

# Ideal Industrial Park - Building 1

Industrial Flex Building for Lease

5211 Modern Lane, Caldwell, ID 83605



<b>Available Space:</b>	RSF	Asking Rate	Lease Type
	± 5,000 - 20,000 SF	\$1.10/SF	NNN

**Lease Term:** 5+ years

**Date Available:** Immediate

**Building Type:** Industrial Flex

**Site Specifics:** Build-to-Suit available on adjacent land

**Parking:** On site surface

### Highlights:

- Brand new construction
- Located in the heart of Caldwell's Sky Ranch "Industrial Corridor"
- Building signage
- 18ft clear height
- ESFR sprinklers
- Interior clear span building

### Demographics

	1 mi.	3 mi.	5 mi.
Population	6,175	50,709	110,788
Avg HH Income	\$89,886	\$83,967	\$83,981
Daytime Pop	899	13,418	33,778

Brian Watt  
Office: 208 345 7030 x 209  
Mobile: 208 841 4688  
bw@rmcos.com  
[www.rmcos.com](http://www.rmcos.com)

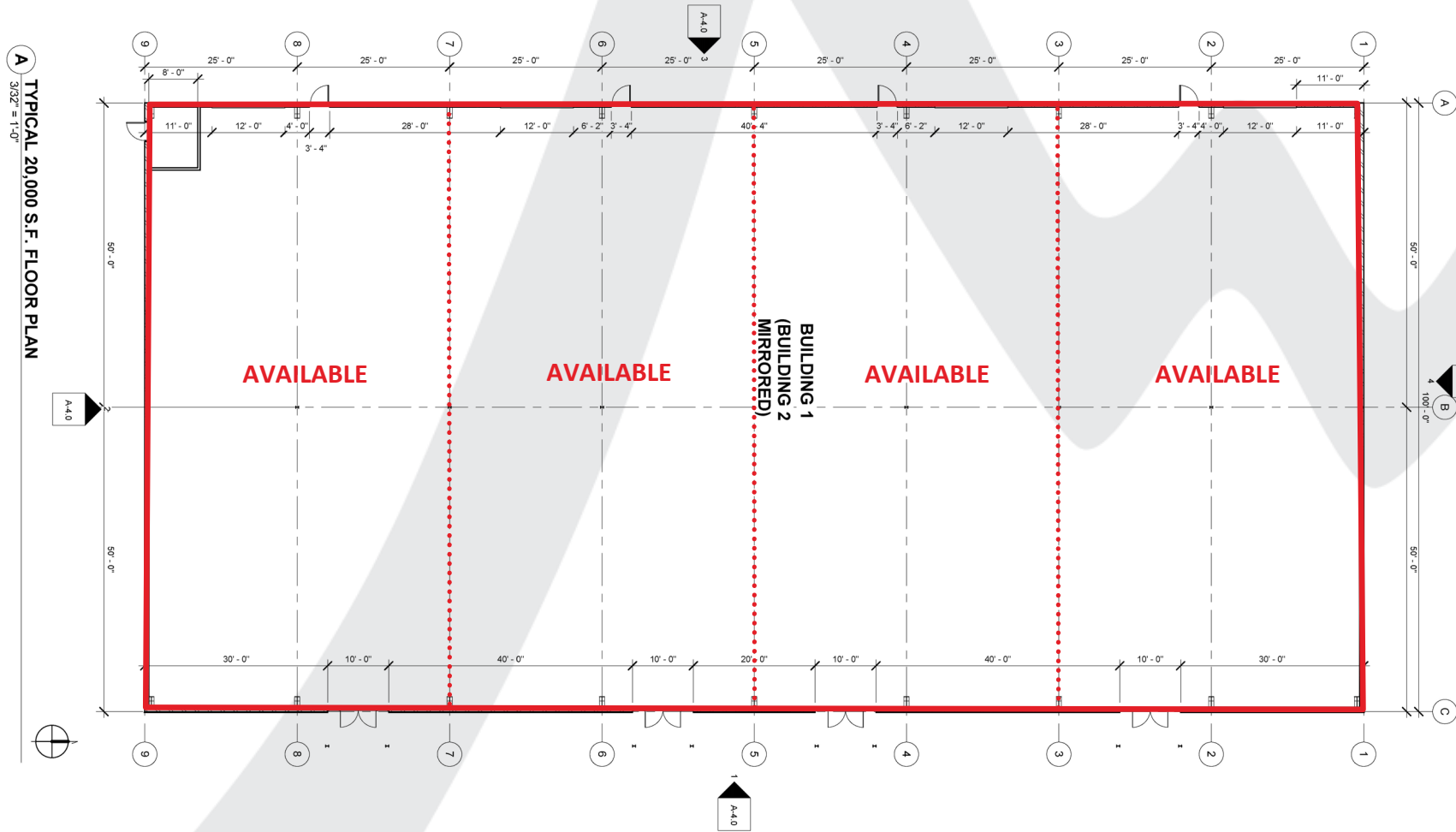
# Property Photos



Brian Watt  
Office: 208 345 7030 x 209  
Mobile: 208 841 4688  
bw@rmcos.com  
[www.rmcos.com](http://www.rmcos.com)

