

3605 Arthur Street

Caldwell, ID

INDUSTRIAL BUILDING FOR SALE / LEASE

PRICE
REDUCTION



Property Information:

Submarket:	Caldwell
Bldg Type:	Steel
Bldg Size:	16,000 SF
Total Acreage:	1.52 Acres
Clear Height:	14' - 18'
Dock Doors:	3
Grade Level:	1
Power:	2000 Amps 480V
Zoning:	M-1
Parking:	Ample

Sale Terms:

Sale Price: ~~-\$700,000~~ **\$648,000**

Lease Terms:

Lease Rate:	\$0.25/SF
Monthly Rent:	\$4,000
Lease Type:	NNN

Listing Comments:

2,000 SF office space.
14,000 SF of manufacturing and storage space.
Large fenced yard.
Electrical power distributed throughout the building.
Building is insulated and well lit.
DSL line in building.
On city water and city sewer.

Contact:

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(03/26/12)

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