

For Sale and For Lease

Two New 16,490 SF Steel Industrial Buildings

Caldwell, ID 83605

- **Buildings are Completed and Ready for Occupancy**

- 519 Millennium Park Lane, Unit 2
- Price: \$3,595,000



- 503 Millennium Park Lane, Unit 1
- Price: \$3,595,000



INCENTIVES

- **LEASE:**
60 days free rent with accepted LOI and Lease
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- **SALE:**
Investors, Rents guaranteed for up to (6) months with acceptable offer

Property Summary

- **Sale Summary**

- ⇒ **Price:** \$3,595,000 | For Each Building
- ⇒ **Buildings Completed**
- ⇒ **Ready for Immediate Occupancy**

- **Lease Summary Per Building**

- ⇒ **Rate:** \$1.20/SF/Month or \$14.40/SF/Year
- ⇒ **Type:** NNN
- ⇒ **Terms:** Negotiable

- **Each Building Summary:**

- ⇒ **Building Size:** 16,490/SF | Each Building
- ⇒ **Clear Span Warehouse:** 22' - 24'
- ⇒ **(4) Roll Up Doors:** 14' x 14'
- ⇒ **Parcel Size:** 1/2 acre lot
- ⇒ **Lot is Fully Paved**

- **Power:**

- ⇒ Single Phase, 200A, 120/240v meter per Suite that will power all the office core and interior lighting systems.
- ⇒ Each Suite will also have (1) Three Phase, 200A, 480v meter available to tie into for equipment, etc.

