



INDUSTRIAL SPACE FOR LEASE

# 112 SIMPLOT

112 W. SIMPLOT BOULEVARD CALDWELL, IDAHO 83605

COMMERCIAL



AVAILABLE IMMEDIATELY!

FOR LEASE | 2,000 SF

## CONTACT

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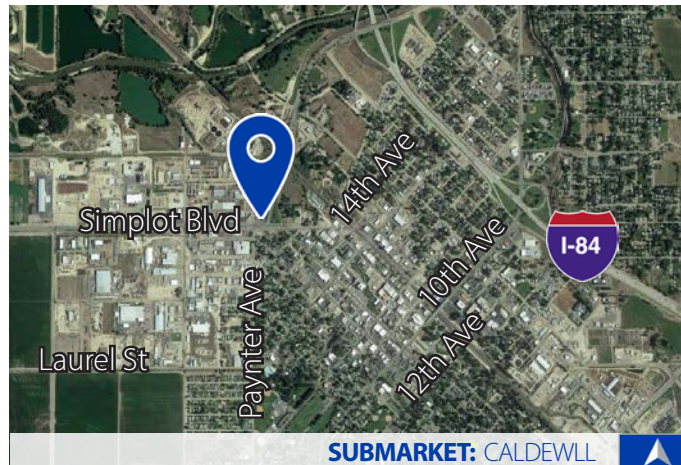
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SUBMARKET: CALDEWLL



## PROPERTY INFORMATION

<b>Submarket:</b>	Caldwell	<b>Power:</b>	3-Phase
<b>Available:</b>	Immediately	<b>Sprinklers:</b>	No
<b>Bldg Size:</b>	Approx. 7,000 SF	<b>Zoning:</b>	I - L
<b>Clear Height:</b>	10'-16'	<b>Parking:</b>	2/1000 SF
<b>Grade Doors:</b>	(6) 10' x 10' (3) 10' x 12'	<b>Lease Term:</b>	3 - 5 Yrs
		<b>Lease Type:</b>	NNN

## AVAILABLE SPACE

SPACE:	RSF:	RATE:
Suite A	Office 1,320 SF	
	Whse 680 SF	
	Total 2,000 SF	\$0.45/SF, NNN

## LISTING COMMENTS

Available immediately.

Easy access to I-84 via Simplot Boulevard.

Prominent tenant visibility and signage.

Drive-thru capability.

Site also available for potential build to suit.



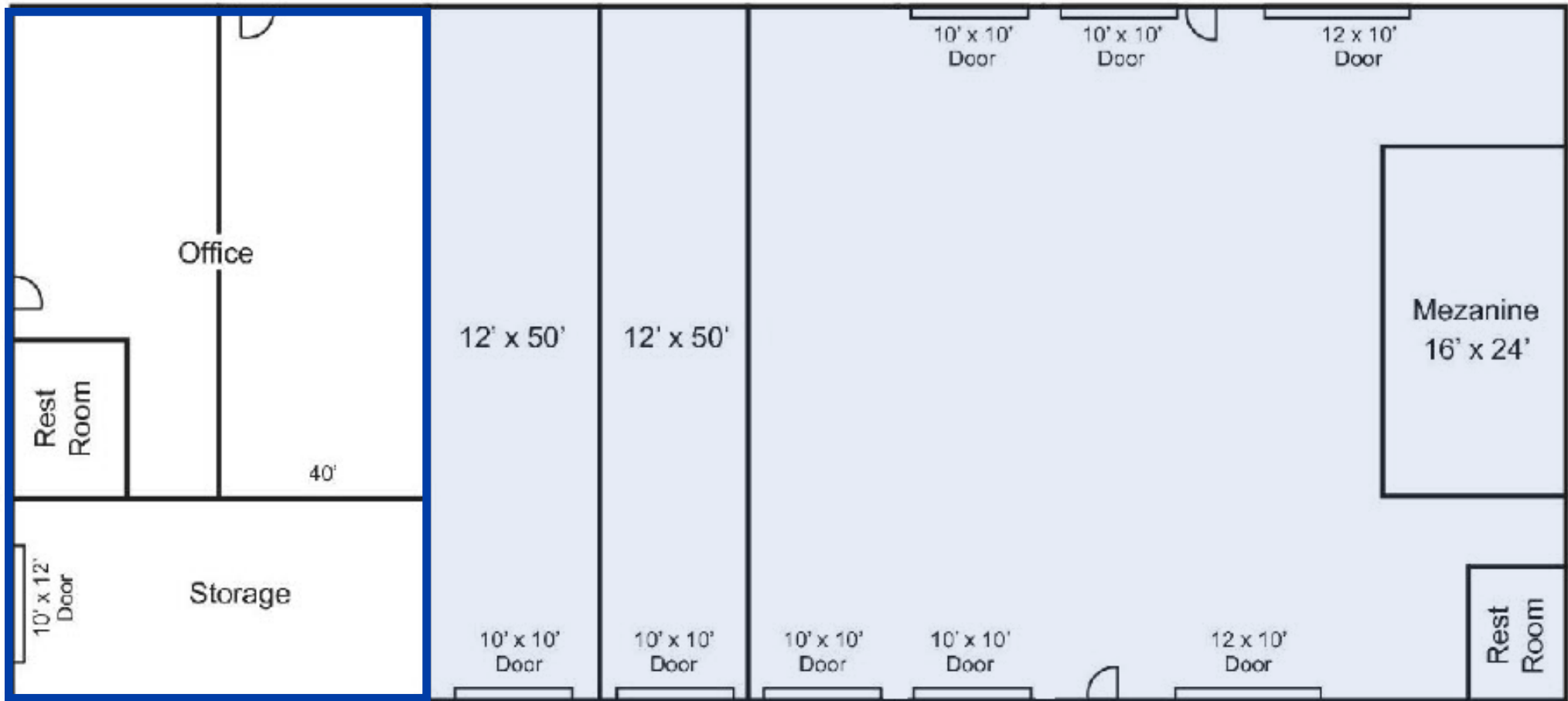
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## BUILDING FLOOR PLAN



**SUITE A**  
2,000 SF



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## PROPERTY PHOTOS







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SITE AERIAL

