

±158 INDUSTRIAL ACRES

EXCLUSIVE LISTING | WEST CALDWELL, IDAHO

LOCATION The Property is located north of Simplot Boulevard at the corner of Roedel Avenue and Riverside Street in West Caldwell, Idaho.

SIZE ±158.358 acres

ASKING PRICE \$1,950,000 (\$0.28/sq. ft.)

PARCELS R34981, R3020, R35021, R35073 and R35076

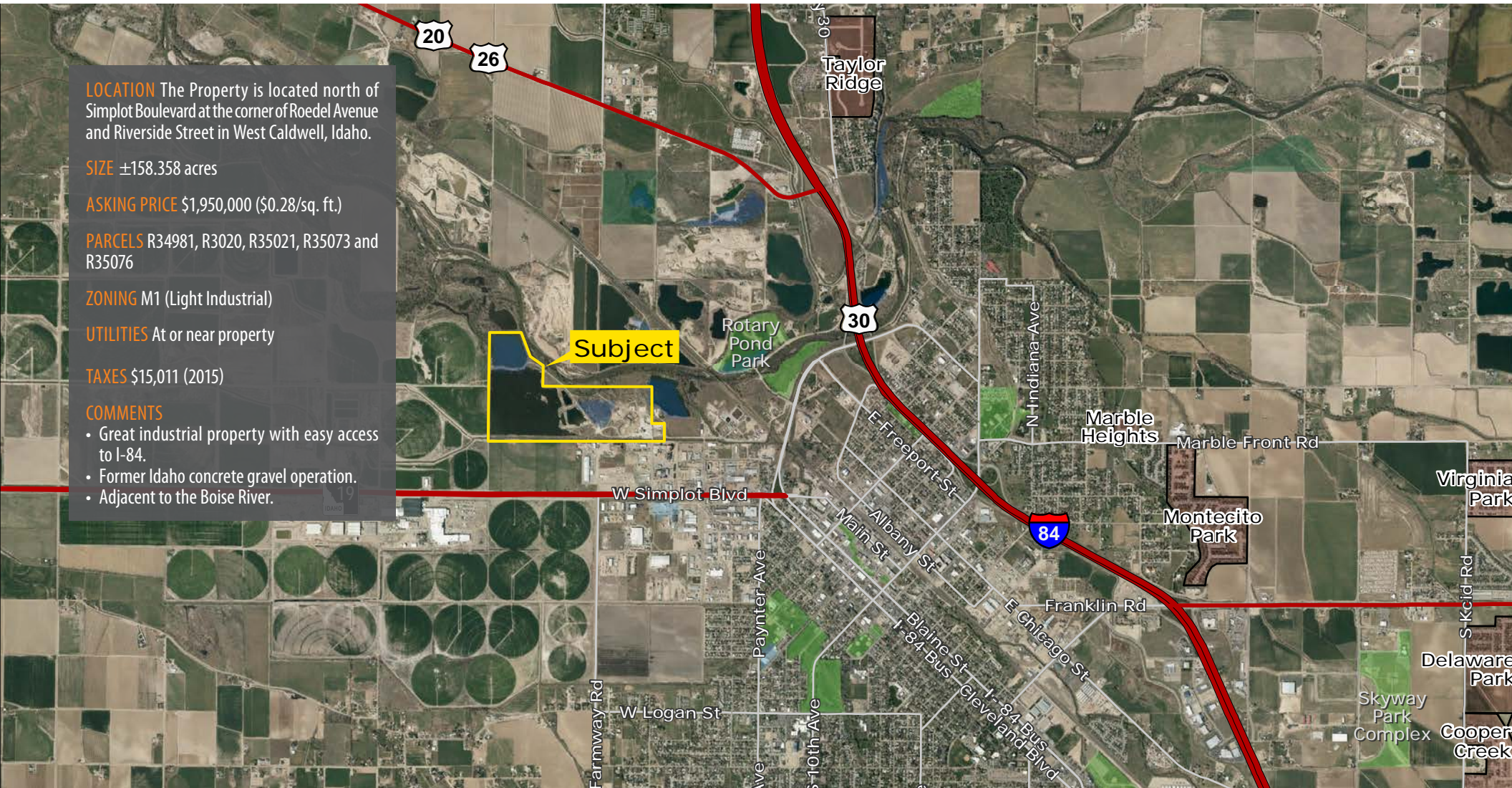
ZONING M1 (Light Industrial)

UTILITIES At or near property

TAXES \$15,011 (2015)

COMMENTS

- Great industrial property with easy access to I-84.
- Former Idaho concrete gravel operation.
- Adjacent to the Boise River.

