

INDUSTRIAL/FLEX SPACE FOR LEASE 4904 CHARMAE ST.

Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$0.90 SF/month
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Canyon
MARKET: Boise City/Nampa
SUBMARKET: Nampa

BUILDING DATA

BUILDING SF: 5,000 SF
YEAR BUILT: 2019
ZONING: C-3

LISTING DATA

AVAILABLE SF: 5,000 SF

CONTACT AGENT FOR SHOWING INSTRUCTIONS!

Michael L. Bergmann, SIOR | Principal | Director of Recruitment
michaelb@leeidaho.com
C 208.999.1743

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 5,000 SF industrial/flex space for lease. It consists of insulated and heated warehouse space, climate-controlled office space, four (4) 14' roll up doors, floor drain, and ADA restroom. This open flex space is perfect for multiple uses. It's conveniently located roughly 10 minutes away from Downtown Caldwell, offering a wide variety of restaurants, retail centers, entertainment, and other amenities.

PROPERTY HIGHLIGHTS

- Four 14' roll up doors
- Large open, clean warehouse
- Ready for immediate occupancy
- 21,431 VPD on Cleveland Blvd.

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Warehouse



Warehouse



Office



Office

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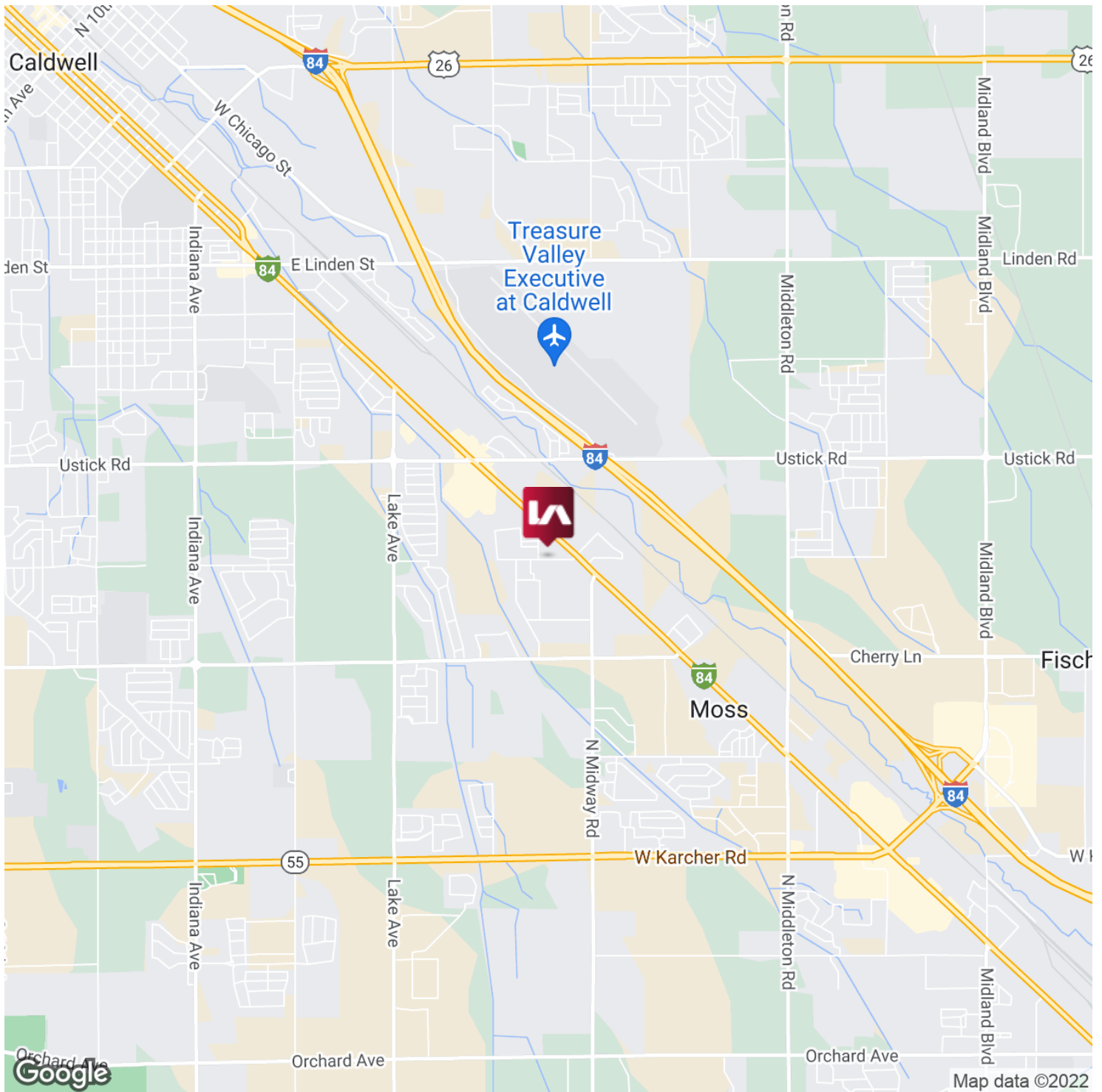
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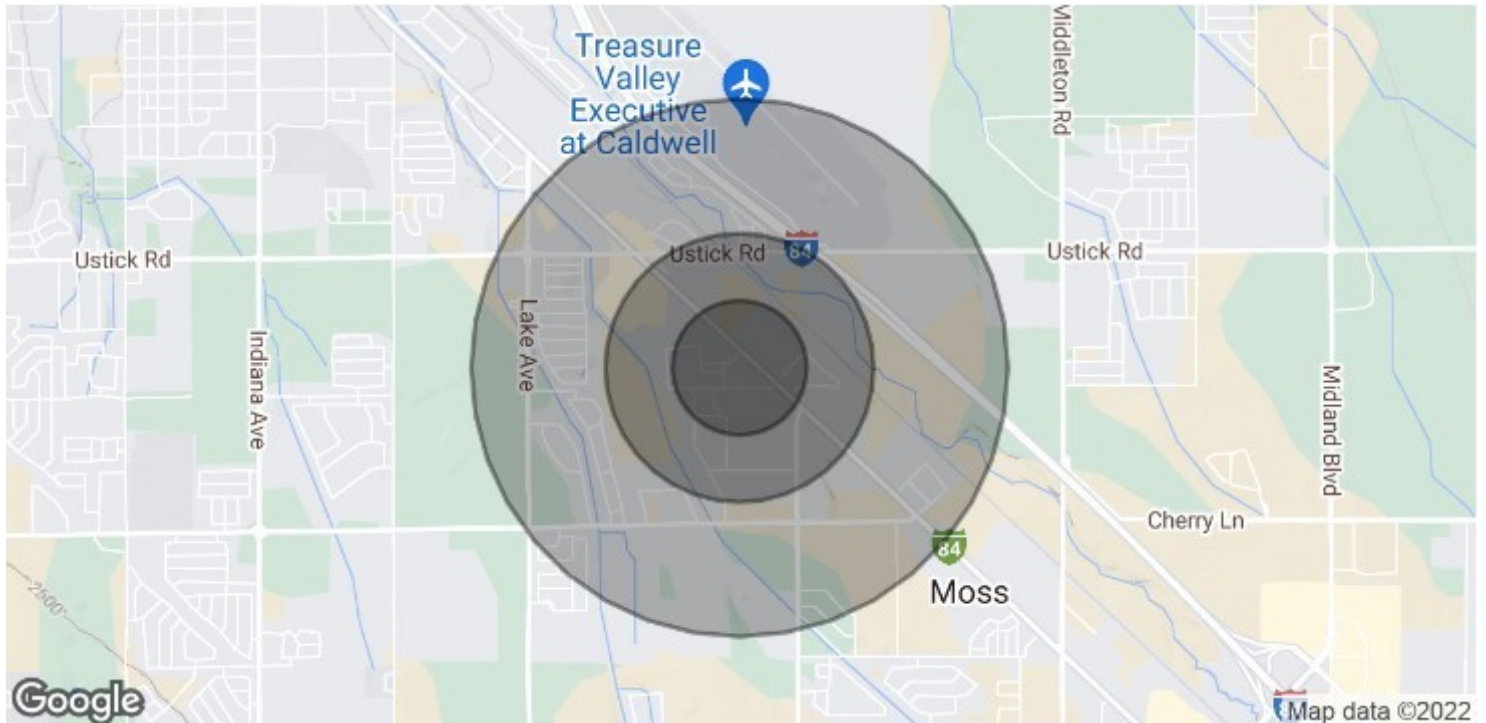
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DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|-----------|
| Population | 7,189 | 56,878 | 119,812 |
| Projected Annual Growth (2022-2027) | 4.1% | 4.0% | 3.9% |
| Median Household Income | \$61,054 | \$57,982 | \$57,2253 |
| Total Households | 2,269 | 18,831 | 40,384 |
| Median Age | 31.1 | 32.8 | 34 |

