

For Sale/Lease

Industrial Building

109 Evans Street | Caldwell, ID

Colliers

Accelerating success.



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Property Overview

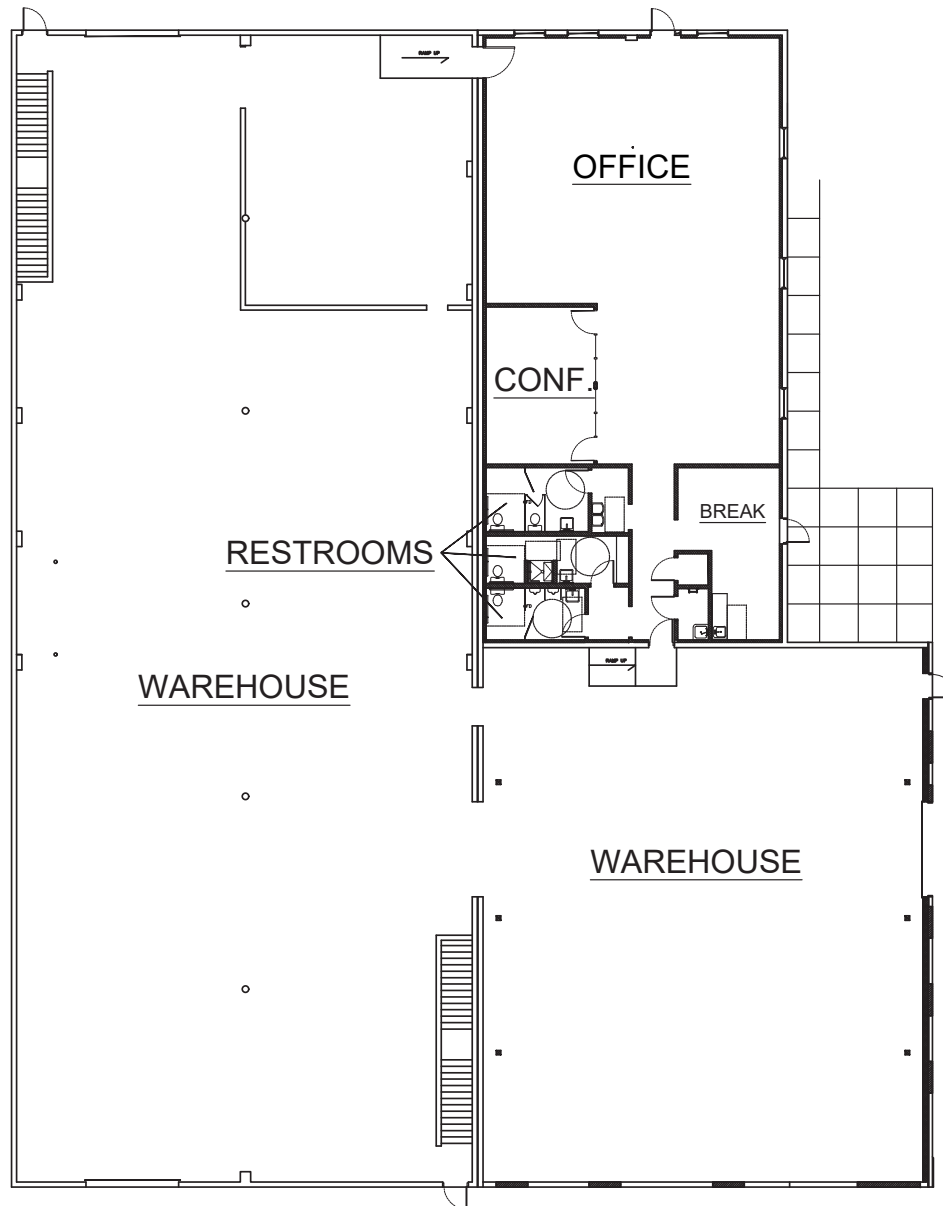
Property Type	Industrial
Building Size	16,424 SF <i>(9,000 SF of bonus mezzanine storage)</i>
Warehouse	13,230 SF
Office	3,194 SF
Land Size	.70 acres
Zoning	Industrial (M-1)
Yard	Fenced and Secured Yard Space
Ceiling Height	15'
Grade Level Drive-In Doors	3 grade level doors
Fire Suppression	Sprinklers
Parking	Ample
Power	600 amps @ 240/120 volt, Electrical Panel
Heating & Cooling	HVAC in office, Heat in warehouse
Sale Price	Contact agent
Lease Rate	Contact agent