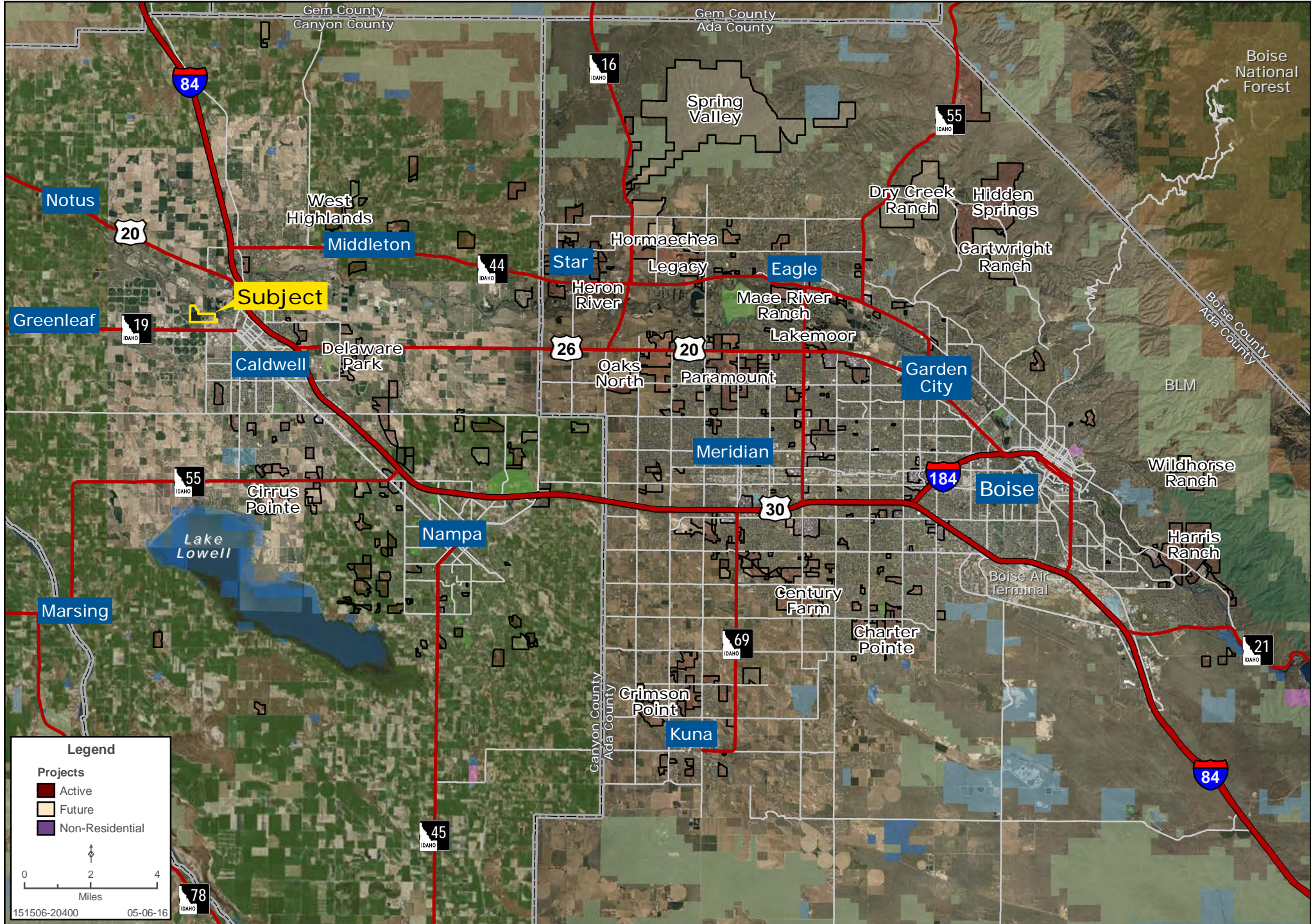


Tyler Johnson | tjohnson@landadvisors.com

3597 E Monarch Sky Ln, Suite