



503 - 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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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 SITE PLAN

503 - 610 Millennium Park Lane
Caldwell, ID 83605

- **503 Millennium Park Lane, Unit 1, Completed**
- **519 Millennium Park Lane, Unit 2, Completed**
- **412 Millennium Park Lane, Unit 4, Sold**
- **504 Millennium Park Lane, Unit 5, Sold**



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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 Single Phase Power and two 200 AMP Panels
 - ⇒ The 7,174/SF Building will have Single Phase Power and one 400 AMP Panel
 - ⇒ The 7,191/SF Building will have Single Phase Power and one 400 AMP Panel
- **Zoning:** Light Industrial
- **Parcel Size:**
 - ⇒ 14,366 SF Buildings located on 1 acre lots
 - ⇒ The 7,174 SF Building and 7,191 SF Building are located on 1/2 acre lots

- **Units 1, 2, 4, 5 & 6** can have up to (2) tenants each and will be addressed as Suites 101 & 102
- **Units 3 & 7** will be single tenant buildings
- **Units 4 & 5** are SOLD
- **Units 1 & 2** have been completed and are ready for immediate occupancy
- **Units 3, 6 & 7** are scheduled for completion Fall 2024

Contact Agents for Full Information Package

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PRICING AND AVAILABILITY

AVAILABLE UNITS	Lease Rate/Type	Sales Price
Unit 1 - 503 Millennium Park Lane Building Completed		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
Unit 2 - 519 Millennium Park Lane Building Completed		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
Unit 3 - 605 Millennium Park Lane		
7,174 SF	\$1.20/SF/NNN	\$1,795,000
Unit 4 - 412 Millennium Park Lane SOLD		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
Unit 5 - 504 Millennium Park Lane SOLD		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
Unit 6 - 522 Millennium Park Lane		
14,366 SF	\$1.20/SF/NNN	\$3,595,000
Unit 7 - 610 Millennium Park Lane		
7,191 SF	\$1.20/SF/NNN	\$1,795,000

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503 Millennium Park Lane



Photo Taken 9-13-24

503 & 519 Millennium Park Lane
Caldwell, ID 83605

Buildings Completed

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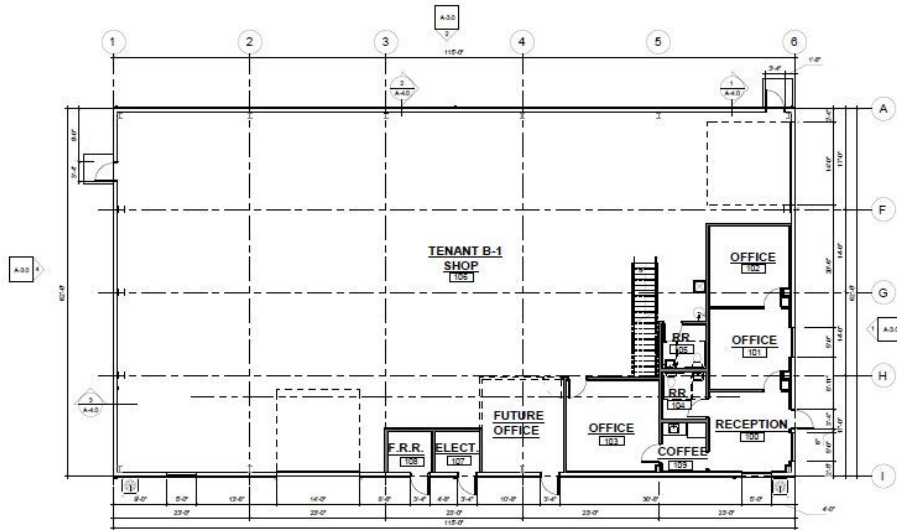
519 Millennium Park Lane



Photo Taken 9-13-24

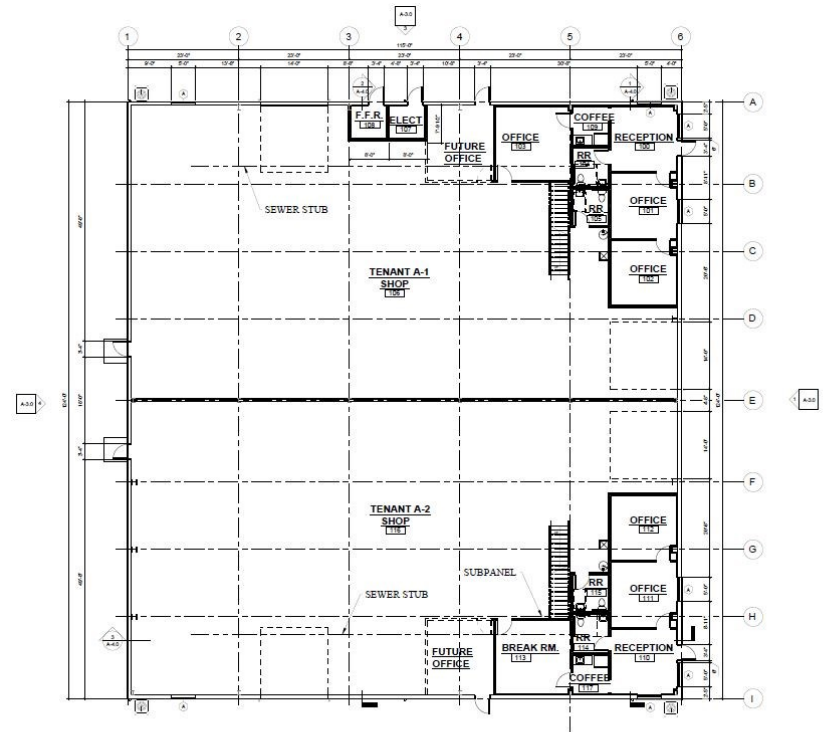
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7,174/SF

