

FOR SALE & FOR LEASE

New 16,490 SF Steel Industrial Building

Building Completed and Ready for Immediate Occupancy



519 Millennium Park Lane, Unit 1 | Caldwell, ID 83605

Rick McGraw | 208.880.8889
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Jonathan Langston | 208.794.0958
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

519 Millennium Park Lane, Unit 2 | Caldwell, ID 83605

• Sale Summary

- ⇒ **Price:** \$3,595,000
- ⇒ **Owner / User Building**
- ⇒ **Ready for Immediate Occupancy**

• Lease Summary

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

• Building Summary:

- ⇒ **Building Size:** 16,490/SF
- ⇒ **Clear Span Warehouse:** 22' - 24'
- ⇒ **(4) Roll Up Doors:** 14' x 14'
- ⇒ **Parcel Size:** 1/2 acre lot
- ⇒ **Zoning:** Light Industrial
- ⇒ **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.

INCENTIVES

- **LEASE:** 90 days free rent with accepted LOI and Lease
- **SALE:** Investors - Rents guaranteed for up to (1) year with acceptable offer



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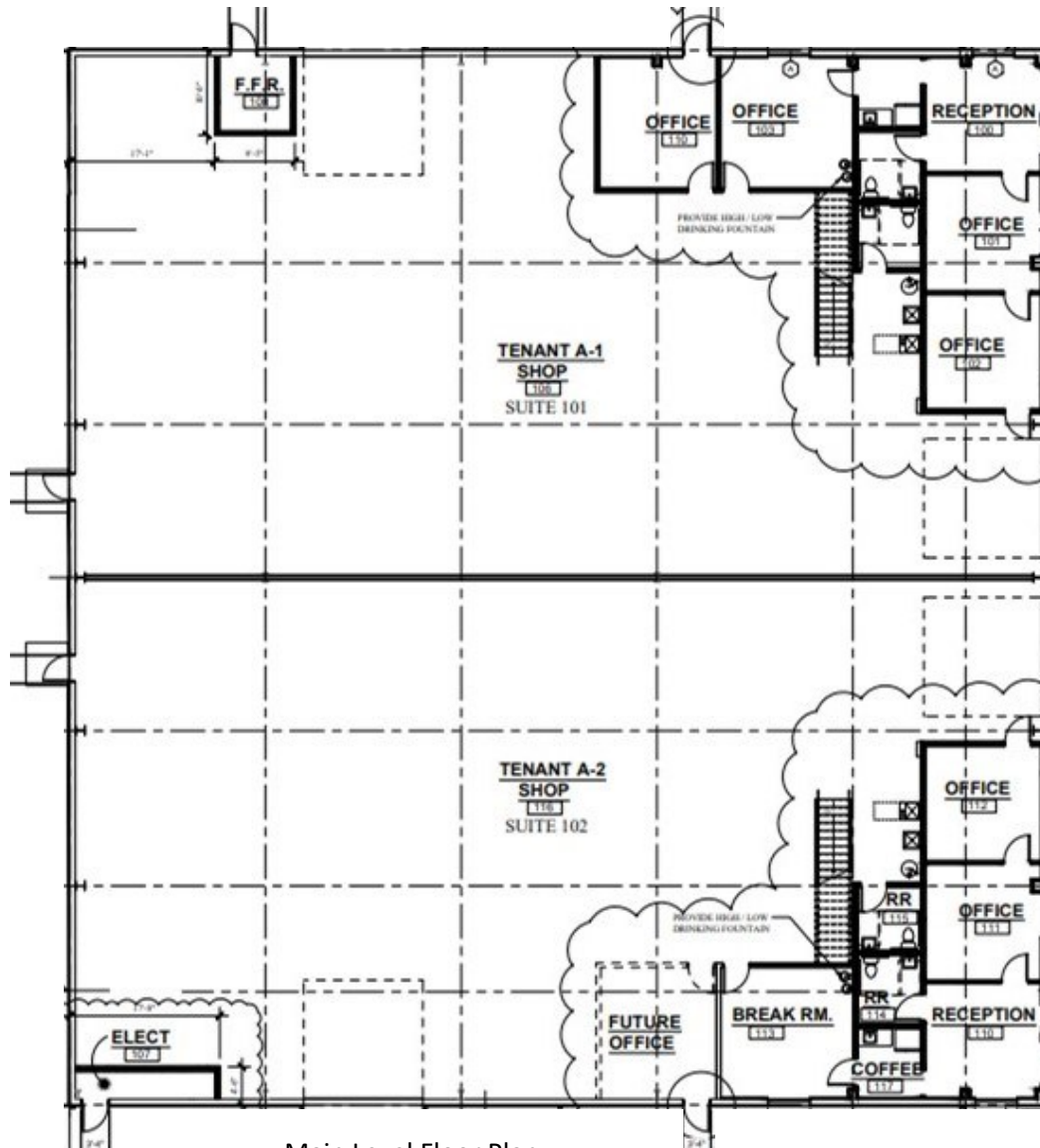


