

FOR SALE, LEASE & BUILD-TO-SUIT
SCANNELL INDUSTRIAL CENTER
315 South 43rd Ave, Caldwell, Idaho 83605



FOR SALE - 7.24 TO 16.67 ACRES
BTS/LEASE - 14,798 TO 124,006 SF



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PROPERTY HIGHLIGHTS

Parcels For Sale	7.24 or 9.43 Acres	16.67 Acres Combined
Sale Price	Negotiable, Parcels Not Contiguous	
BTS Breakdown	North Building	South Building
	±15,837 to 78,431 SF	±14,798 to 124,006 SF
Overhead Doors	12 - 9'X10' - Dock-High 4 - 12'X14' - Grade-Level	26 - 9'X10' - Dock-High 4 - 12'X14' - Grade-Level
Power	Three Phase - 1,200 Amp	Three Phase - 3,000Amp
Lease Rate	Negotiable, Contact Agent for Details	
HVAC Details	Throughout Office Areas - Heated Warehouse	
Fire Suppression	ESFR Throughout	
Clear Height	±32 Feet	
Potential Rail Access	Yes, Contact Agents for Details	
Zoning	City of Caldwell-M1 (Light Industrial)	
Parcel Number	A Portion of R3589200000	
Access	Cleveland Blvd, 45th & 43rd Streets Located on Interstate 84 Business Loop	



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INDUSTRIAL LAND AND BUILD-TO-SUIT OPPORTUNITIES



PROPERTY FEATURES

- Industrial land for sale lease and build-to-suit - sale options include purchasing 7.24 acres, 9.43 acres, or a combined 16.67 acres - parcels split by Arthur Street - or build-to-suit lease option from 14,798 to 124,006 SF
- Under new ownership - potential newly designed industrial center in Caldwell: [Read press release article here](#)
- BTS spaces can consist of flexible office space configurations, warehouse area with a combination of overhead doors - both grade-level and dock-high, fire suppression, restroom, and on-site parking
- Prime layout and location for professional service providers, distributors and flex users needing easy access to Interstate 84 to service the entire Treasure Valley and surrounding areas
- Located between Interstate 84 on/off ramps 29 at Franklin Road & 33 at Karcher Road - [Google 360 View](#)
- Potential rail service located on the northern property line - contact agents for details