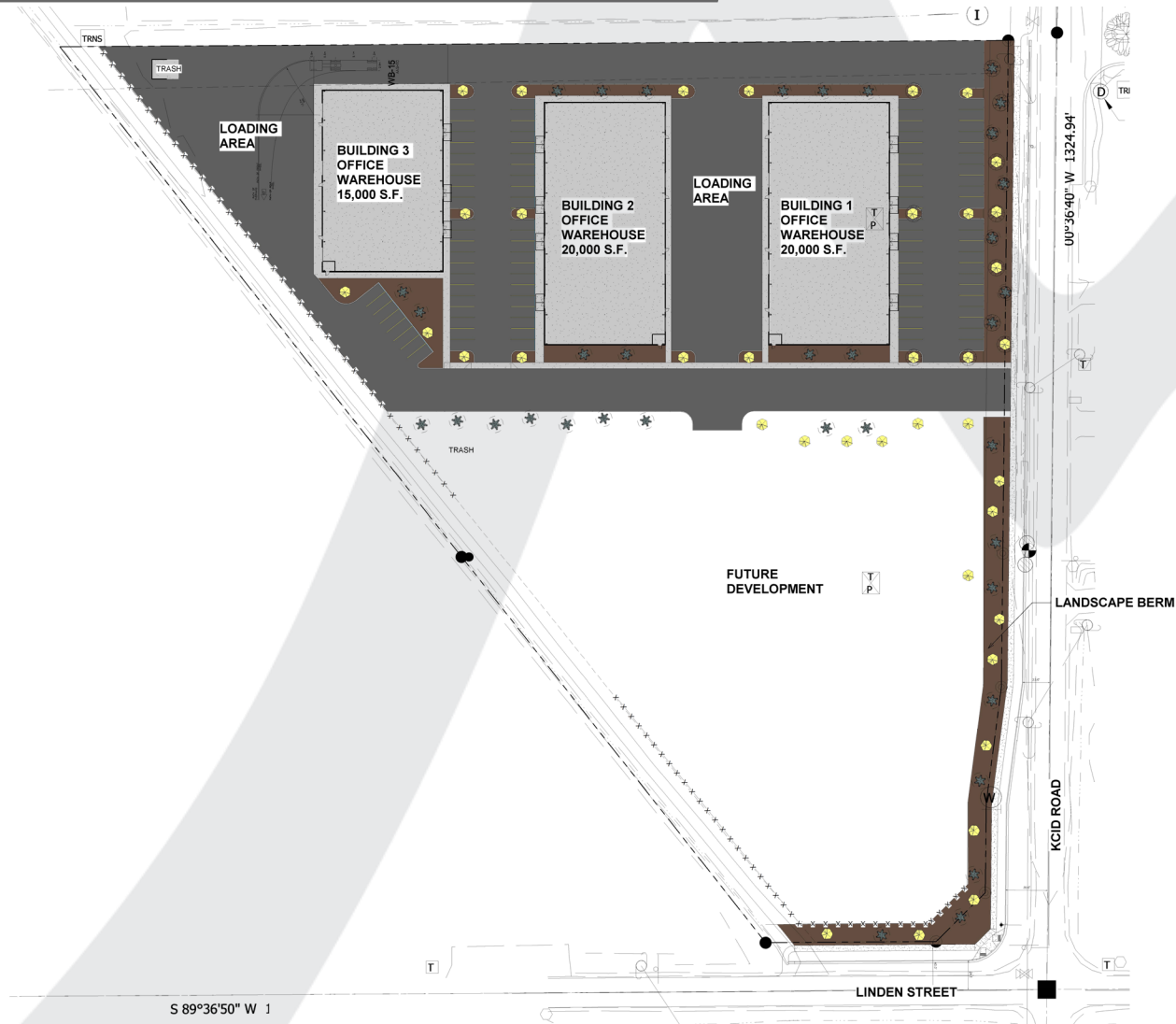
Rocky Mountain  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Floor Plan



Brian Watt  
 Office: 208 345 7030 x 209  
 Mobile: 208 841 4688  
 bw@rmcos.com  
[www.rmcos.com](http://www.rmcos.com)

# Site Plan



Brian Watt  
Office: 208 345 7030 x 209  
Mobile: 208 841 4688  
bw@rmcos.com  
[www.rmcos.com](http://www.rmcos.com)

**Rocky Mountain**  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Aerial Map



Brian Watt  
Office: 208 345 7030 x 209  
Mobile: 208 841 4688  
bw@rmcos.com  
[www.rmcos.com](http://www.rmcos.com)