



INDUSTRIAL BUILDING FOR LEASE

# 4224 CHALLENGER

CALDWELL, IDAHO 83605

COMMERCIAL

**TO BE COMPLETED IN SUMMER 2021!**



### PROPERTY INFORMATION:

<b>Submarket:</b>	Caldwell	<b>Dock Door:</b>	2
<b>Available:</b>	Contact Agent	<b>Power:</b>	3 Phase
<b>Bldg Type:</b>	Industrial	<b>Lot Size:</b>	1.57 Acres
<b>Bldg Size:</b>	26,400 SF	<b>Zoning:</b>	M-1
<b>Clear Height:</b>	24'	<b>Parking:</b>	Ample
<b>Grade Level:</b>	2	<b>Lease Type:</b>	NNN

### AVAILABLE SPACE:

<b>SPACE:</b>	<b>RSF:</b>	<b>RATE/SF:</b>	<b>RENT/Mo:</b>
Entire Bldg.	26,400 SF	\$0.75, NNN	\$19,800.00

\*Divisible to 13,200 SF



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## CONCEPTUAL DRAWING



## OFFERING HIGHLIGHTS:

<b>Lease Rate:</b>	\$0.75/SF
<b>Lease Type:</b>	NNN
<b>Building Size:</b>	26,400 SF
<b>Lot Size:</b>	1.57 AC Total

## LISTING COMMENTS:

- Great location in the Sky Ranch Business Park.
- New construction, to be completed in Summer 2021.
- 2 dock high doors and 2 grade level doors.
- Office will be built to suit.
- Excellent access to I-84.
- Local and state incentives may be available.
- Located within Caldwell's foreign trade zone.



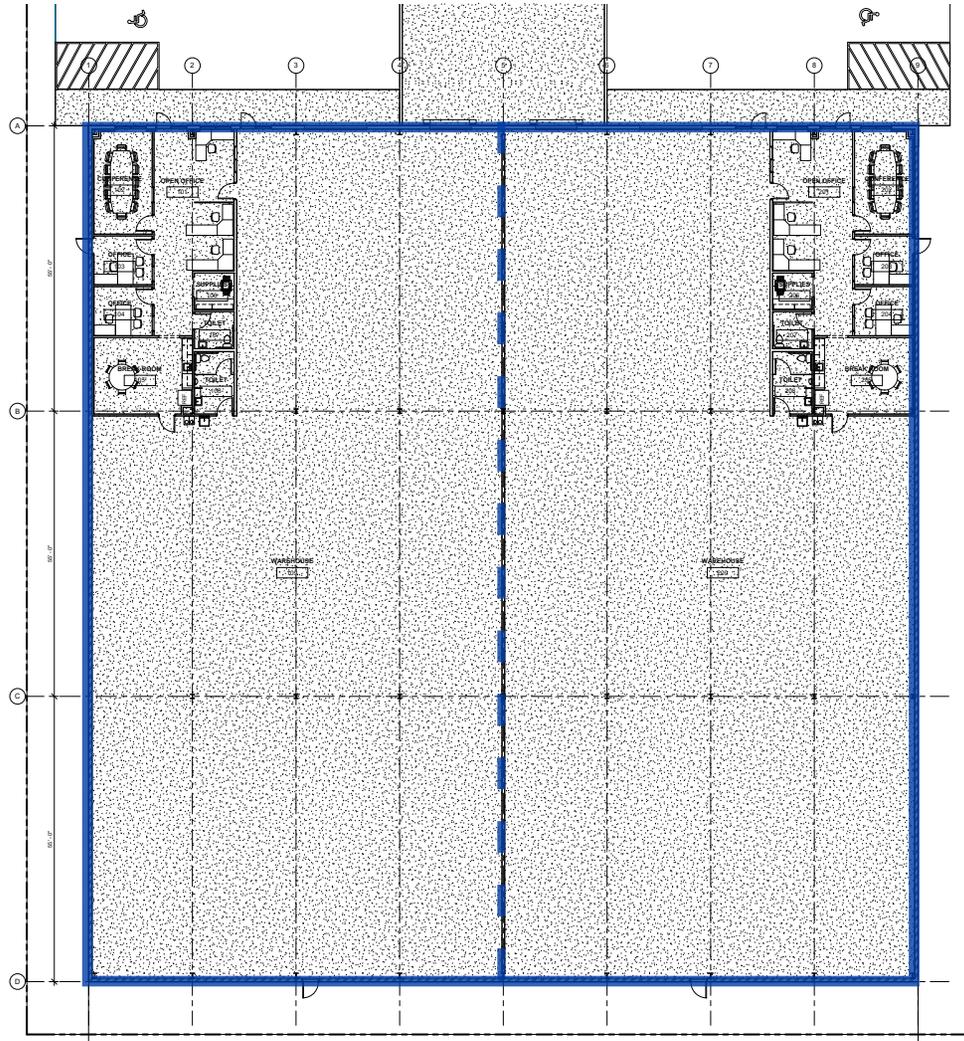
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FLOOR PLAN | 26,400 SF TOTAL



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**NORTH VIEW OF SITE**



**SOUTH VIEW OF SITE**



**SOUTHWEST VIEW OF SITE**



**WEST VIEW OF SITE**





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SITE AERIAL

