

Caldwell Industrial Airport

604 Dishman - Caldwell, ID

INDUSTRIAL HANGAR SPACE FOR LEASE or SALE



Property Information:

Submarket:	Caldwell
Available:	Immediately
Bldg Type:	Industrial Hangar
Bldg Size:	19,000 SF
Divisible:	Yes
Zoning:	Commercial
Parking:	Ample
Lease Term:	3 - 5 years
Lease Type:	NNN
NNN Costs:	\$0.14 estimate

Listing Comments:

Hangar size and doors large enough for corporate jets.

Single or two story office options.

Commercial zoning excellent for fixed based businesses.

ADA compliant.

Available Space for Lease:

SPACE:	RSF:	MONTHLY:
605 Dishman	6,300 SF	*\$3,000.00

**Space "as is", improvements as required.*

Sale Terms:

Price: \$460,000



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605 Dishman Way

Area:	6,300 SF, 63' wide x 100' deep
Office Area:	One or two levels, 1,100 SF per floor possible
Eave Height:	20 feet
Street Side Door:	12' wide x 14' high overhead with electric opener Double storefront glass door
Side Doors:	One steel man door
Aircraft Door:	60' wide x 19' high hydraulic with side lights
Plumbing:	Rough in for two bathrooms, ground floor
Floors:	6" 4,000 PSI concrete with 3/8" rebar
Floor Finish:	Polished concrete and Epoxy
Insulation:	4" vinyl backed roll
Heat:	Gas radiant indirect tubular
Lighting:	High efficiency T5 High Bay fluorescent lighting
Fire Protection:	Sprinklered

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.