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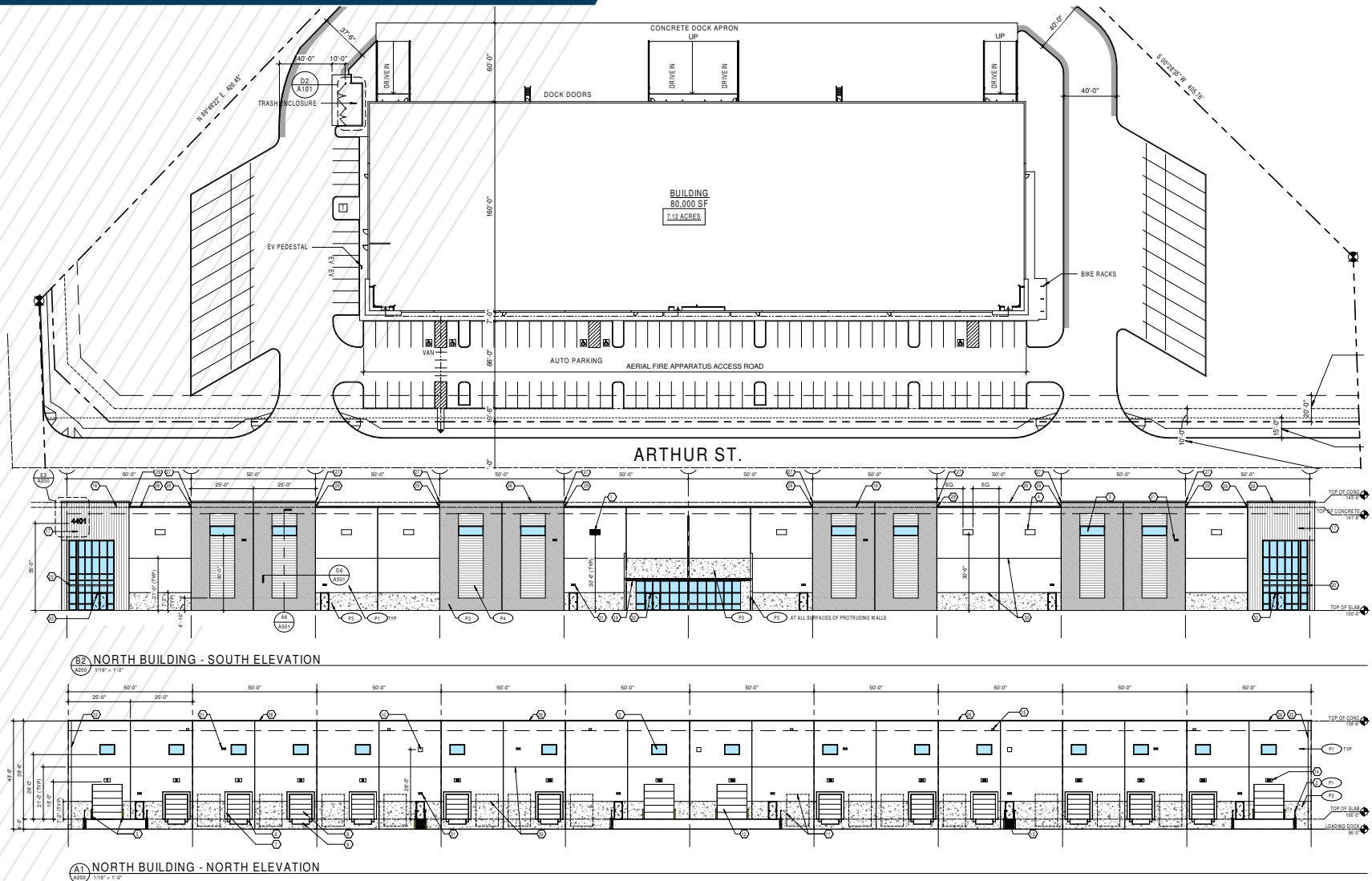
LOCATED ON THE INTERSTATE 84 BUSINESS LOOP



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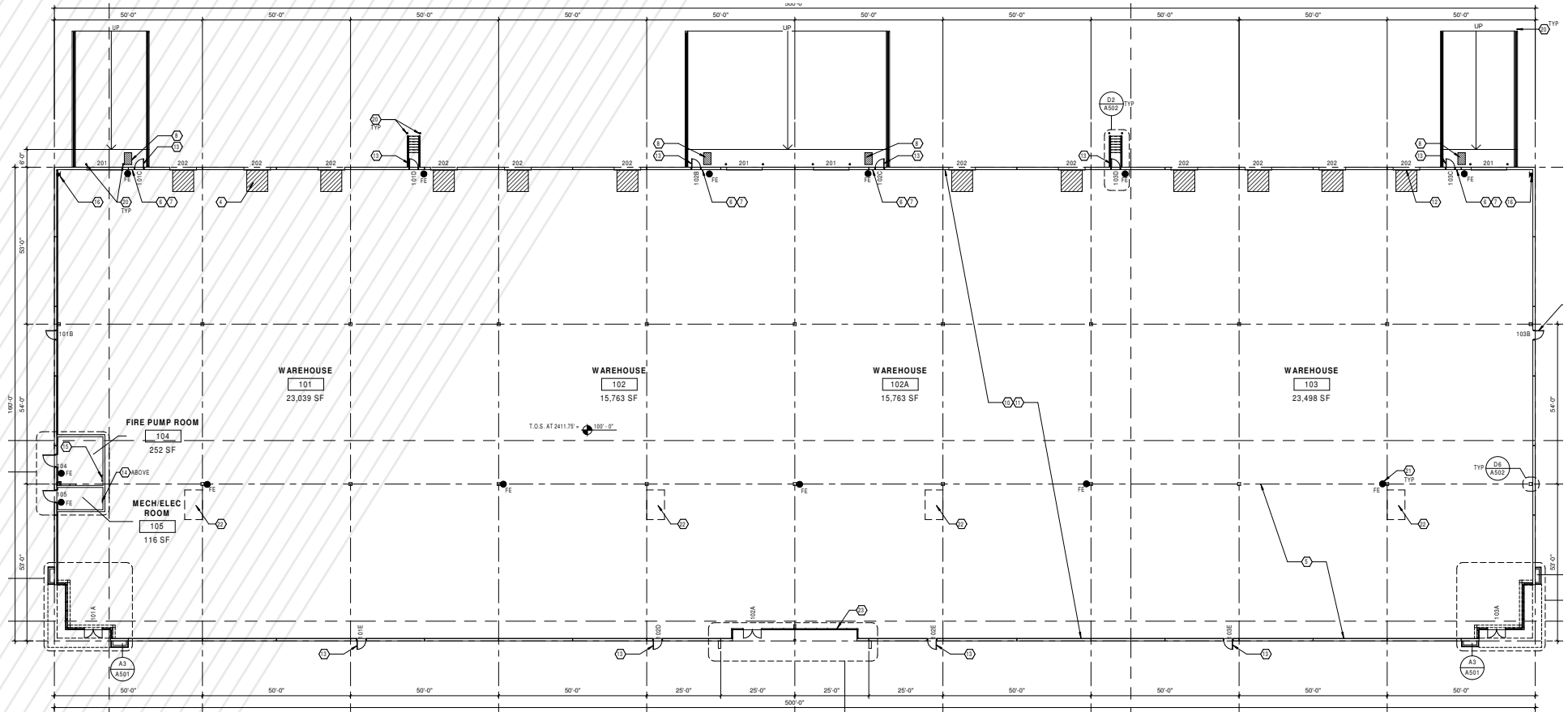
NORTH BUILDING - 15,837 TO 78,431 SF



