



**FOR SALE
and
FOR LEASE**

**CLOUD GATE
INDUSTRIAL
PARK**

**5 INDUSTRIAL
BUILDINGS**

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



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

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

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PRICING AND AVAILABILITY

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

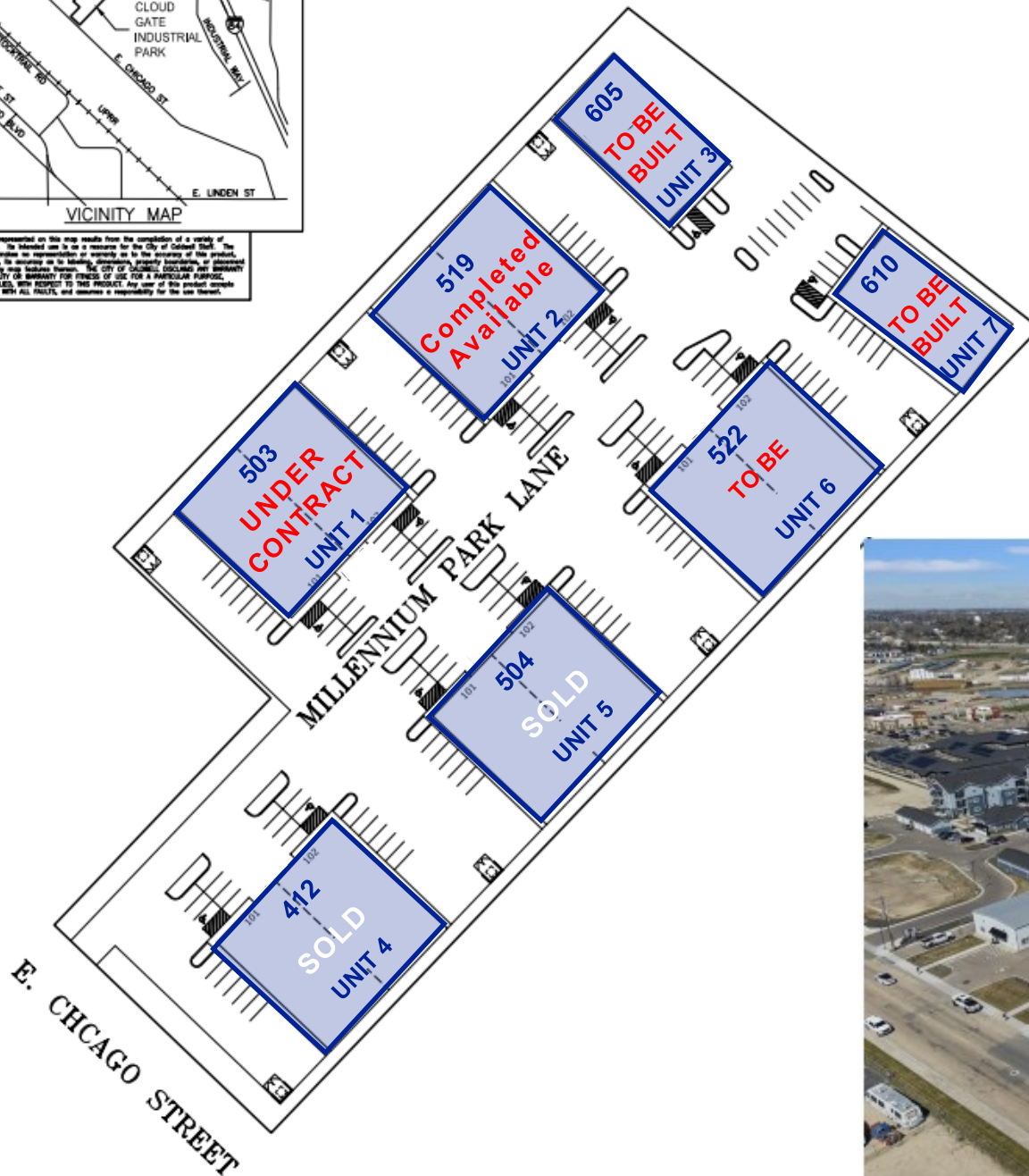
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COLDWELL BANKER
COMMERCIAL
TOMLINSON

