lane, Unit 5, Sold

Rick McGraw | 208-880-8999
rickmcgraw54@gmail.com

Jonathan Langston | 208-794-0958
jonlangstoncre@gmail.com



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 14,366/SF buildings will have Single Phase Power and two 200 AMP Panels. The 7,174 SF building and the 7,191/SF building will have Single Phase Power and one 200 AMP Panel.



Photo Taken December 28, 2023



504 Millennium Park Lane



Rick McGraw | 208.880.8889
rickmcgraw54@gmail.com

Jonathan Langston | 208.794.0958
jonlangstoncre@gmail.com



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

503 Millennium Park Lane, Unit 1 | Caldwell, ID 83605



Cloud Gate Industrial Park

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.