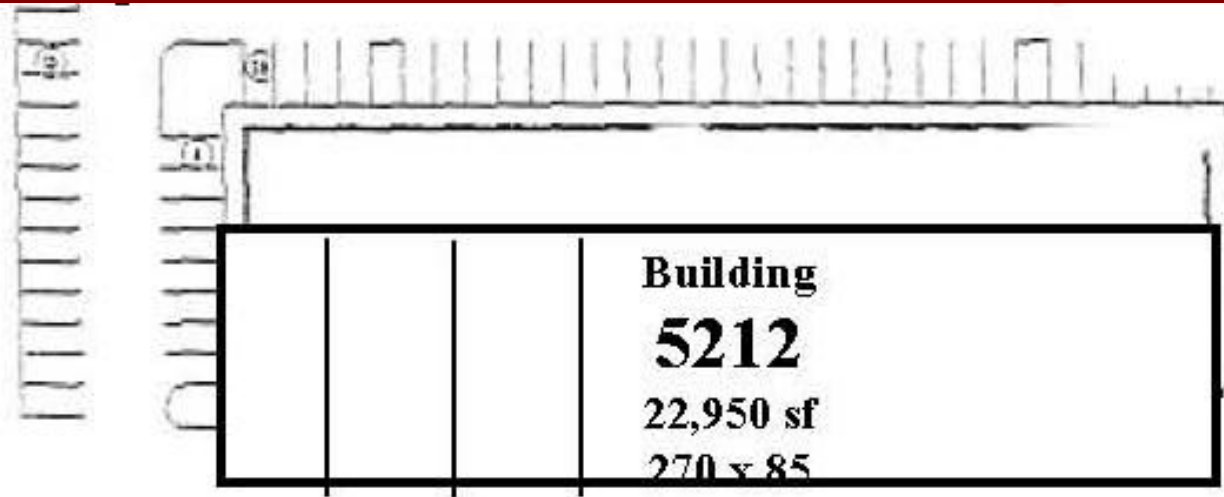


**Available Super Wal-Mart
Retail Pad for Sale or BTS**

**MICHENER
INVESTMENTS** LLP

COMMERCIAL REAL ESTATE



Location: 5212 Cleveland Blvd, Caldwell ID

Pad Size: ± 2.4 acres, all or part, divisible!! Bring All Offers

Sale Price: ■ \$7.17 psf (for entire parcel) = \$750,000
■ Price negotiable for smaller pad sizes

Lease Rates: ■ Pre-leasing/ Build to Suit
■ ± 22,950 Sq. Ft. Divisible down to 4,000 sq. ft.
■ \$8.00 to \$12.00/Sq. Ft. NNN depending on size, term, and
■ Tenant Improvement

Comments:
■ All utilities to site
■ Zoned Commercial and ready to build on
■ Owner will sell all or part; or will build to suit/lease up to ± 22,950 sf

*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

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