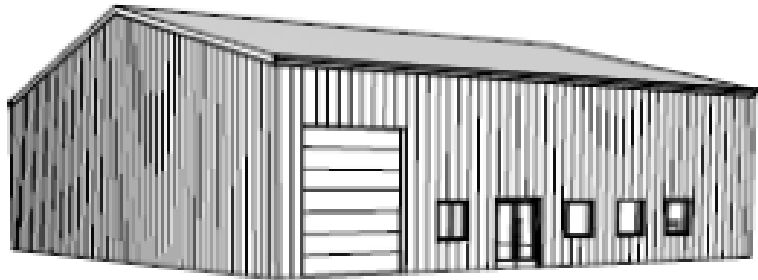


# For Sale | Hannibal Industrial Park

## Two New Steel Industrial Buildings | Caldwell, ID 83605

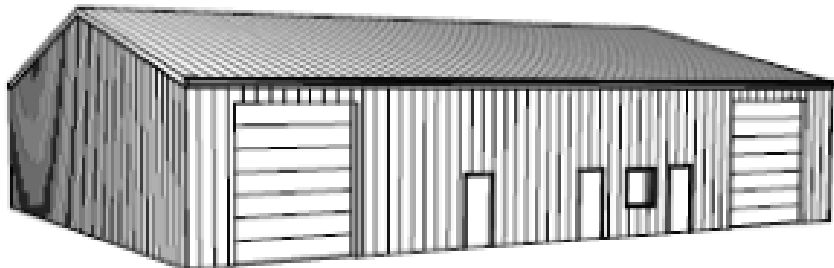
203 Hannibal Street



**\$1,125,000**

4,624 SF

215 Hannibal Street



**\$1,200,000**

4,960 SF

**Buildings Under  
Construction**

\*\*\*\*\*

**Completion  
Fall 2024**

**Rick McGraw**

208.880.8889

rickmcgraw54@gmail.com



# 203 Hannibal Street North Building

## PROPERTY SUMMARY

- **Price:** \$1,125,000
- **Building Use:** Single Tenant
- **Building Size:** 4,624 SF
- **Parcel Size:** .23 acres ( 10,018 SF)
- **Zoned:** C-3 (Service Commercial )
- **Building will have the following:**
  - ⇒ 3-Phase Power with (1) 200 AMP Panel
  - ⇒ Clear Span Warehouse
  - ⇒ 20' Ceiling Height
  - ⇒ (1) 12' X 12' Roll Up Door
  - ⇒ (1) Office Area and (1) Restroom
- **Contact Agent for Full Information Package**

**Rick McGraw**

208.880.8889

rickmcgraw54@gmail.com



# 215 Hannibal Street South Building

## PROPERTY SUMMARY

- **Price:** \$1,200,000
- **Building:** Duplex / 2 Tenant Building
- **Building Size:** 4,960 SF
- **Parcel Size:** .26 acres ( 11,325 SF)
- **Zoned:** C-3 (Service Commercial )
- **Building will have the following:**
  - ⇒ 3-Phase Power with (1) 200 AMP Panel
  - ⇒ Clear Span Warehouse
  - ⇒ 20' Ceiling Height
  - ⇒ (2) 12' X 12' Roll Up Doors
  - ⇒ Each Space will have (1) Office Area and (1) Restroom
- **Contact Agent for Full Information Package**

