

For Lease

2419 E. Chicago Street
Caldwell, Idaho

Colliers

Accelerating success.



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Property Overview

Property Type	Industrial
Total Building Size	4,750 SF
Land Size	.43 Acres
Zoning	M1
Power	3 Phase 200 Amps 120/208 Volts

Space Available

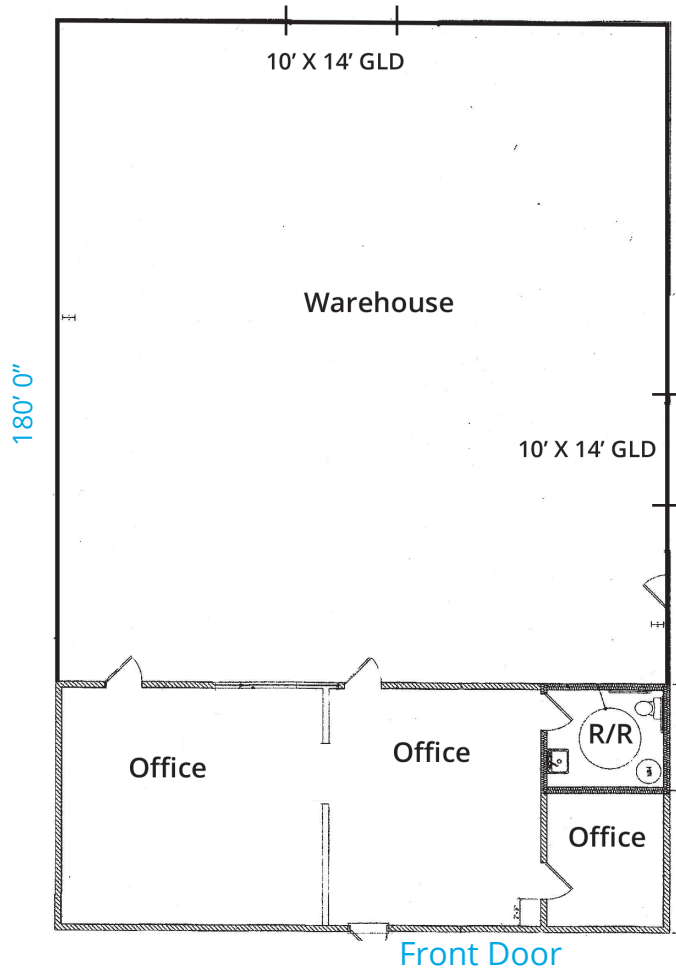
Suite	Size	Rate	Monthly Rent
Office	1,000 SF	\$.80 PSF	\$800.00
Warehouse	2,750 SF	\$.75 PSF	\$2,062.50
Mezzanine	1,000 SF	\$.30 PSF	\$300.00
Total Building	4,750 SF		\$3,162.50
Yard	9,850 SF	\$.05 PSF	\$492.50
Total Monthly Rent			\$3,655.00 NNN
			\$0.77 NNN SF

Key Highlights

- Close to HWY 84 and Highway 20/26
- Includes 9,850 SF fenced and paved yard
- Drive around capability
- Warehouse has 2-10'x14' grade level doors
- Available September 2021
- Clear height 15'6"
- Air Handler in warehouse
- Heat in warehouse
- New paint / carpet / vinyl floor / mini blinds
- New LED lighting in office
- Adjacent to a new 3,000 SF freestanding industrial building with yard - available December 2021 - can be leased together
- Near Maverik full-service gas, car wash, mini-mart / fast food grill

