



UP TO 7,000 SF

PROPERTY INFORMATION

Submarket: Caldwell
Clear Height: 10'-16'
Grade Doors: (6) 10' x 10'
 (3) 10' x 12'
Power: 3-Phase
Zoning: I - L
Parking: 2/1000 SF
Lease Term: 3 - 5 Yrs
Lease Type: NNN

LISTING COMMENTS

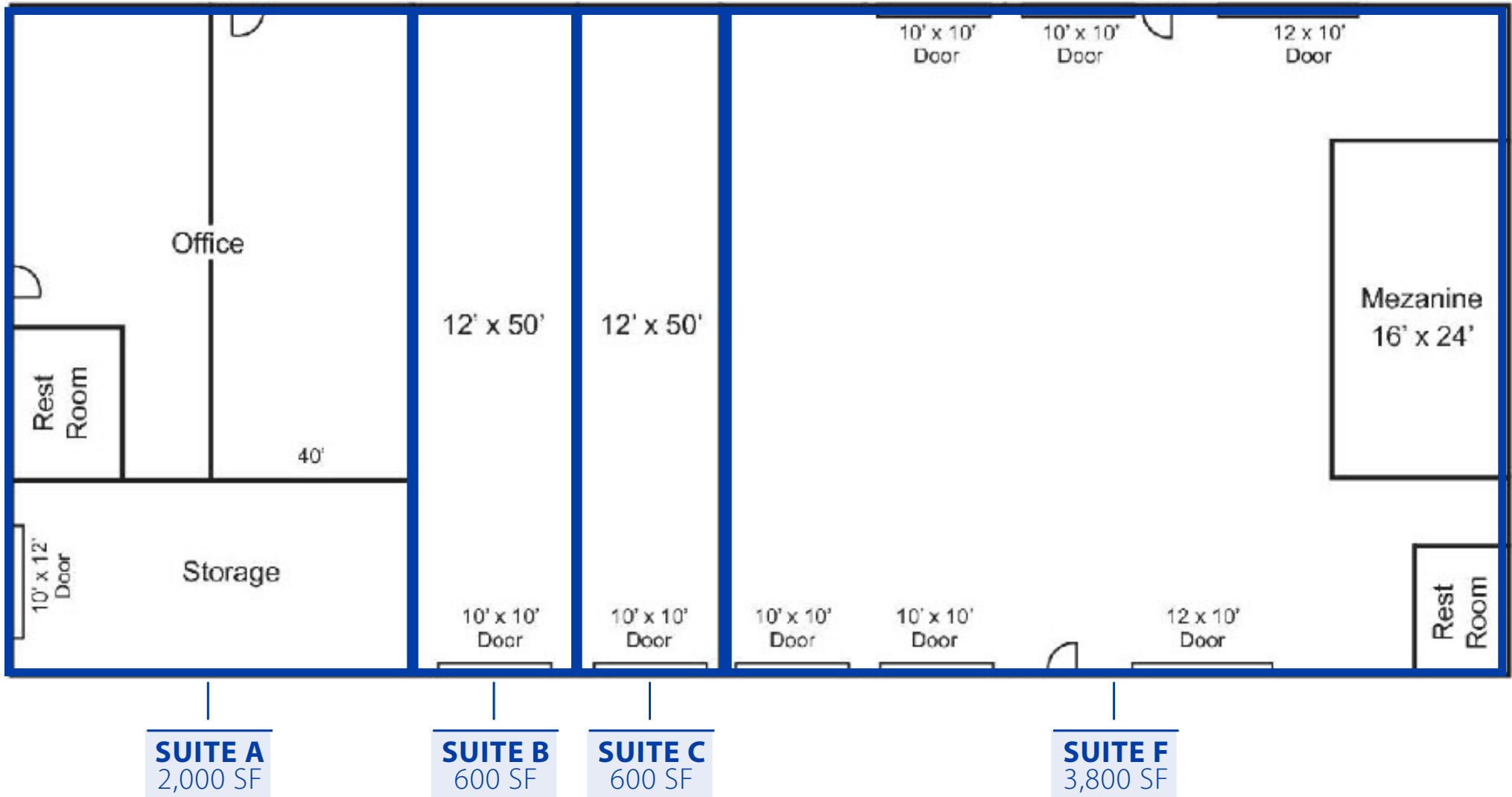
Available immediately.
 Easy access to I-84 via Simplot Boulevard.
 Prominent tenant visibility and signage.
 Drive-thru capability.
 Entire bldg available with 30 day notice.

AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Suite A	Office 1,320 SF Whse 680 SF Total 2,000 SF	\$0.75/SF, NNN
Suite B	Whse 600 SF	\$0.75/SF, NNN
Suite C	Whse 600 SF	\$0.75/SF, NNN
Suite F	Whse 3,800 SF	\$0.75/SF, NNN
Entire Bldg	Approx 7,000 SF	\$0.75/SF, NNN



BUILDING FLOOR PLAN



Suites B & C can be made available with 30 day notice.



INTERSTATE
ACCESS
0.9 MILES

Tok
COMMERCIAL

Jackson's

W SIMPLOT BLVD

BLAINE ST

CLEVELAND BLVD



112 W SIMPLOT BLVD

TokCOMMERCIAL.COM

LOCATOR AERIAL

TOX
COMMERCIAL

112 W SIMPLOT

10 MINUTES TO MIDDLETON

10 MINUTES TO SKY RANCH BUSINESS PARK

5 MINUTES TO COLLEGE OF IDAHO

15 MINUTES TO NAMPA