Single Tenant Building



14,366/SF

Single or Multiple Tenant Building

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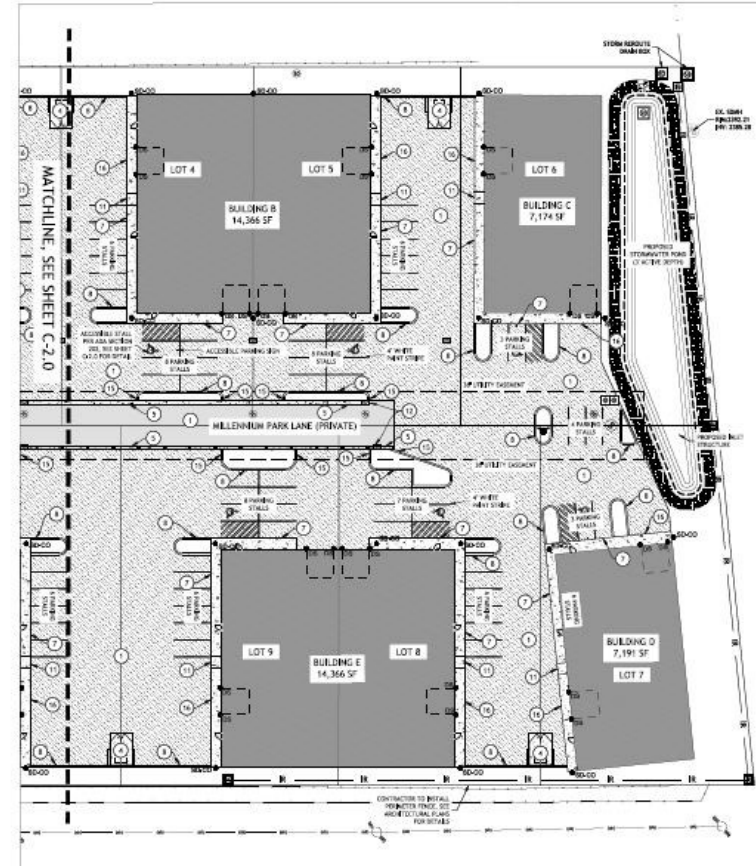
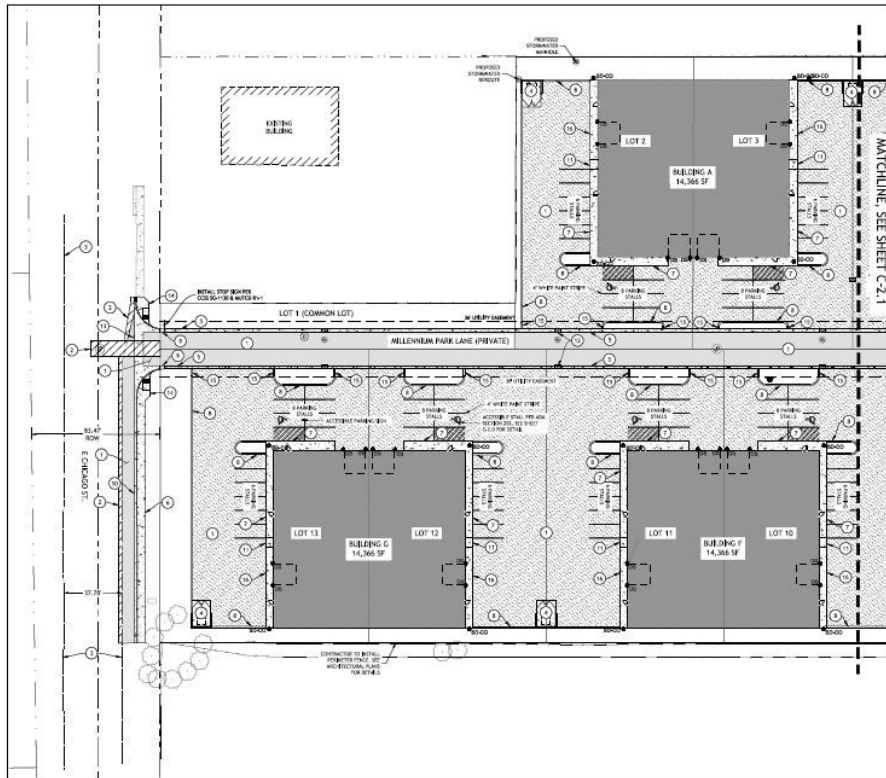
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Caldwell, Idaho



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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