



**FOR SALE  
and  
FOR LEASE**

**CLOUD GATE  
INDUSTRIAL  
PARK**

**5 INDUSTRIAL  
BUILDINGS**

**503-610 Millennium  
Park Lane  
Nampa, ID 83605**



**Rick McGraw | 208.880.8889**  
rickmcgraw54@gmail.com

**Jonathan Langston | 208.794.0958**  
jonlangstoncre@gmail.com



# PROPERTY SUMMARY

503 - 610 Millennium Park Lane | Caldwell, ID 83605

- **Sales Price:** \$1,795,000 Up to \$3,595,000
- **Available SF:** 8,245/SF - 16,490/SF
- **Investment Type:** Owner User / Investor
- **Zoning:** Light Industrial
  
- **Lease Rate:** \$1.20/SF/Month or \$14.40/SF/Year
- **Lease Type:** NNN
- **Lease Terms:** Negotiable
- **Available SF:** 8,245/SF - 16,490/SF
  
- **16,490/SF Building Features**
  - ⇒ Warehouse: 12,030/SF
  - ⇒ Office Area: 2,230/SF
  - ⇒ Mezzanine: 2,230/SF
  
- **8,245/SF Building Features:**
  - ⇒ Warehouse: 6,015/SF
  - ⇒ Office Area: 1,115/SF
  - ⇒ Mezzanine: 1,115/SF
  
- **All Buildings will have the following:**
  - ⇒ Clear Height: 22' - 24'
  - ⇒ Roll Up Doors: 14' X 14'
  
- **Power:**
  - **The 16,490/SF Buildings** will have Single Phase, 200A, 120/240v meter per Suite that will power all of the office core and interior lighting systems. Each Suite will also have (1) Three Phase, 200A, 480v meter available to tie into equipment, etc.
  - **The Two Smaller Buildings** will have Single Phase, 200A, 120/240v meter per building that will power all the office core and interior lighting systems. Each Building will also have (1) Three Phase, 200A, 480v meter available to tie into equipment, etc.
  
- **Parcel Size:**
  - 16,490/SF Buildings are located on 1 acre lots
  - 8,245/SF Buildings are located on 1/2 acre lots



# PRICING AND AVAILABILITY

AVAILABLE UNITS	LEASE RATE   TYPE	SALES PRICE
<b>Unit 1   503 Millennium Park Lane   Building Completed</b>		
16,490SF	\$14.40/SF/Year/NNN	\$3,595,000
<b>Unit 2   19 Millennium Park Lane   Building Completed</b>		
16,490 SF	\$14.40/SF/Year/NNN	\$3,595,000
<b>Unit 3   605 Millennium Park Lane</b>		
8,245 SF	\$14.40/SF/Year/NNN	\$1,795,000
<b>Unit 4   412 Millennium Park Lane   <b>SOLD</b></b>		
16,490 SF	\$14.40/SF/Year/NNN	\$3,595,000
<b>Unit 5   504 Millennium Park Lane   <b>SOLD</b></b>		
16.490 SF	\$14.40/SF/Year/NNN	\$3,595,000
<b>Unit 6   522 Millennium Park Lane</b>		
16,490 SF	\$14.40/SF/Year/NNN	\$3,595,000
<b>Unit 7   610 Millennium Park Lane</b>		
8,245 SF	\$14.40/SF/Year/NNN	\$1,795,000

