

For Sale | Two New Steel Industrial Buildings

Hannibal Industrial Park | Caldwell, ID 83605



203 Hannibal Street

4,624 SF

**Buildings Ready
For Occupancy**



215 Hannibal Street

4,960 SF

**Completion
January 2025**

Rick McGraw
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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 14' Roll Up Door
 - ⇒ (1) Office Area
 - ⇒ (2) Restrooms
- **Contact Agent for Full Information Package**

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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
 - ⇒ (2) 200 AMP Panels
 - ⇒ Clear Span Warehouse
 - ⇒ 20' Ceiling Height
 - ⇒ (2) 12' X 14' Roll Up Doors
 - ⇒ Each Space will have (1) Office Area and (1) Restroom
- **Contact Agent for Full Information Package**

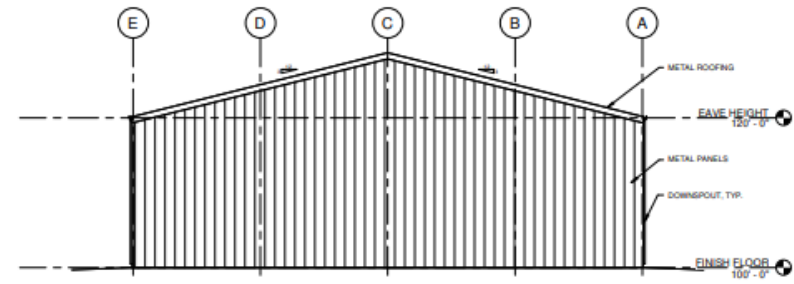
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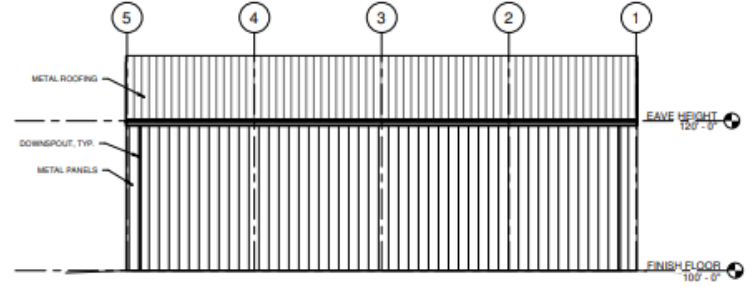
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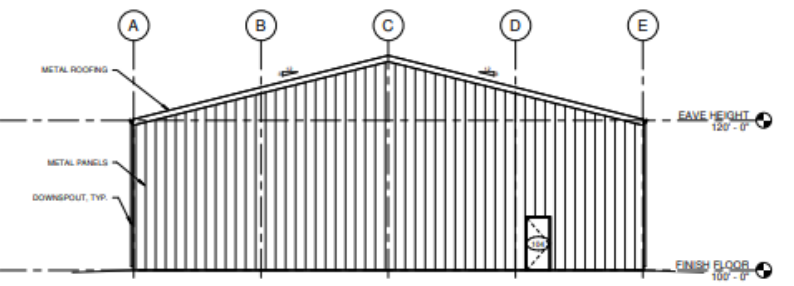
203 Hannibal Street | Caldwell, Idaho 83605 | North Building



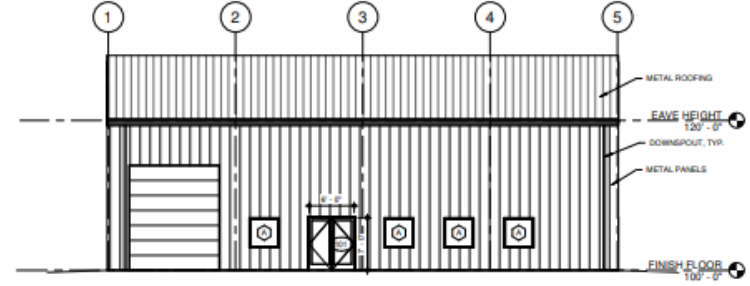
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