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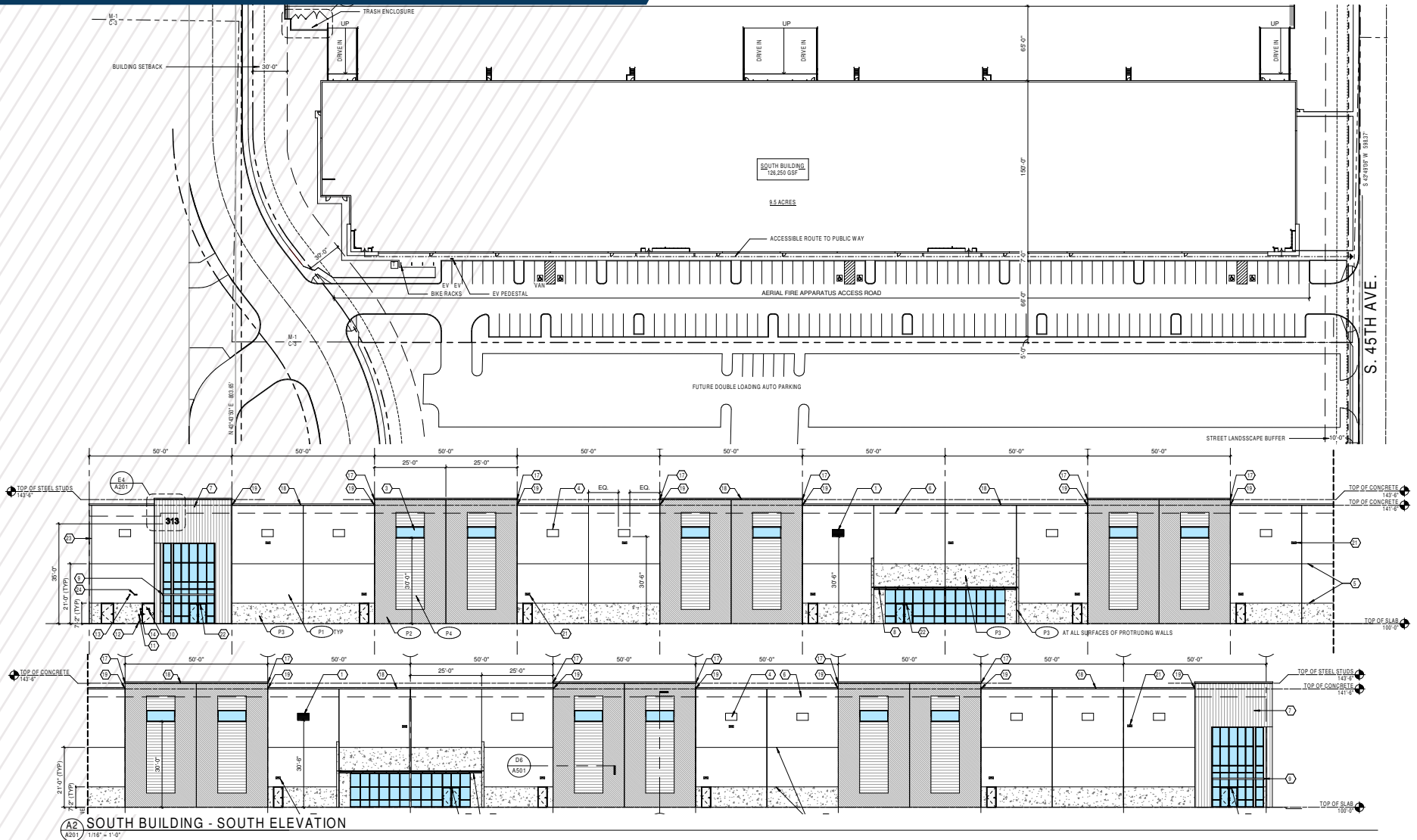