Key Highlights

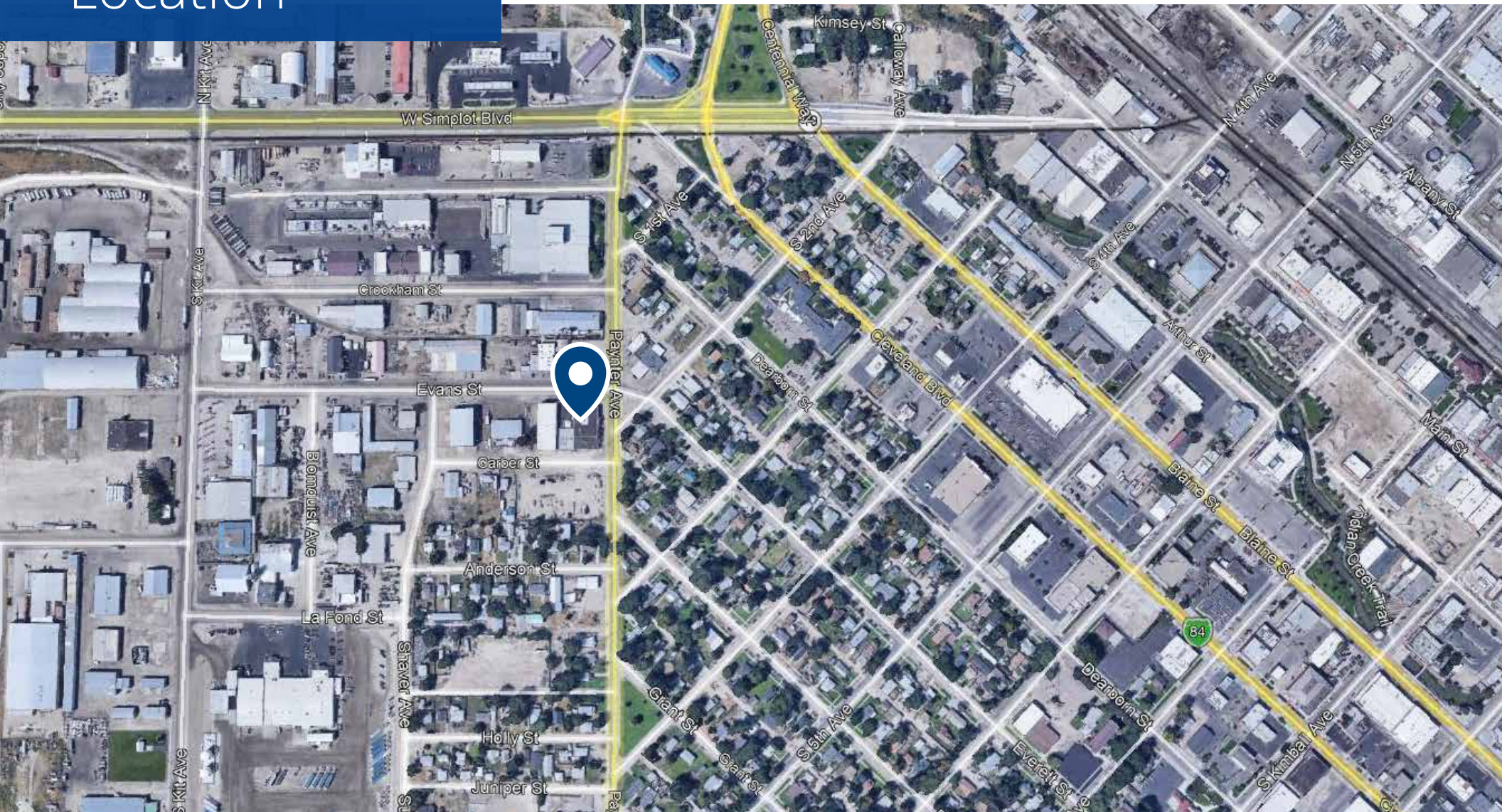
- Completely renovated stand-alone industrial building
- Fenced & secured yard space
- Grade level loading
- 9,000 SF of functional mezzanine space
- Brand new, class A office space (3,194 SF)
- Brand new office improvements with LED lighting throughout warehouse & office
- Showers
- 3 grade level doors
- Drive-thru access in warehouse
- Street frontage & signage available
- Available for lease and sale

Price \$3,859,640.00 (\$235 PSF)

Floor Plan



Location



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

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