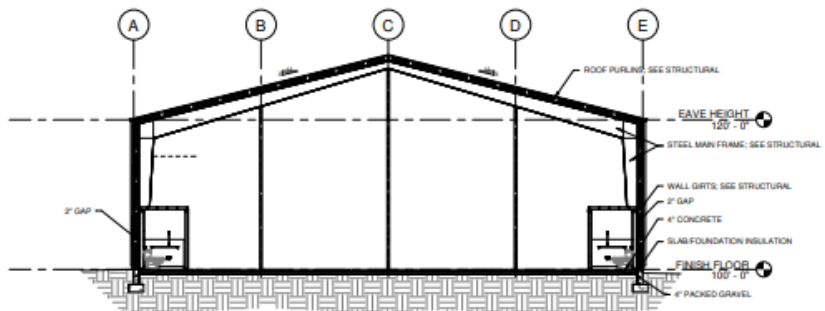
WEST ELEVATION
SCALE 1/8" = 1'-0"



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



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



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



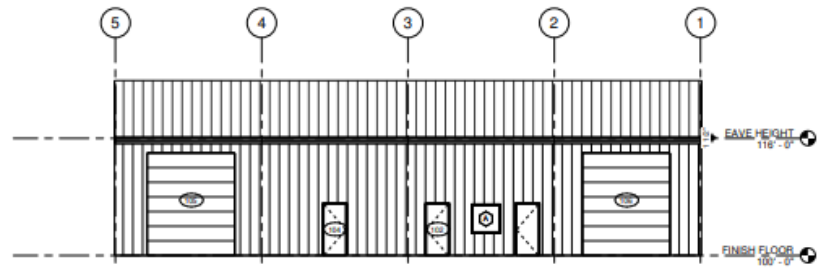
Photo Taken 11-30-24

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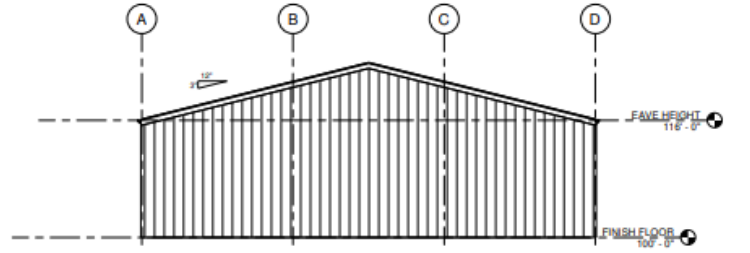


**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

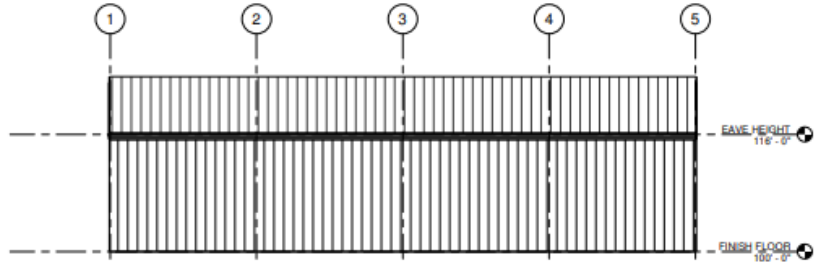
215 Hannibal Street | Caldwell, Idaho 83605 | South Building



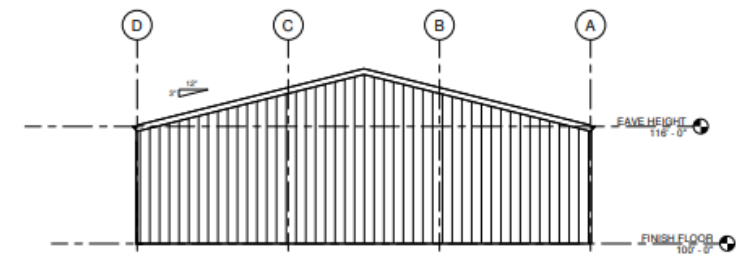
WEST ELEVATION
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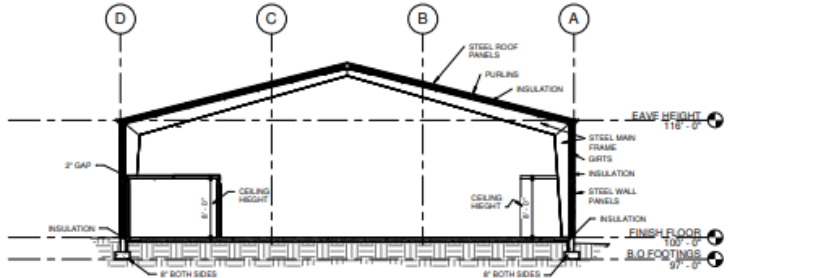
NORTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



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



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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.