

**FOR
LEASE**

NEW CONSTRUCTION INDUSTRIAL BUILDING

310 TEC LANE | CALDWELL, ID



PROPERTY INFORMATION

Building Size:	3,000 sf
Zoning:	M1 — Light Industrial
Ceiling Height:	16'
Dock Doors:	12' x 14' Roll-up door
Power:	3-Phase 200 Amps
NNNs:	\$0.15 PSF (estimated)

Space	Size	Rate
Office	300 sf	\$1.25 PSF NNN
Warehouse	2,700 sf	\$0.59 PSF NNN
Yard	12,700 sf	\$0.029 PSF NNN
Total:		\$2,340 PER MONTH NNN

HIGHLIGHTS

- » Excellent accessibility less than 3/4 of a mile to I-85 interchange directly off 21st Ave/Franklin
- » Fenced graveled yard with two gates and drive around access
- » Sky lights, insulated heated warehouse and HVAC in office
- » 3 phase power — 200 Amp 280/120
- » Across from new Grace Assisted Living, Car Wash and other commercial developments
- » Ready for Occupancy



BRYANT JONES
208 472 1663
bryant.jones@colliers.com

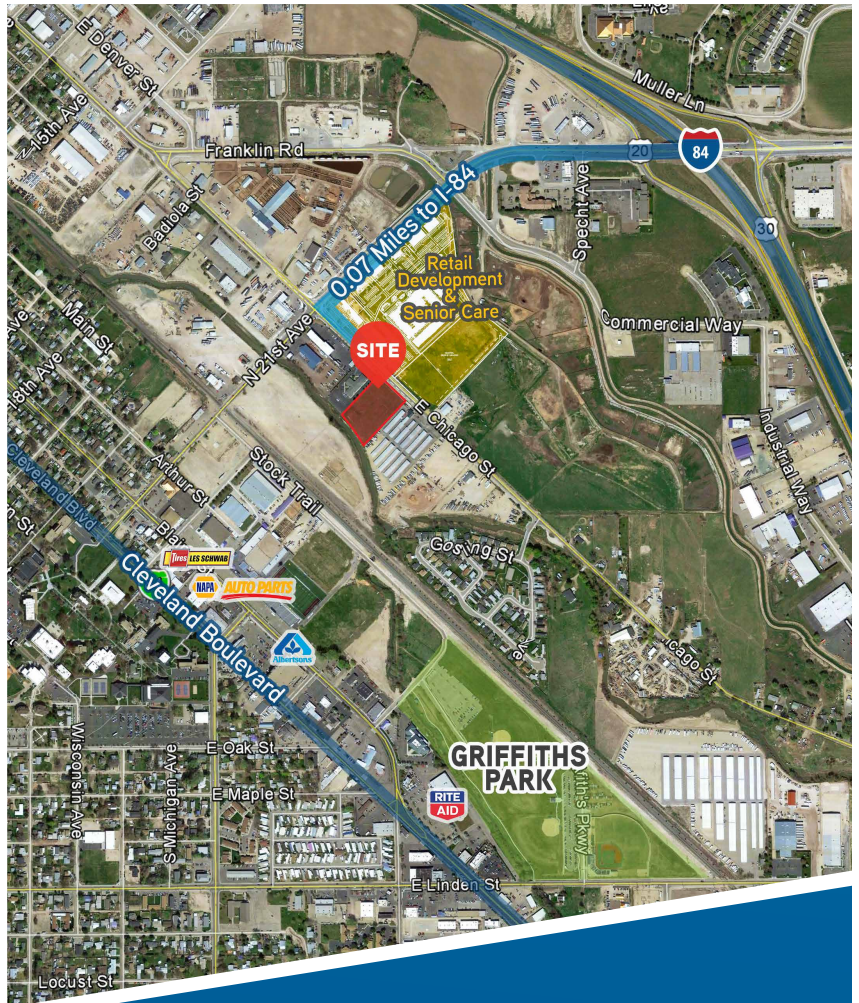
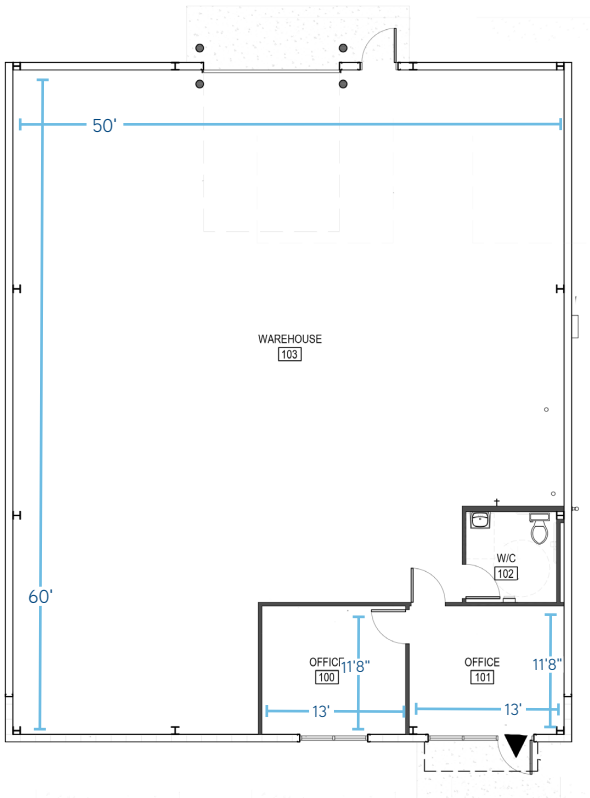
LINCOLN HAGOOD
208 472 1667
lincoln.hagood@colliers.com

MIKE PEÑA
208 472 1666
mike.pena@colliers.com

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