F-240 Meridian, ID 83646 | ph. 208.866.3579 | www.landadvisors.com

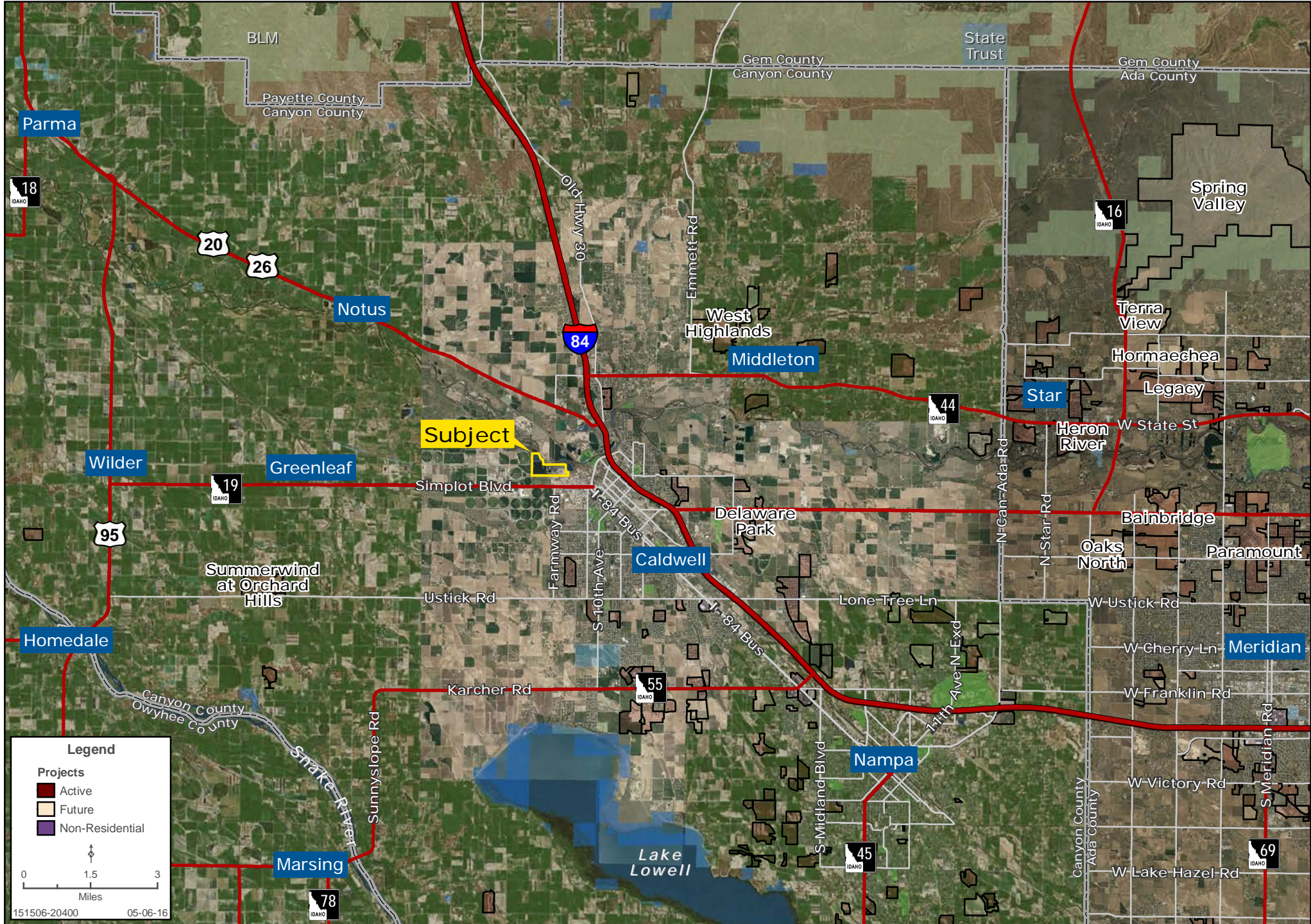