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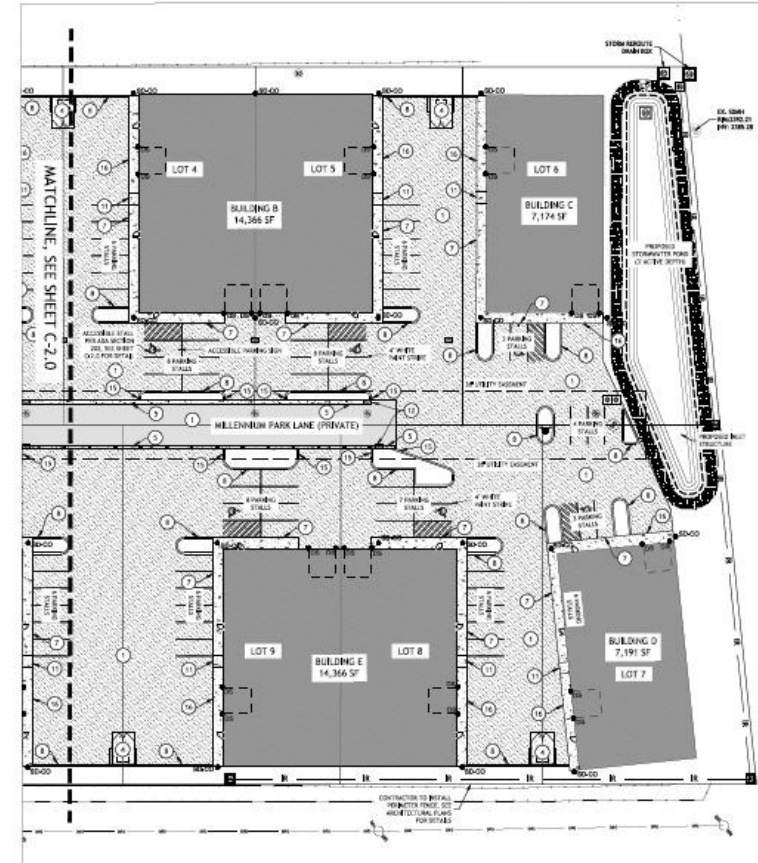
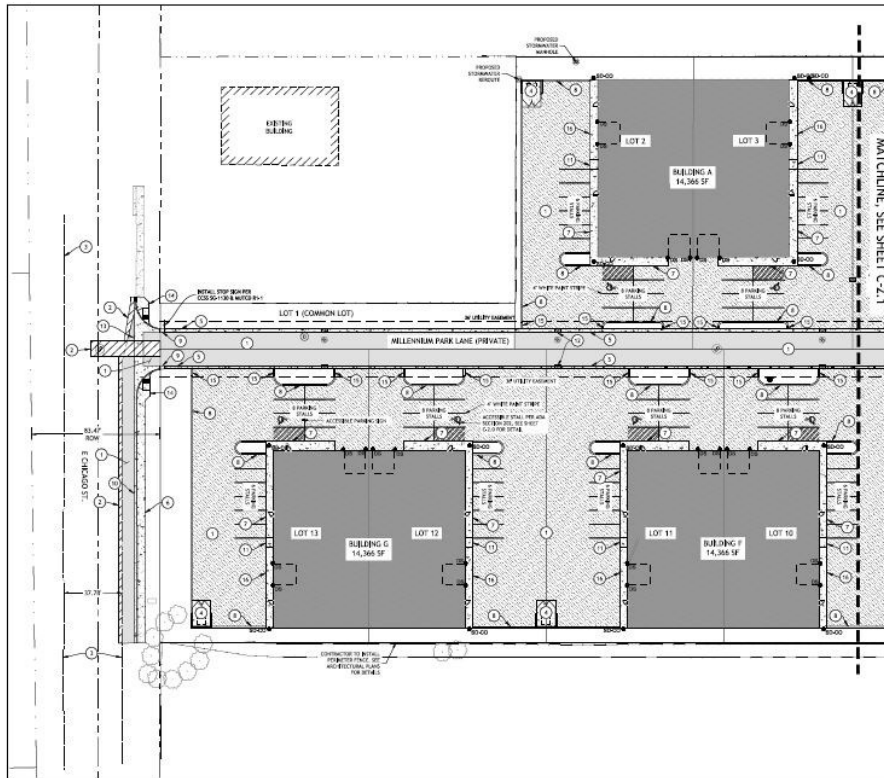


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For Sale and For Lease Industrial Condos