- **Age:** 2025

- **Zoned:** Light Industrial

Cloud Gate Industrial Park | Caldwell, ID 83605

- 503 Millennium Park Lane, Unit 1
- 519 Millennium Park Lane, Unit 2



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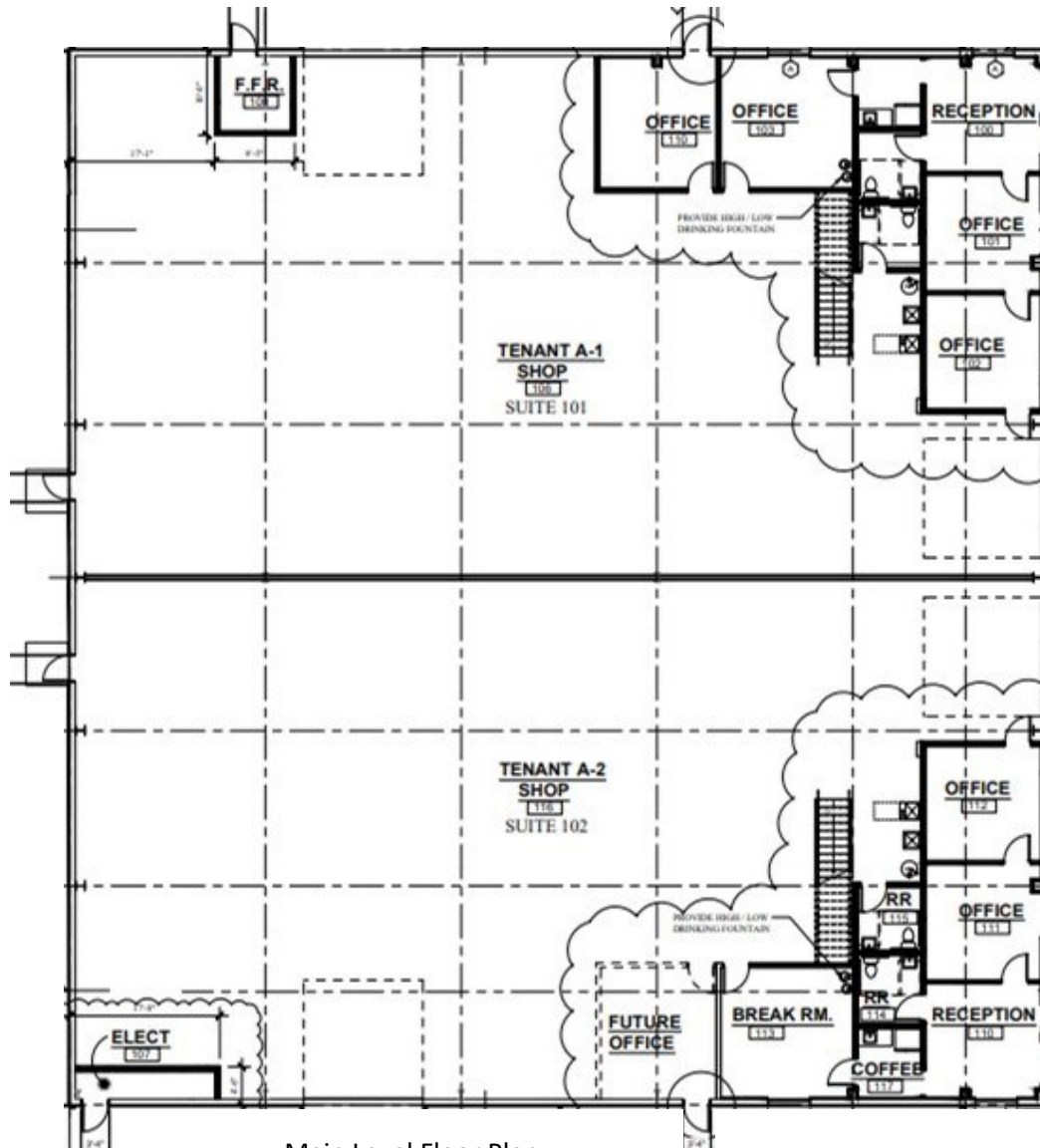
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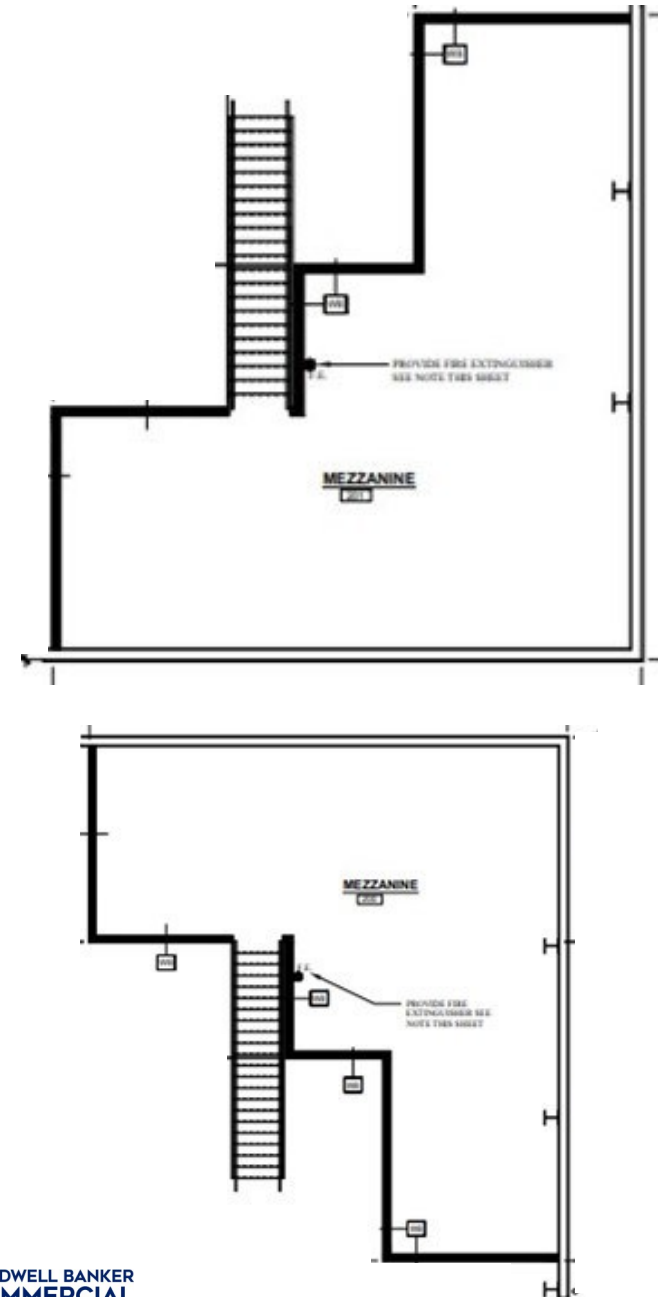