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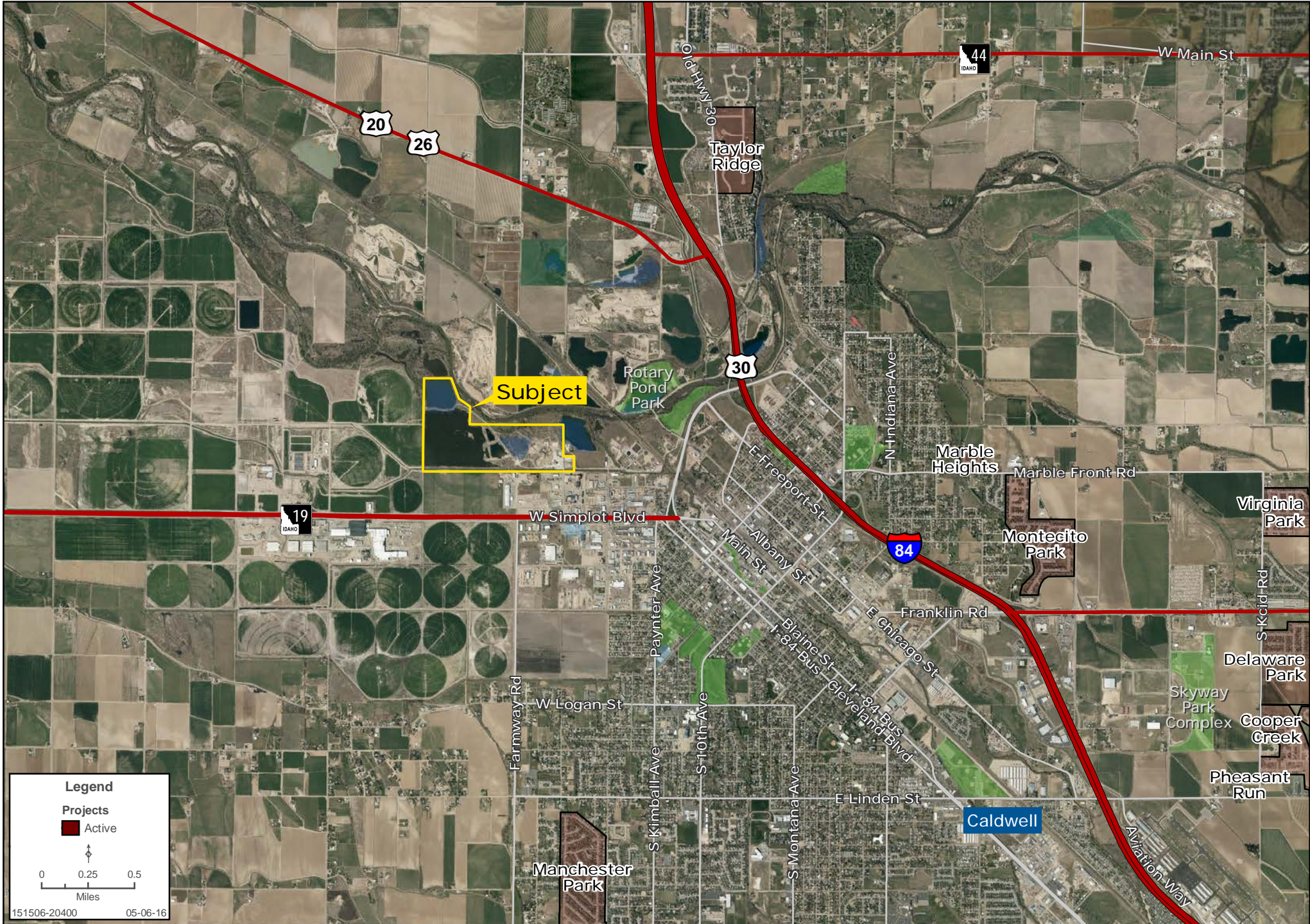
REGIONAL MAP