**Rick McGraw** | 208.880.8889  
rickmcgraw54@gmail.com



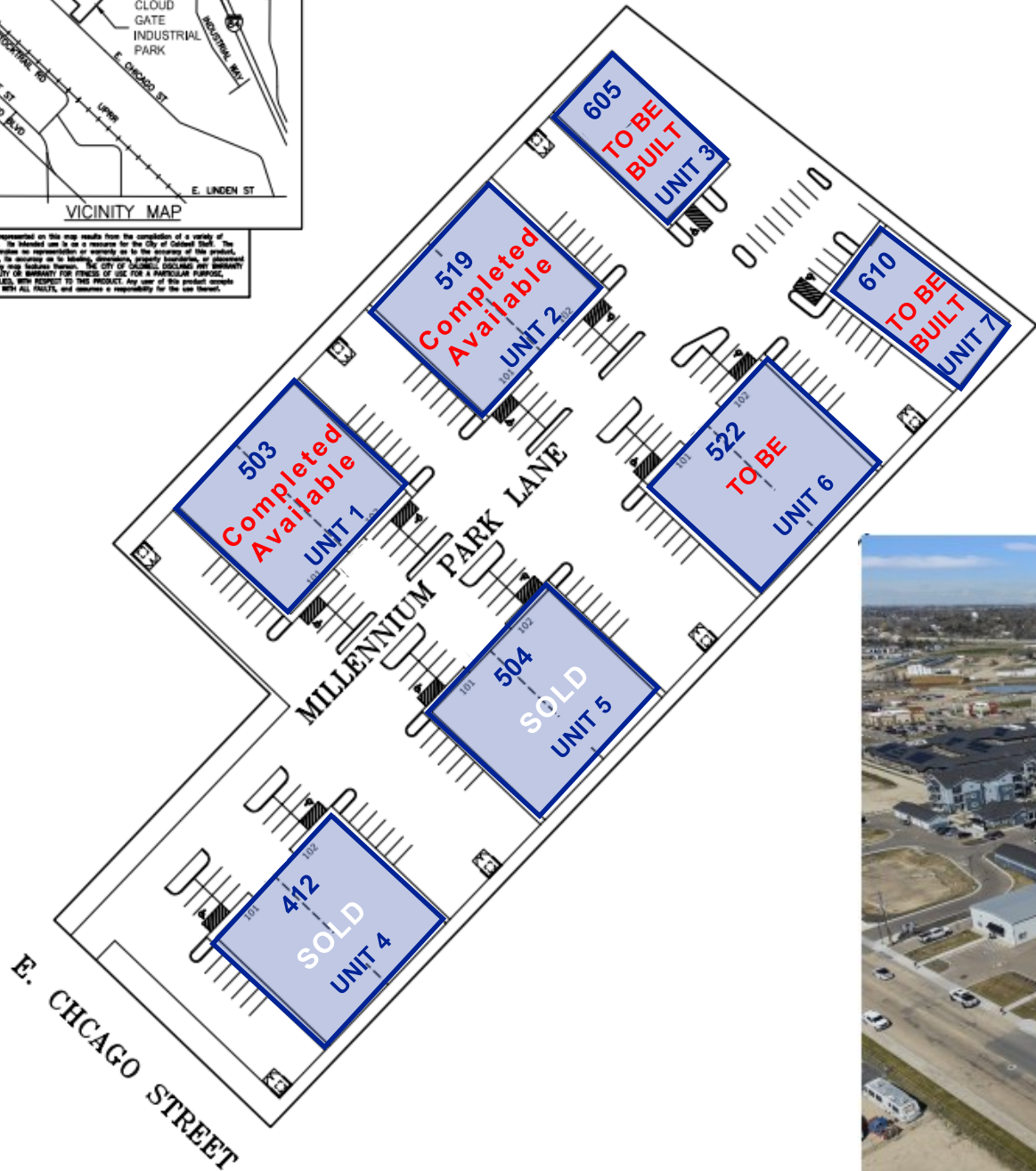
**Jonathan Langston** | 208.794.0958  
jonlangstoncre@gmail.com

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

# CLOUD GATE INDUSTRIAL SITE PLAN



The information represented on this map results from the compilation of a variety of source materials. The intended use is as a reference for the City of Colorado. The City of Colorado makes no representation or warranty as to the accuracy of this product, and is not responsible for any errors or omissions. The City of Colorado disclaims any liability or responsibility for any use of this product, and assumes no responsibility for the use thereof.

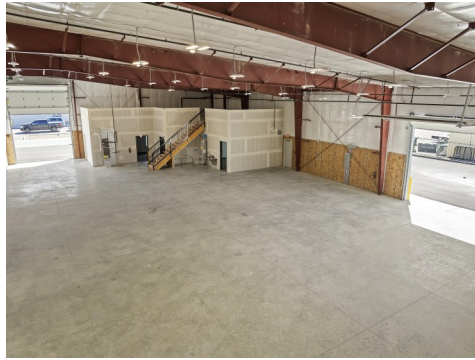


- 503 Millennium Park Lane, Unit 1
- 519 Millennium Park Lane, Unit 2
- ⇒ **Buildings Completed | Ready for Occupancy**
- 605 Millennium Park Lane, Unit 3
- 522 Millennium Park Lane, Unit 6
- 610 Millennium Park Lane, Unit 7
- ⇒ **Buildings To Be Built**
- 412 Millennium Park Lane, Unit 4
- ⇒ **SOLD**
- 504 Millennium Park Lane, Unit 5
- ⇒ **SOLD**