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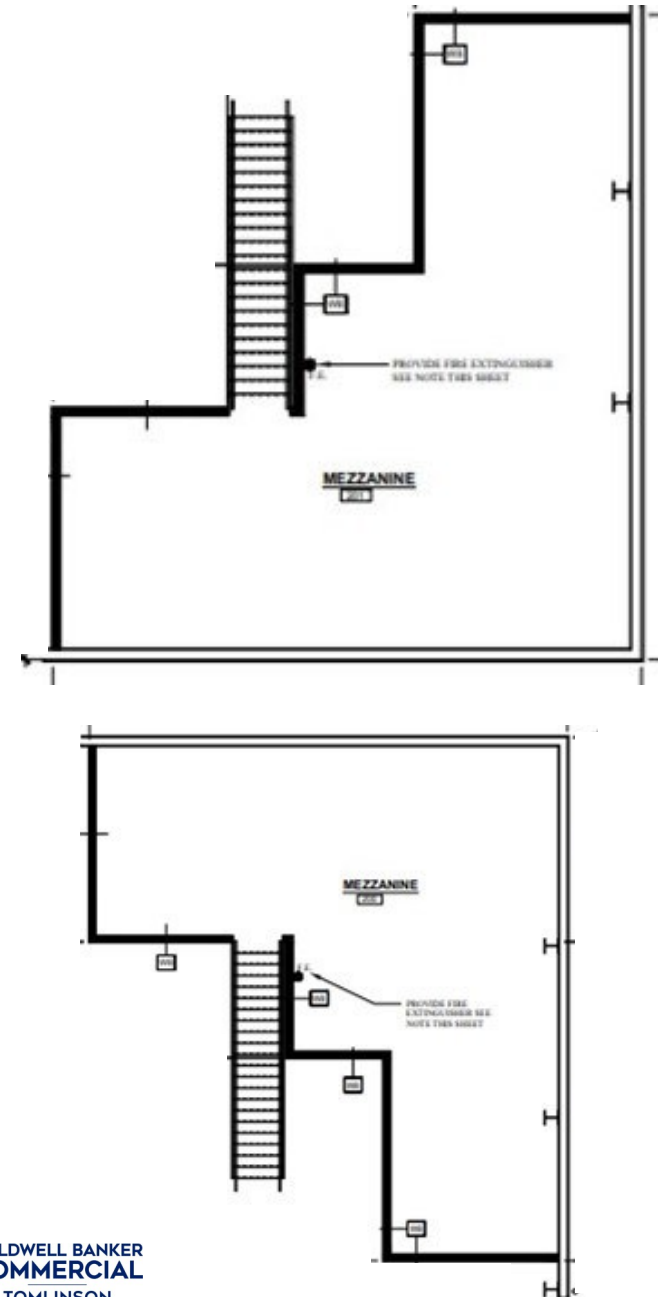
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519 Millennium Park Lane, Unit 2



Main Level Floor Plan

Mezzanine Level Floor Plan



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CLOUD GATE INDUSTRIAL SITE PLAN



- 503 Millennium Park Lane, Unit 1
⇒ **Under Contract**
⇒ **5/Year NNN Lease in Place**
- 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**





Cloud Gate Industrial Park

Cloud Gate Industrial Park consist of Seven Industrial Buildings/Condos. Each Building will have Ample Parking and will sit on a half acre lot. All buildings will be clear span with office areas and grade Level Doors. The 14,366/SF buildings will have Single Phase Power and two 200 AMP Panels. The 7,174 SF building and the 7,191/SF building will have Single Phase Power and one 200 AMP



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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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