503 - 610 Millennium Park Lane, Caldwell, ID 83605

Cloud Gate Industrial Park



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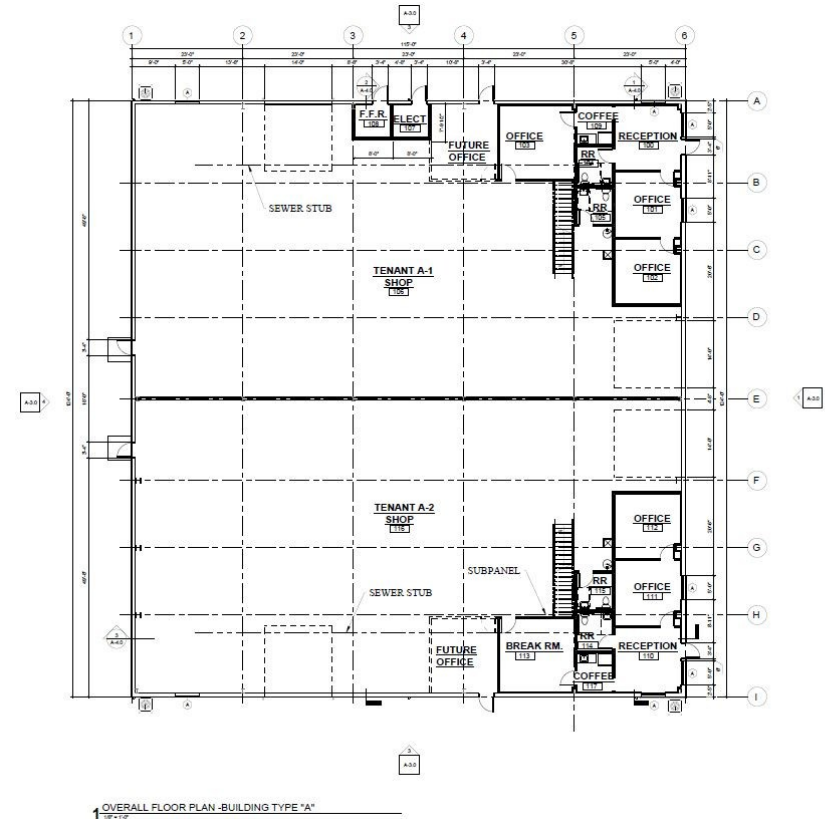
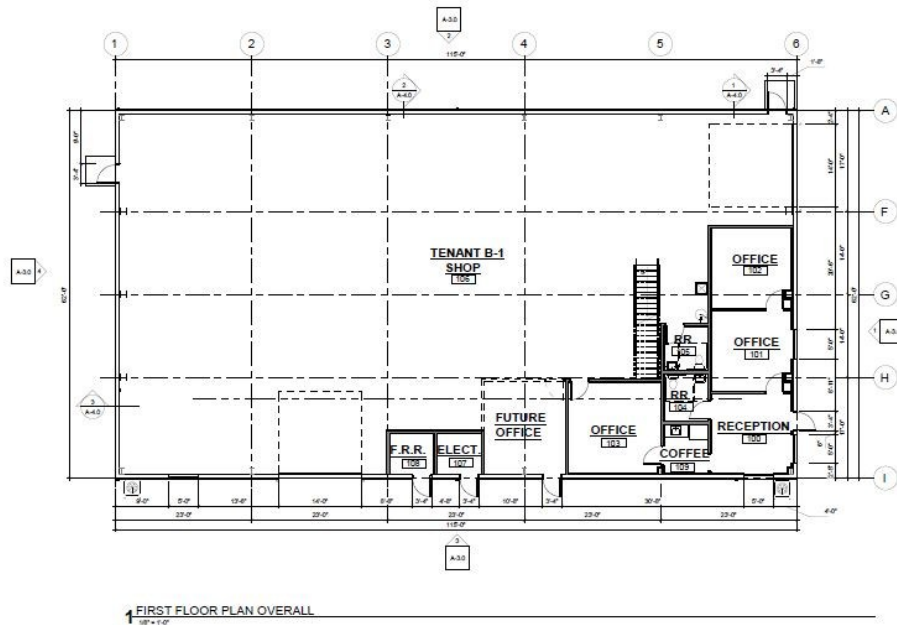


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Caldwell, Idaho



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



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