

**FOR
LEASE**

NEW CONSTRUCTION INDUSTRIAL BUILDING

300 TEC LANE | CALDWELL, ID

PROPERTY INFORMATION

Building Size: 3,000 SF
Zoning: M1 – Light Industrial
Ceiling Height: 16'
Dock Doors: 12' x 14' Roll-up door
Power: 3-Phase 200 Amps
NNNs: \$0.15 PSF (estimated)

Space	Size	Rate
Office	300 SF	\$1.20 PSF NNN
Warehouse	2,700 SF	\$0.52 PSF NNN
Yard	11,123 SF	\$0.02 PSF NNN
	Total:	\$1,986 PER MONTH NNN

HIGHLIGHTS

- » Excellent accessibility less than 3/4 of a mile to freeway interchange directly off 21st ave
- » Fenced graveled yard with two gates and drive around access
- » Sky lights
- » Individually metered gas and power / 3 phase power
- » Across from new retail and senior care development



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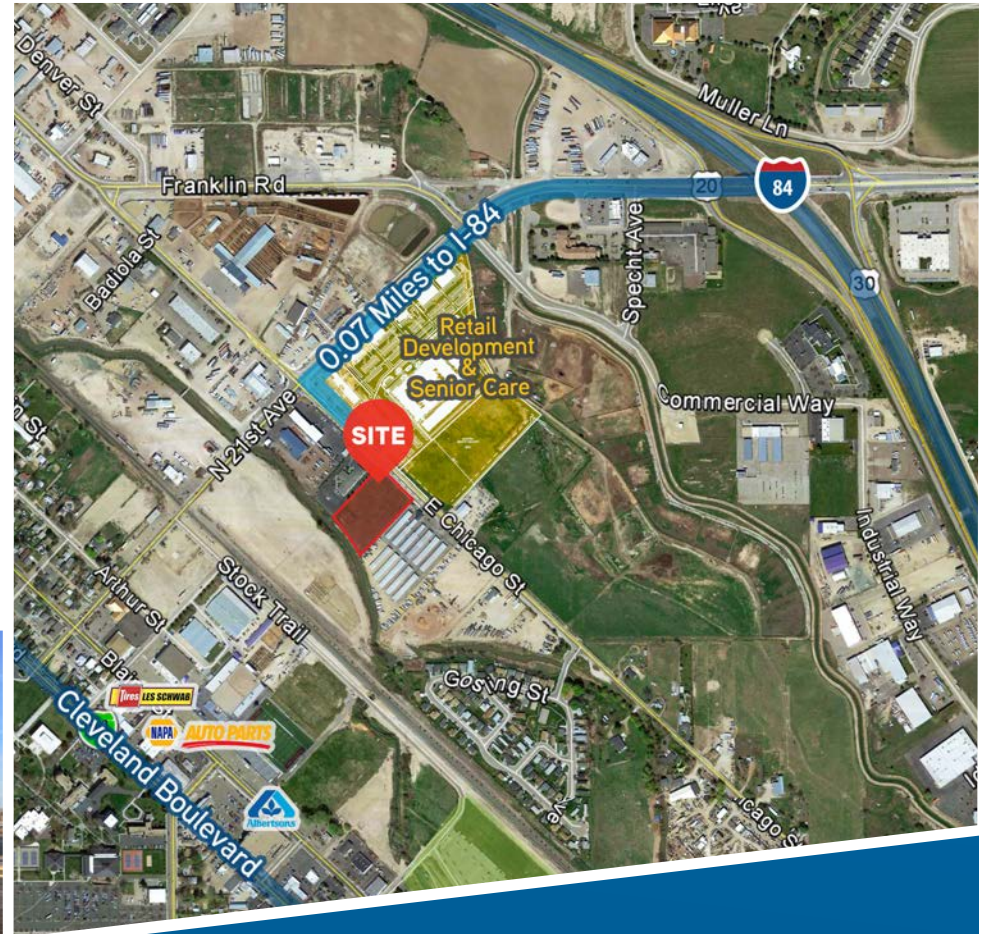
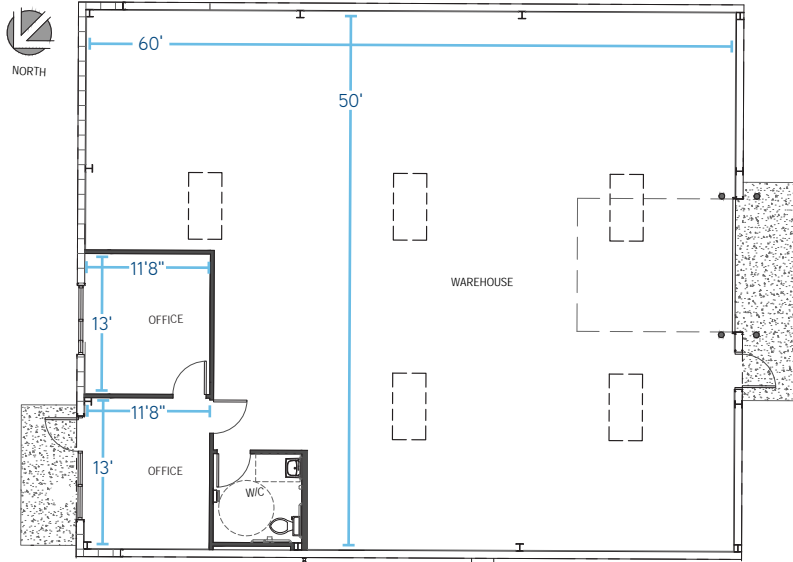
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