Tyler Johnson | 208.366.8700 | www.landadvisors.com



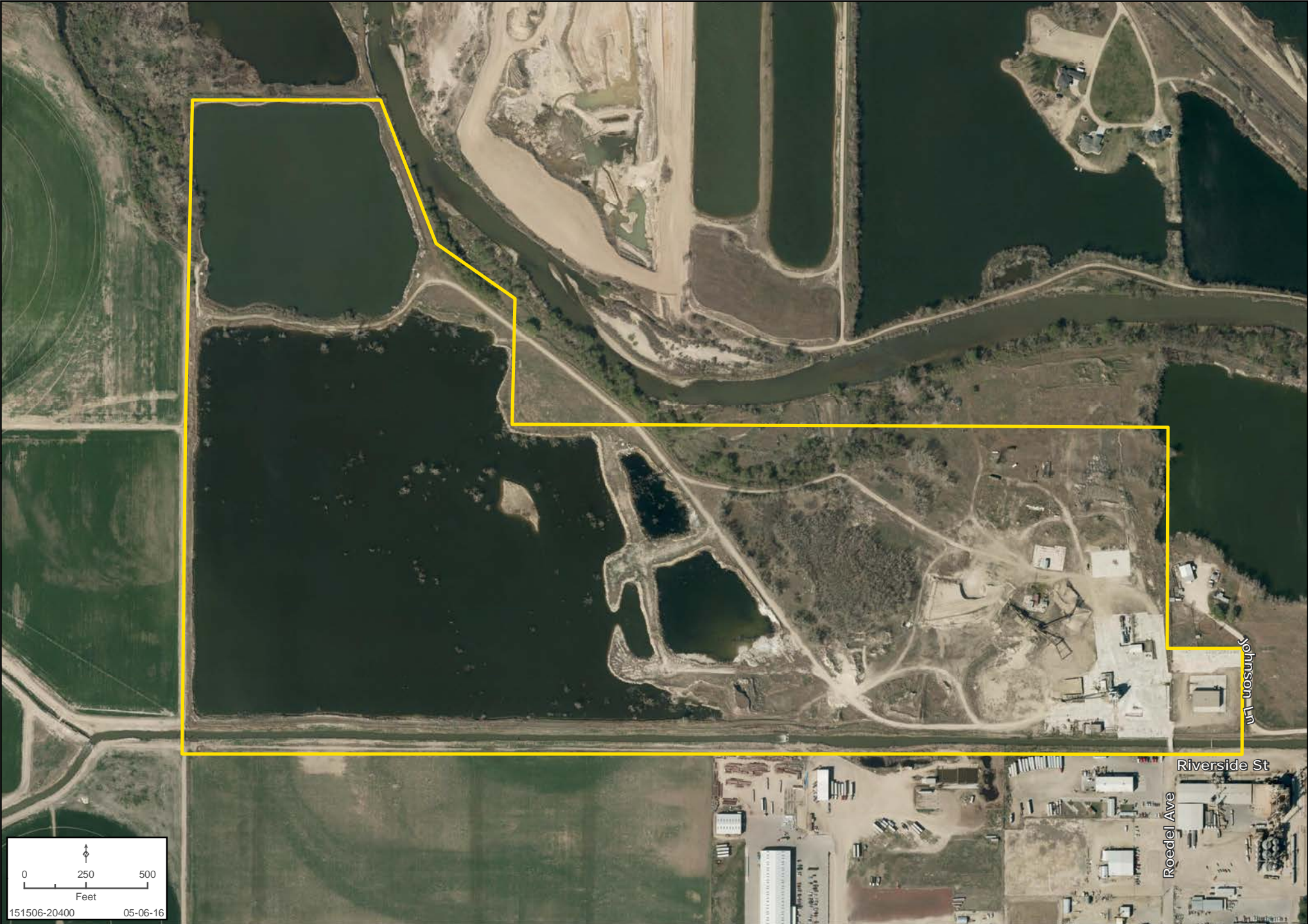
SURROUNDING AREA MAP

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PROPERTY DETAIL MAP

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0 250 500
Feet
151506-20400 05-06-16

CONTOUR & FLOODPLAIN MAP

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