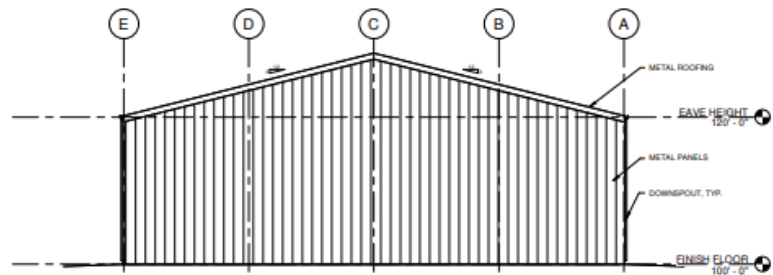
**Rick McGraw**

208.880.8889

rickmcgraw54@gmail.com

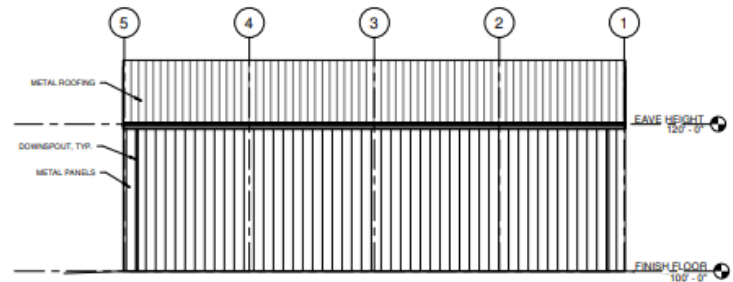


# 203 Hannibal Street | Caldwell, Idaho 83605 | North Building



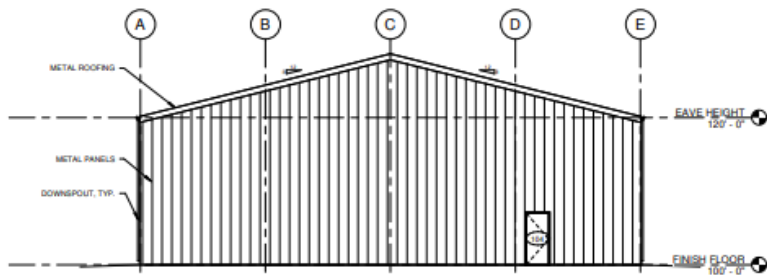
**SOUTH ELEVATION**

SCALE 1/8" = 1'-0"



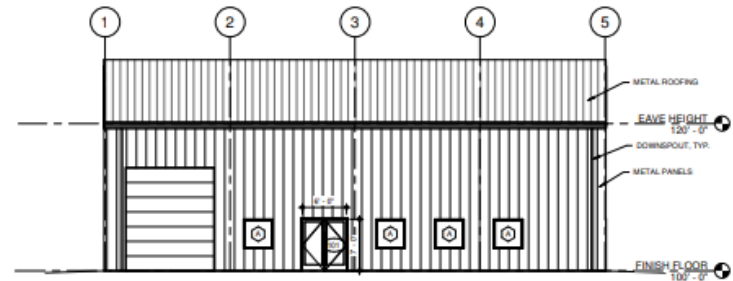
**WEST ELEVATION**

SCALE 1/8" = 1'-0"



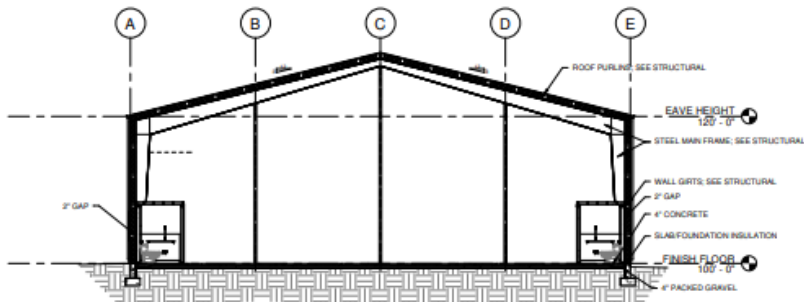
**NORTH ELEVATION**

SCALE 1/8" = 1'-0"



**EAST ELEVATION**

SCALE 1/8" = 1'-0"



**SECTION THROUGH WAREHOUSE**

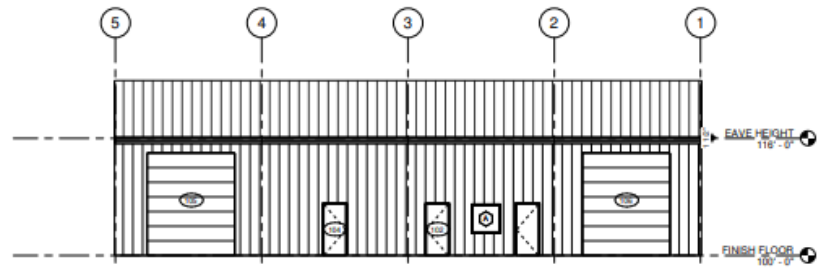
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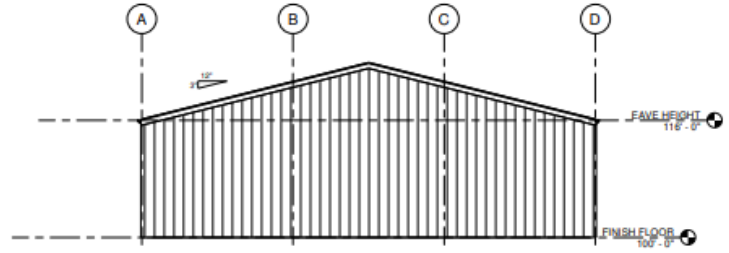
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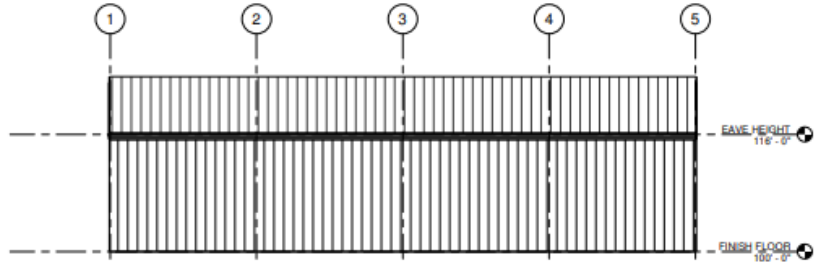
# 215 Hannibal Street | Caldwell, Idaho 83605 | South Building