503 & 519 Millennium Park Lane, Units 1 & 2



Main Level Floor Plan

Mezzanine Level Floor Plan

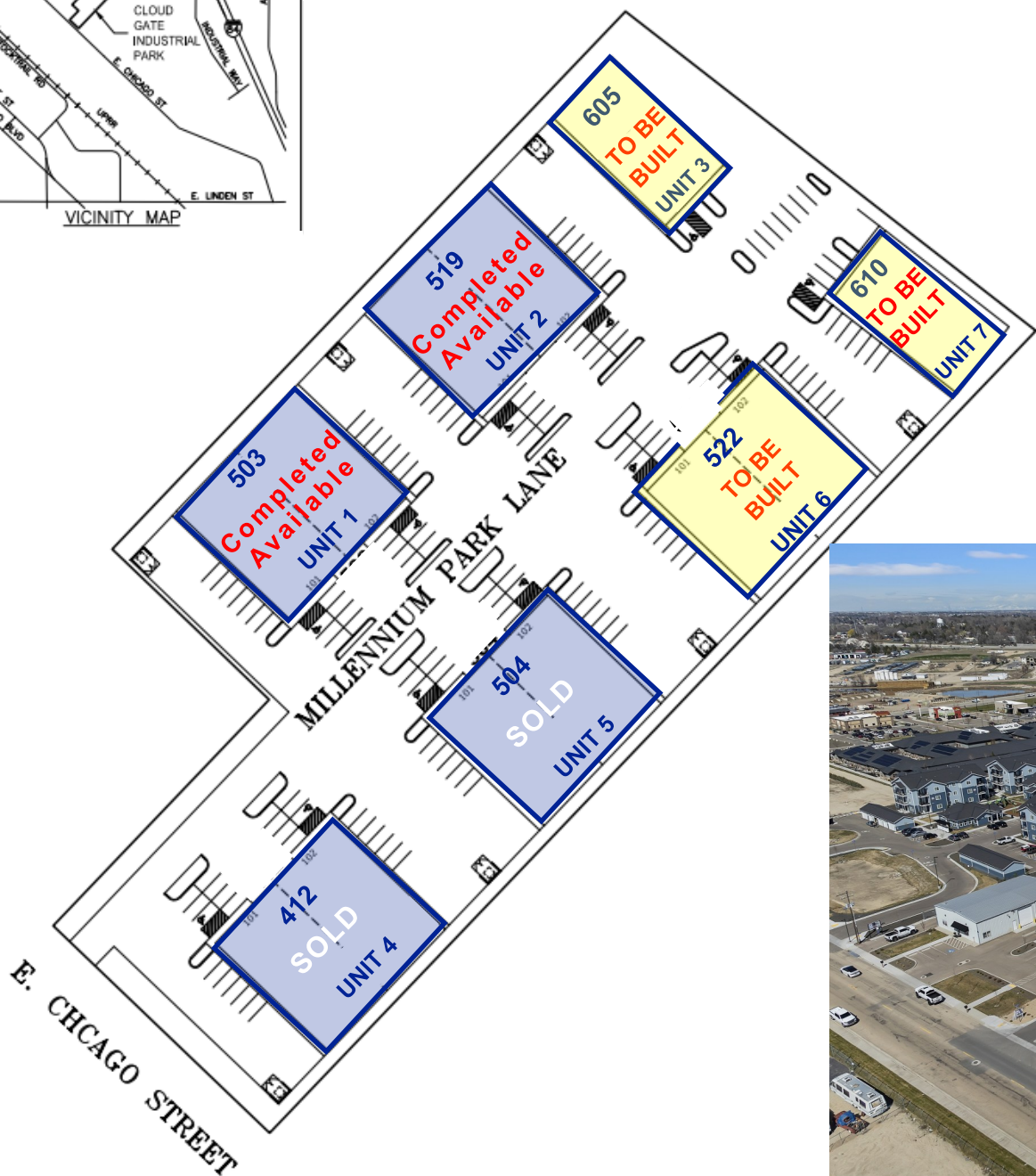


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CLOUD GATE INDUSTRIAL SITE PLAN



- 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**



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Cloud Gate Industrial Park



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