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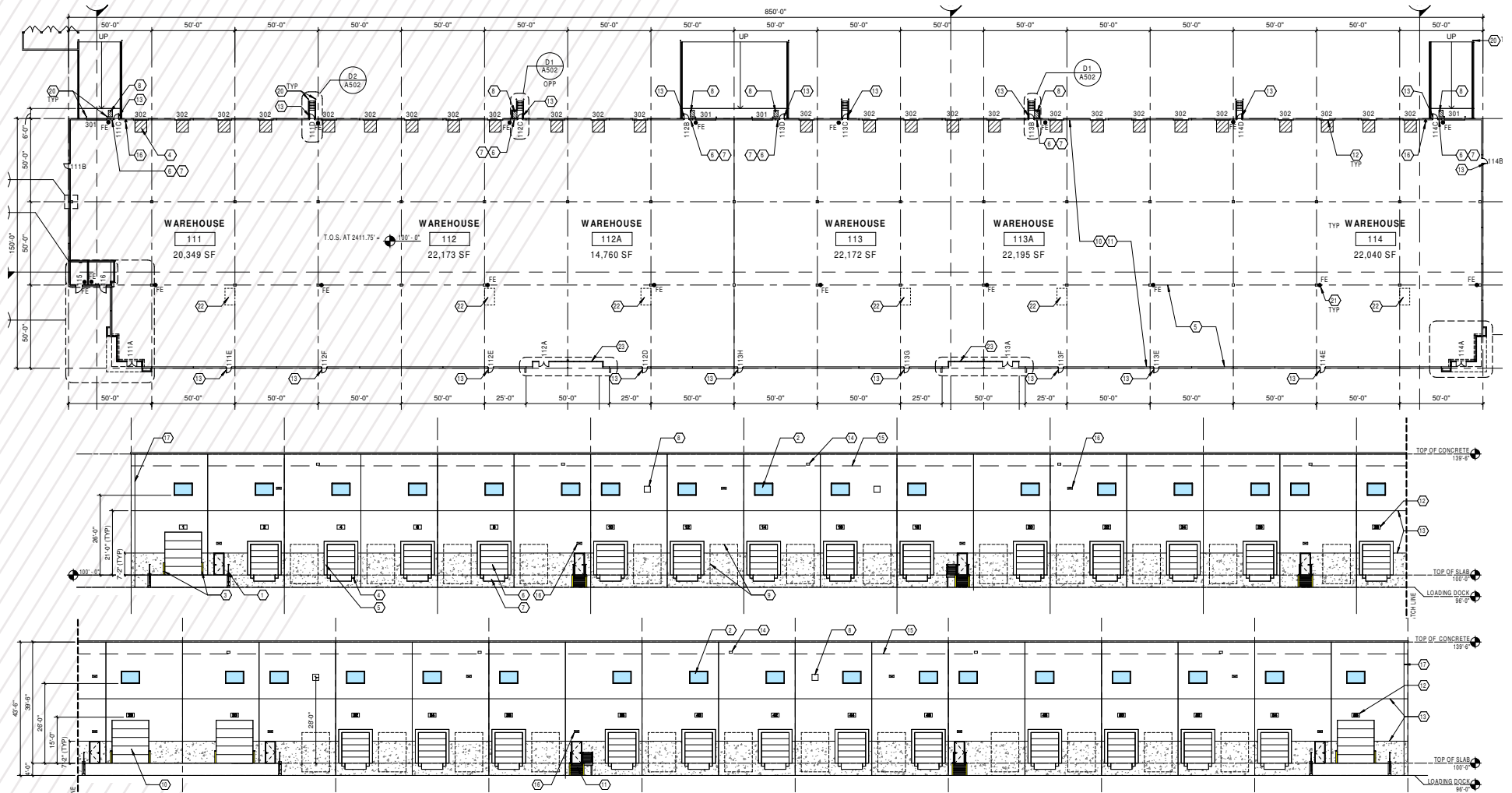
SOUTH BUILDING - 14,798 TO 124,006 SF