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

# 503 - 610 Millennium Park Lane | Caldwell, ID 83605



**Rick McGraw** | 208.880.8889  
rickmcgraw54@gmail.com



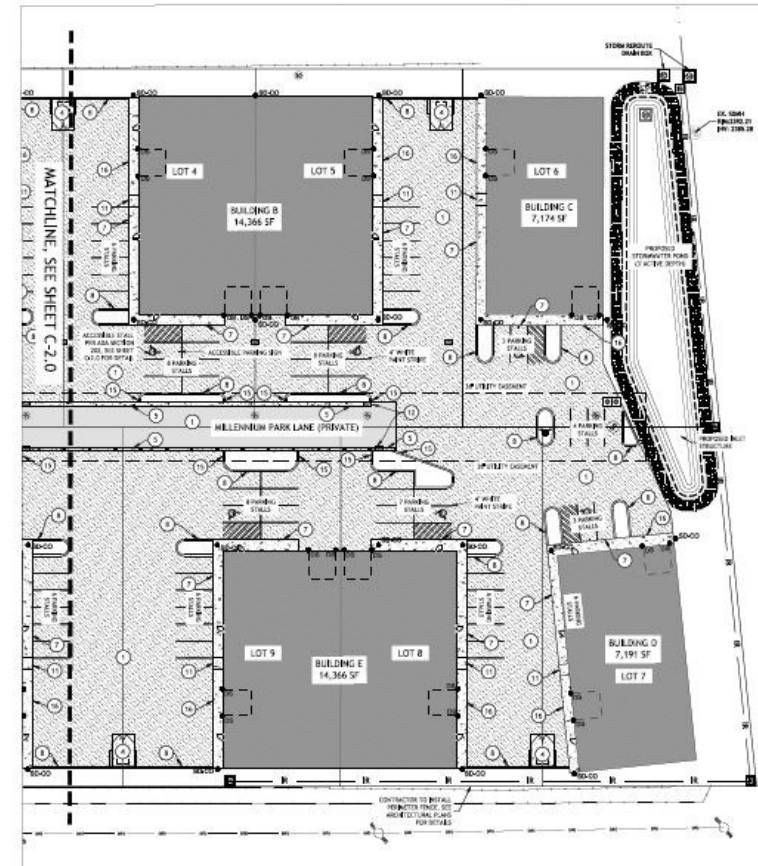
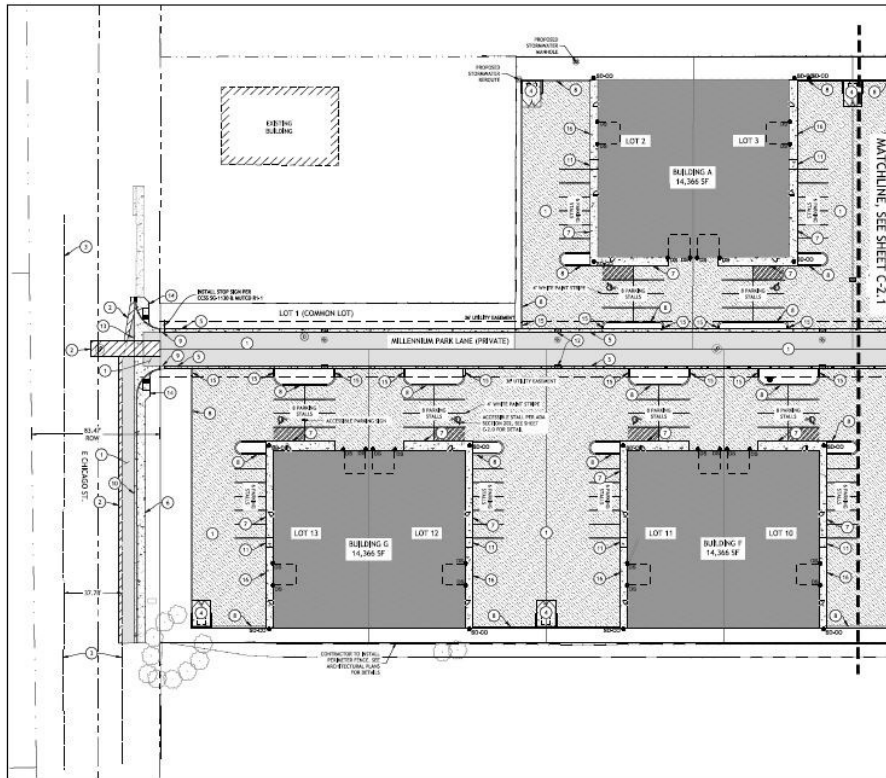
**Jonathan Langston** | 208.794.0958  
jonlangstoncre@gmail.com