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CALDWELL, IDAHO

Caldwell is the County seat for Canyon County located in the western region of the Treasure Valley, 30 minutes away from Idaho's largest metropolitan area, Boise. With a population of 63,629 people, this city has grown 26.2% since 2010. Caldwell is home to the College of Idaho, the nationally ranked Caldwell Night Rodeo, and the popular Sunnyslope Wine country. Some major employers in this area are the City of Caldwell, Canyon County, College of Idaho, the Caldwell School District, J.R Simplot, Vallivue School District, and West Valley Medical Center. The Indian Creek Plaza is located in the center of Downtown Caldwell and hosts concerts, live entertainment, movie nights, ice skating, and many other events throughout the year.

CALDWELL NEWS & STATISTICS

- Home to more park space per capita than any other southwestern Idaho city
- Sunnyslope Wine Trail has 17 wineries and vineyards
- New Sky Ranch Business Park development attracting new industrial tenants
- North Ranch Business Park located at Hwy 20/26 and Smeed Pkwy will feature more than 1.5 million SF of flex, industrial, medical, and retail spaces
- Over \$100 million project to expand interstate between Nampa and Caldwell
- Manufacturing sector is growing at three times the rate of economic development in Caldwell as a whole

cityofcaldwell.org, census.gov, bvadev.com, boisedev.com

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