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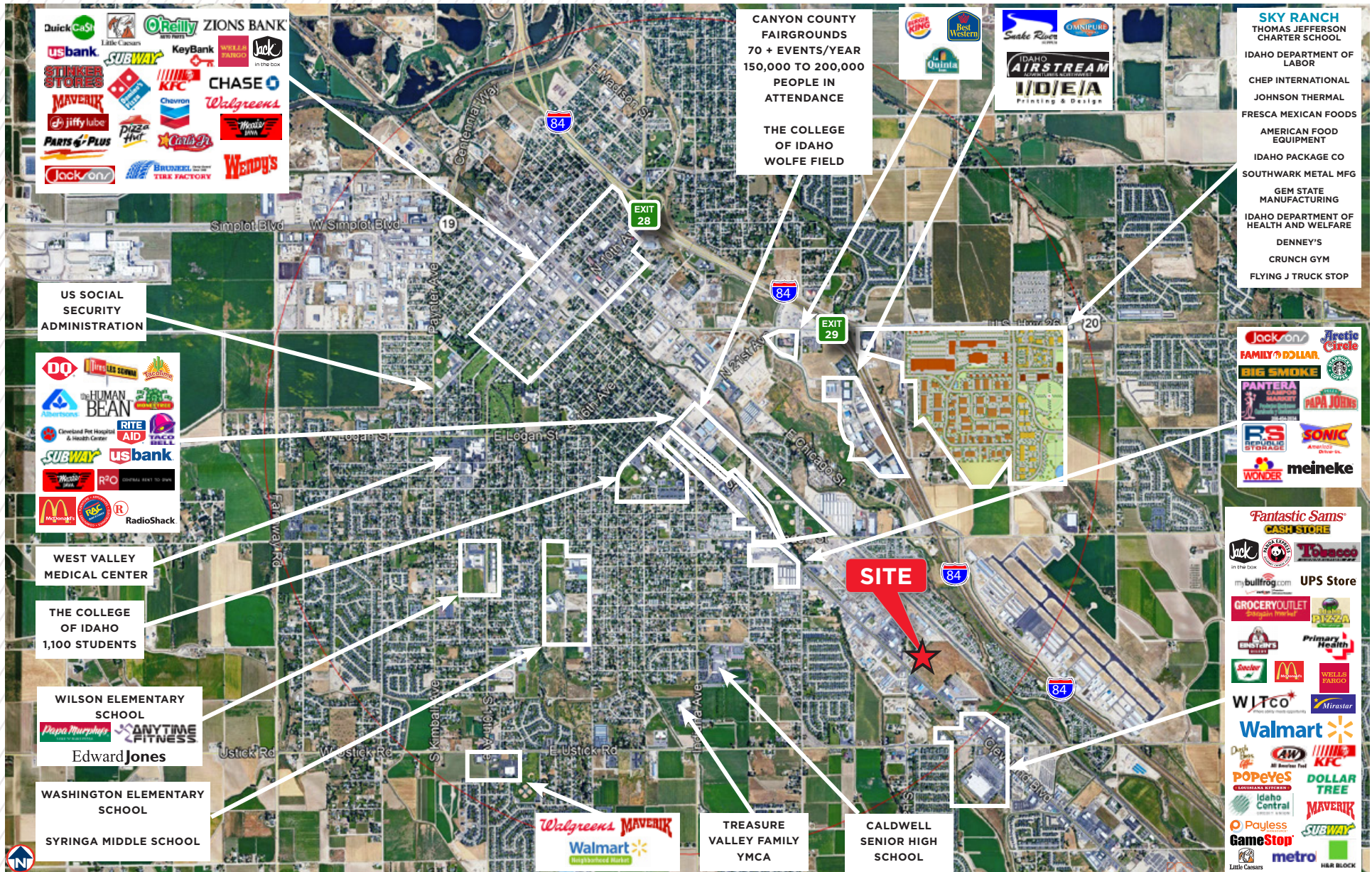