# For Sale and For Lease

## Industrial Condos

503 - 610 Millennium Park Lane, Caldwell, ID 83605

## Cloud Gate Industrial Park



**Rick McGraw** | 208.880.8889  
rickmcgraw54@gmail.com

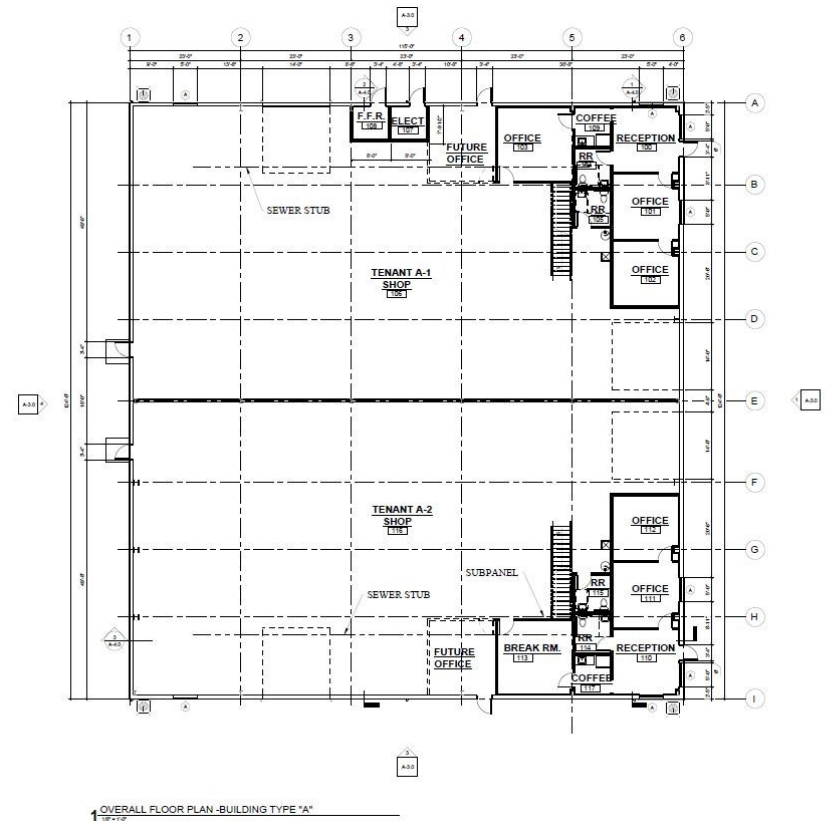
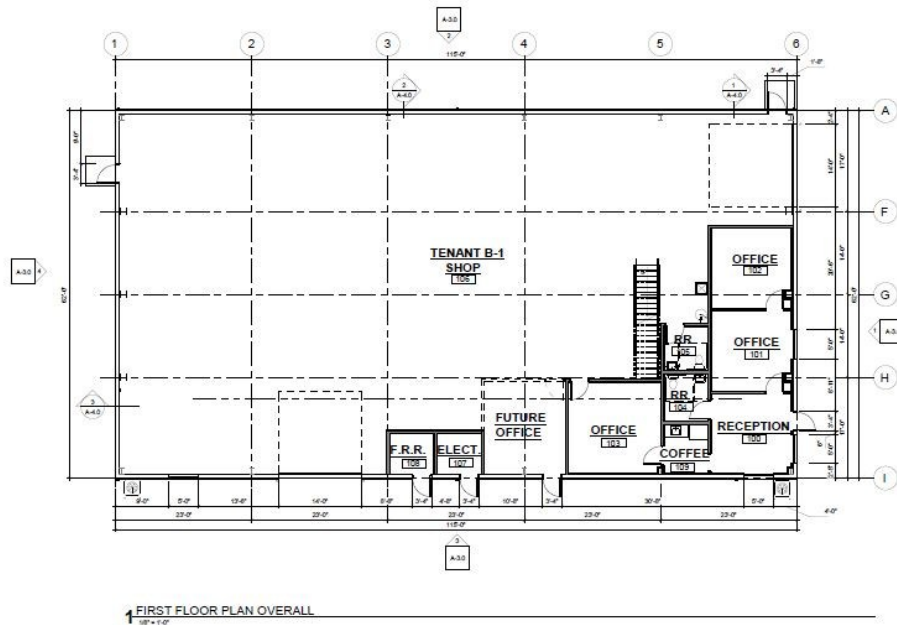


**Jonathan Langston** | 208.794.0958  
jonlangstoncre@gmail.com

# For Sale and For Lease Industrial Condos

503 - 610 Millennium Park Lane, Caldwell, ID 83605

# Cloud Gate Industrial Park



**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





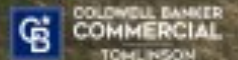
503 & 519 Millennium Park Lane | Caldwell, ID 83605

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.