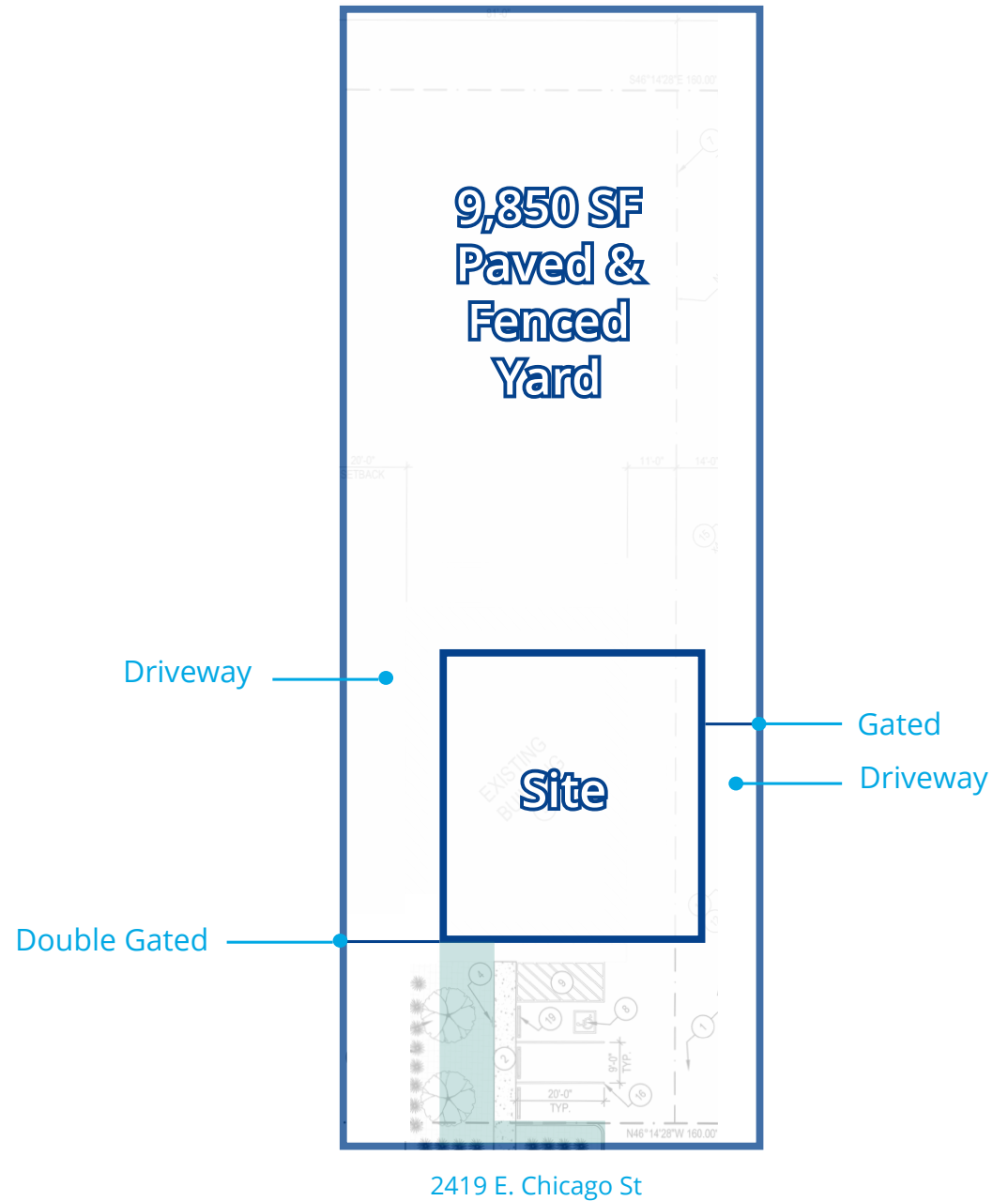
Floor & Site Plans

Floor Plan



2419 E. Chicago St

Site Plan



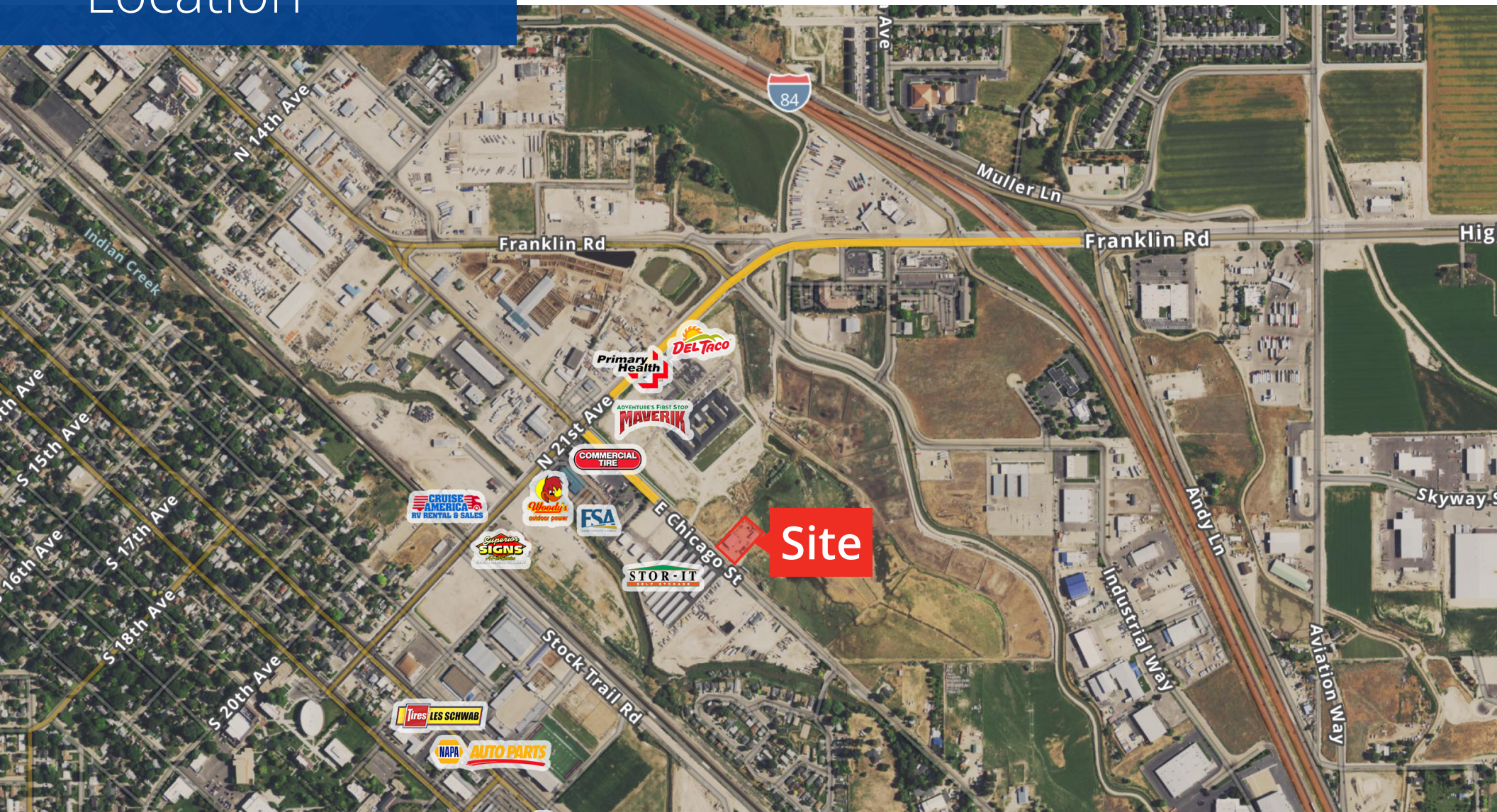
Location



[Google Map](#)



[Street View](#)



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