A3 SOUTH BUILDING - NORTH ELEVATION
A202 1/16" = 1'-0"

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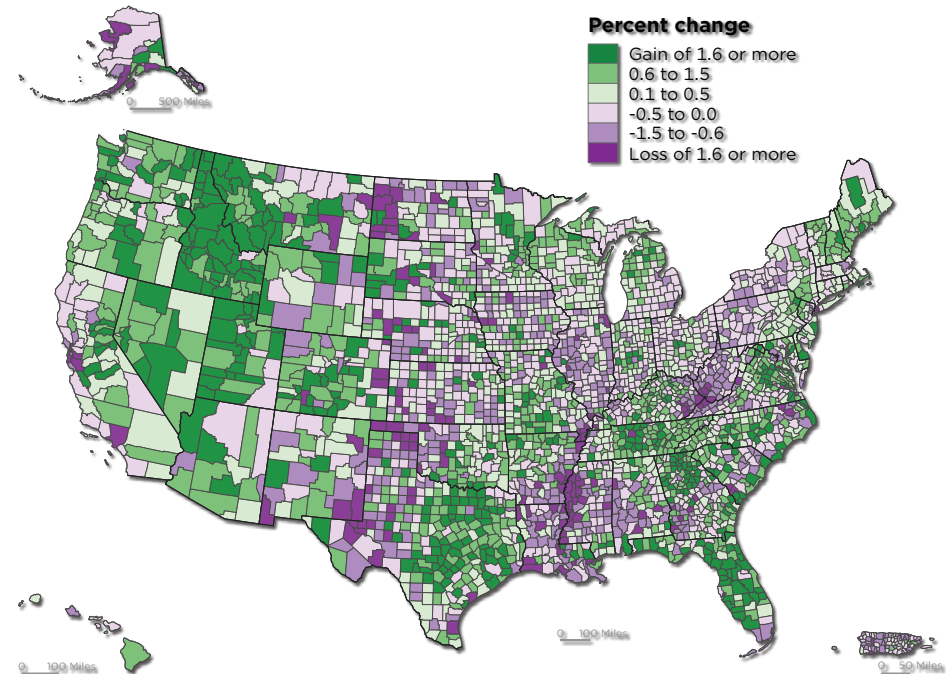
Small Town Feel, Big City Amenities

Caldwell, Idaho offers the convenience of a growing number of retail developments, restaurants and entertainment venues, while maintaining the benefits of a smaller community. The Caldwell Economic Development Department (CED), a division of the City of Caldwell, cultivates economic growth by attracting and retaining businesses, assisting with the creation of quality jobs, and embracing both small and large businesses and entrepreneurs. Since its inception in 1987, CED has been offering services to businesses interested in relocating or expanding in Caldwell and sparking growth in strategic commercial corridors and historic neighborhoods. CED works daily to promote the community for new business attraction, and to promote the collective economic interests of existing commercial enterprises in the Caldwell area.



Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States[™]
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU

[census.gov](https://www.census.gov) SOURCE: U.S. CENSUS BUREAU, VINTAGE 2021 POPULATION ESTIMATES

[CLICK HERE TO DOWNLOAD THE COMPLETE CALDWELL REGIONAL OVERVIEW:](https://www.cityofcaldwell.org/home/showpublisheddocument/15681/637395610315370000)
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