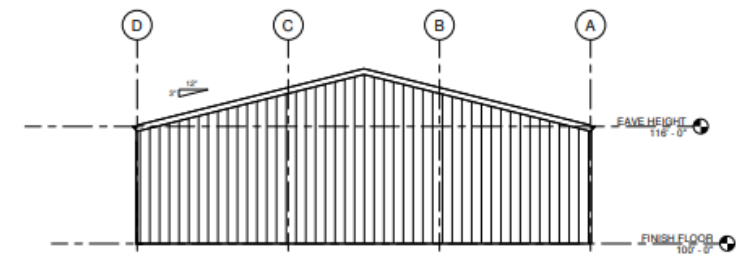
**WEST ELEVATION**  
SCALE 1/8" = 1'-0"



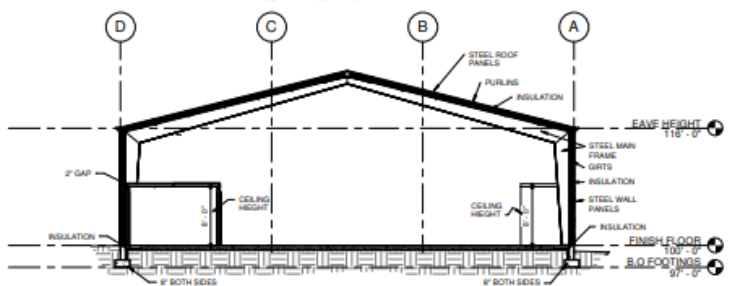
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



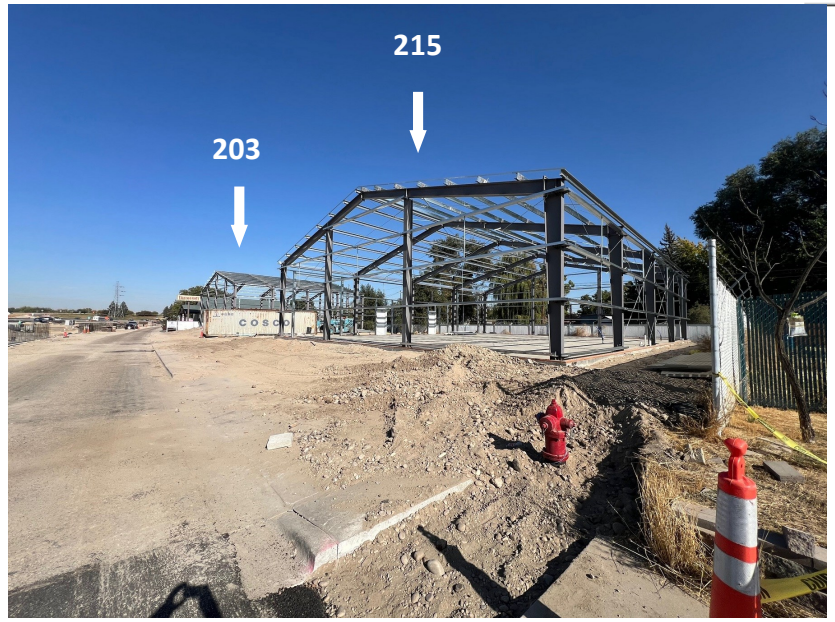
**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**SECTION THROUGH WAREHOUSE**  
SCALE 1/8" = 1'-0"



4/20/2023 11:20:25 AM K:\Drawings 2023\2023-019 Lucas Hansen Hannibal Rectangle Warehouse (1).rvt

**Rick McGraw**  
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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





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