

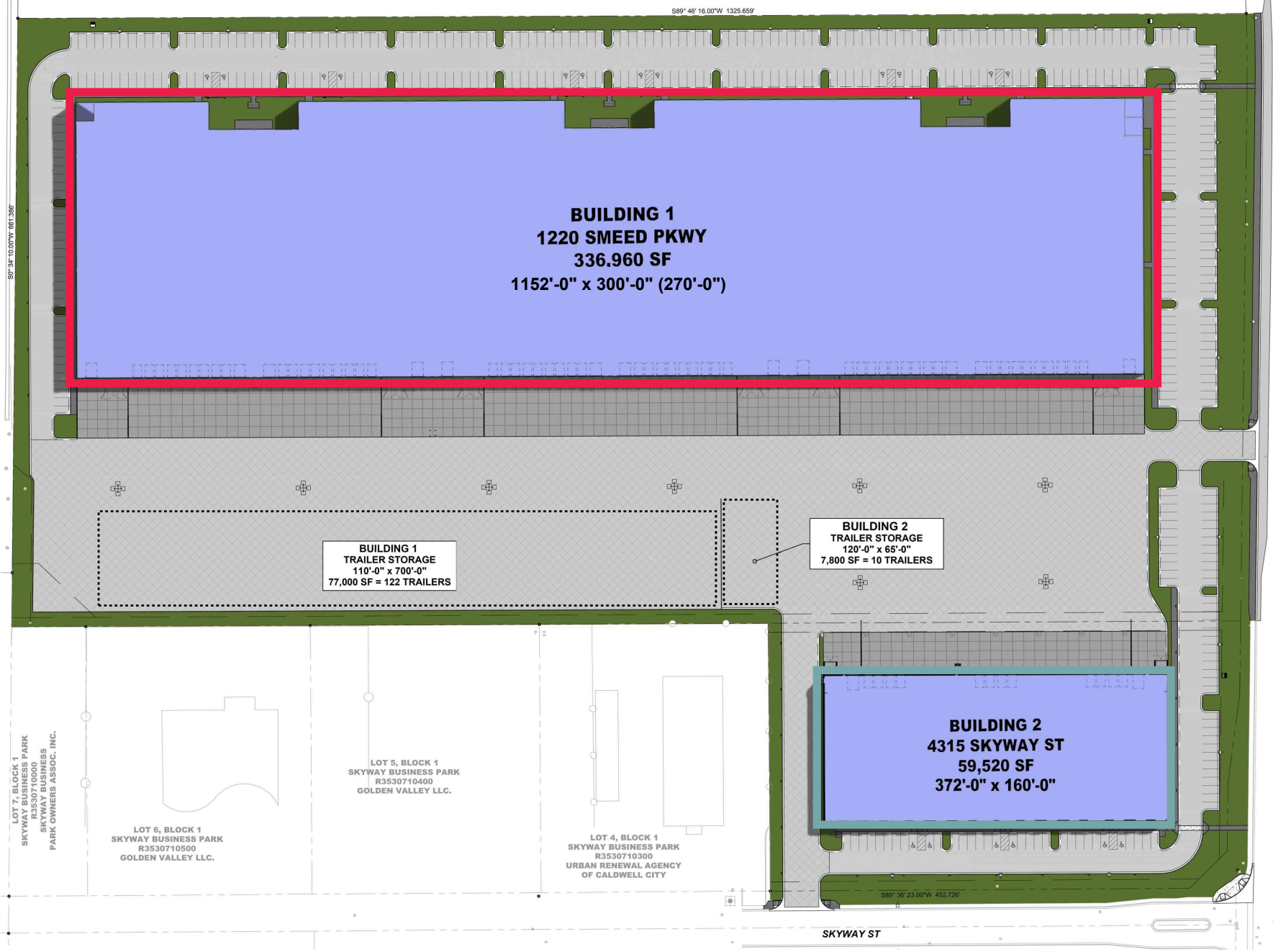
SKYRANCH LOGISTICS

Skyway St. & Smeed Pkwy
Caldwell, ID
83605

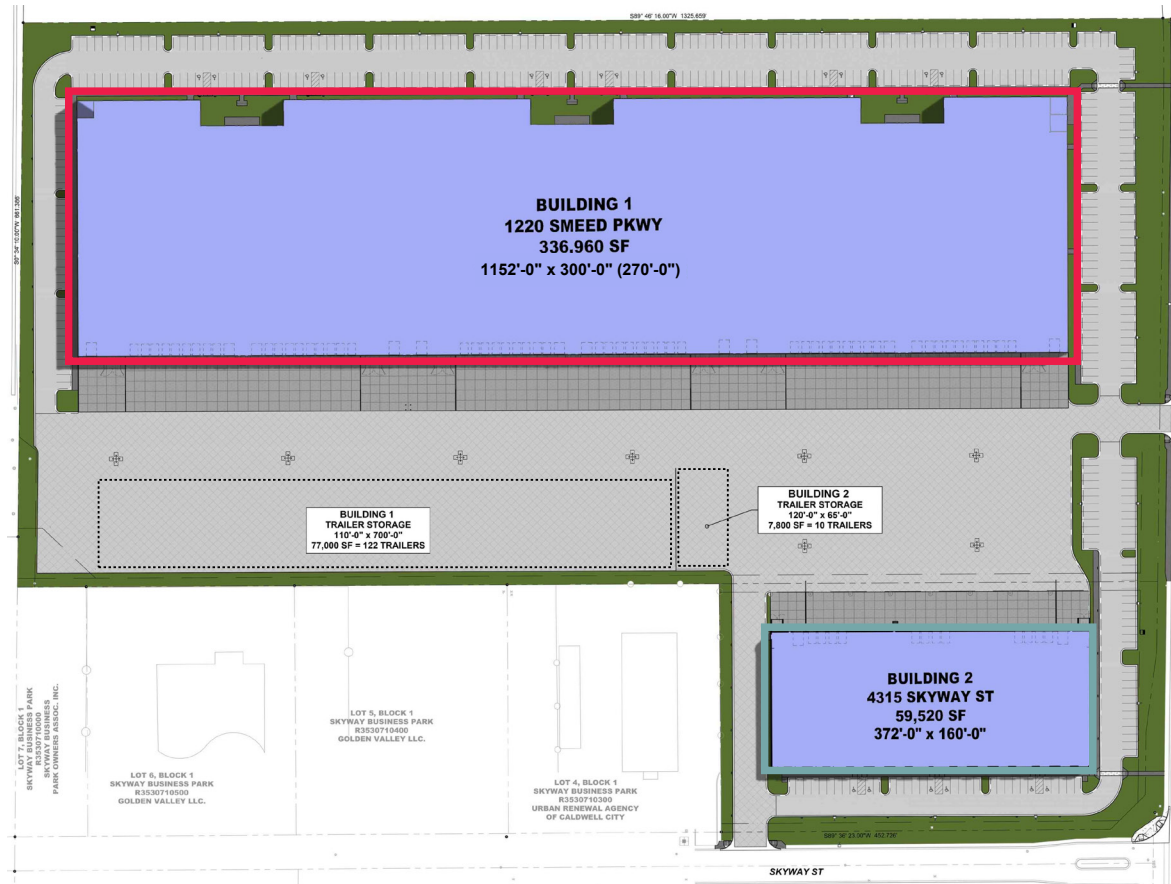


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LINCOLN PROPERTY COMPANY

SITE LAYOUT



SITE INFORMATION



BUILDING 1

Building SF	336,960
Interior Clear Height	32'-0" Lowest Point Clear
Parking Ratios	351 spaces (1 / 960 SF)
Dock ratio (Ea/SF)	60 total (1 / 5,616 SF)
Power (Amps)	2 – 2,000 amp service
Yard Space	77,000 SF

BUILDING 2

Building SF	59,520
Interior Clear Height	28'-0" Lowest Point Clear
Parking Ratios	81 spaces (1 / 735 SF)
Dock ratio (Ea/SF)	12 total (1 / 4,960 SF)
Power (Amps)	1 – 1,200 amp service
Yard Space	7,800 SF

SITE & NEIGHBORHOOD



- 1 SKY RANCH BUSINESS PARK**
- 2 Caldwell Industrial Airport**
- 3 Thomas Jefferson Charter School**
- 4 D&B Supply Store**
- 5 Crunch Fitness**
- 6 Prolink Supply**
Fencing wholesaler
- 7 Flying J Travel Center**
Truck stop and weigh station
- 8 Summitvue Middle School**
- 9 Industrial Builders**
General contractor
- 10 Caldwell Fire Station**
- 11 Triple C Express**
Transportation service
- 12 Dutch Bros Coffee**
- 13 Interstate 84**

NEIGHBORHOOD HIGHLIGHTS

- Highly concentrated with various industrial manufacturers, distributors, and service providers
- Near the Caldwell Industrial Airport and I-84, increasing ease of freight shipments and travel
- Near residential neighborhoods with plentiful community amenities including: a fire station, multiple schools, fitness centers, and dining options



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**FOR MORE INFORMATION,
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