



# Caldwell Crossing Flex Two

## New Flex Building Available Office, Retail & Warehouse Space for Lease



**LOCATION:** 4618 Beacon Lane  
Caldwell, Idaho 83605  
NEC of Hwy. 20/26 & Smeed Pkwy.

**BUILDING DESCRIPTION:** Gross Bldg. 10,500 SF  
Parking at 5/1,000 SF  
Zone C – 3  
Sprinklered, 3-Phase Power & Separately Metered



**AVAILABLE:** Retail/Office and Warehouse.

Suite 102: 2,106 SF Full Bay \$2,300/Mo. NNN Tenant Improvement Allowance.  
Suite 100: 2,074 SF End Bay \$2,500/Mo. NNN Tenant Improvement Allowance.

NNN @ \$0.23/SF/Month

Office/Retail or Warehouse Spaces can be leased separately or combined



Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)

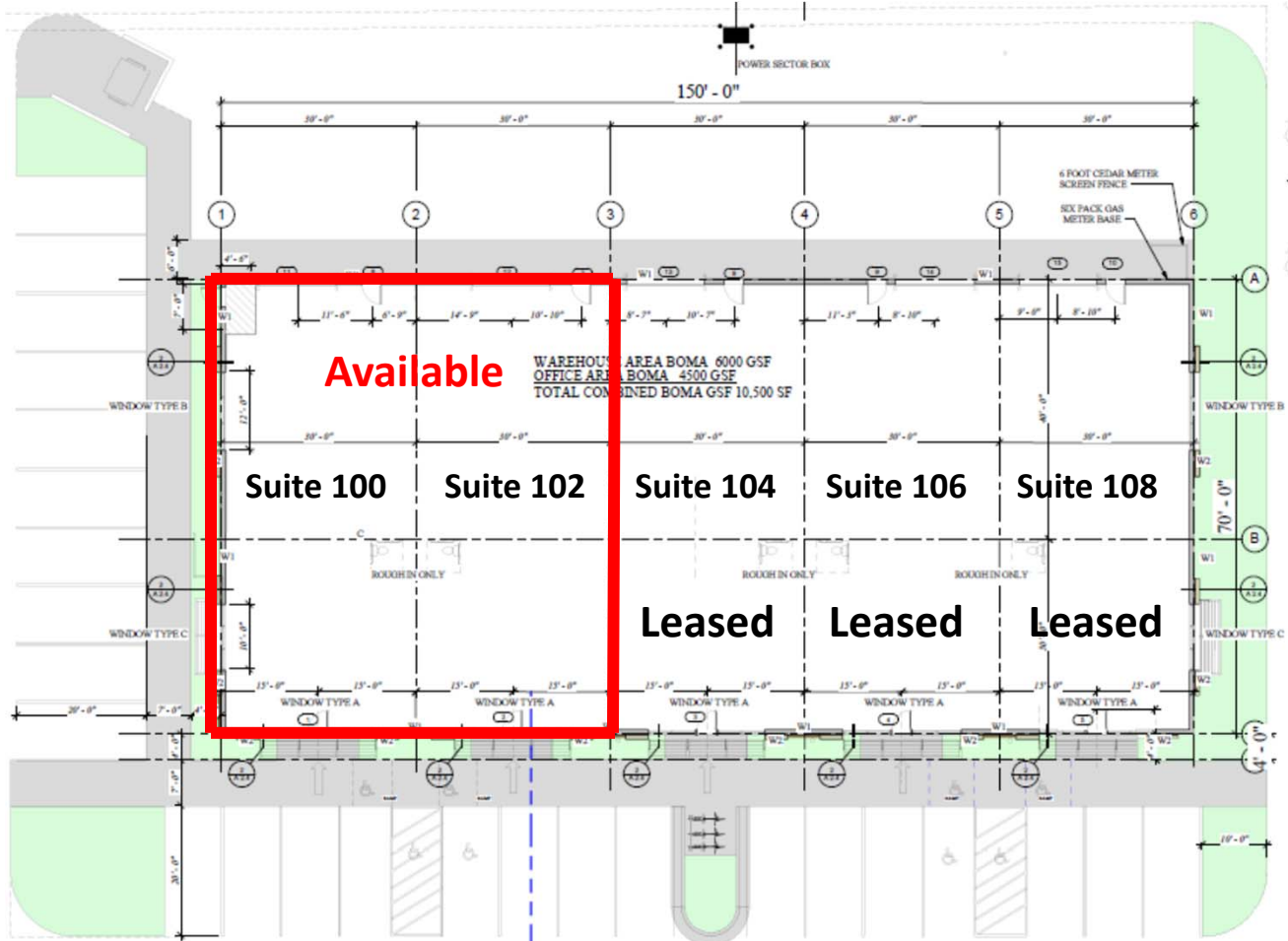
[www.rfrproperties.com](http://www.rfrproperties.com)

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**Floor Plan: Single Bay 30' X 70' or 2,100 SF**

**Office/Retail: 30' X 30'/Store Front or 900 SF**

**Warehouse: 30' X 40'/16' Ceiling/Overhead Door or 1,200 SF**



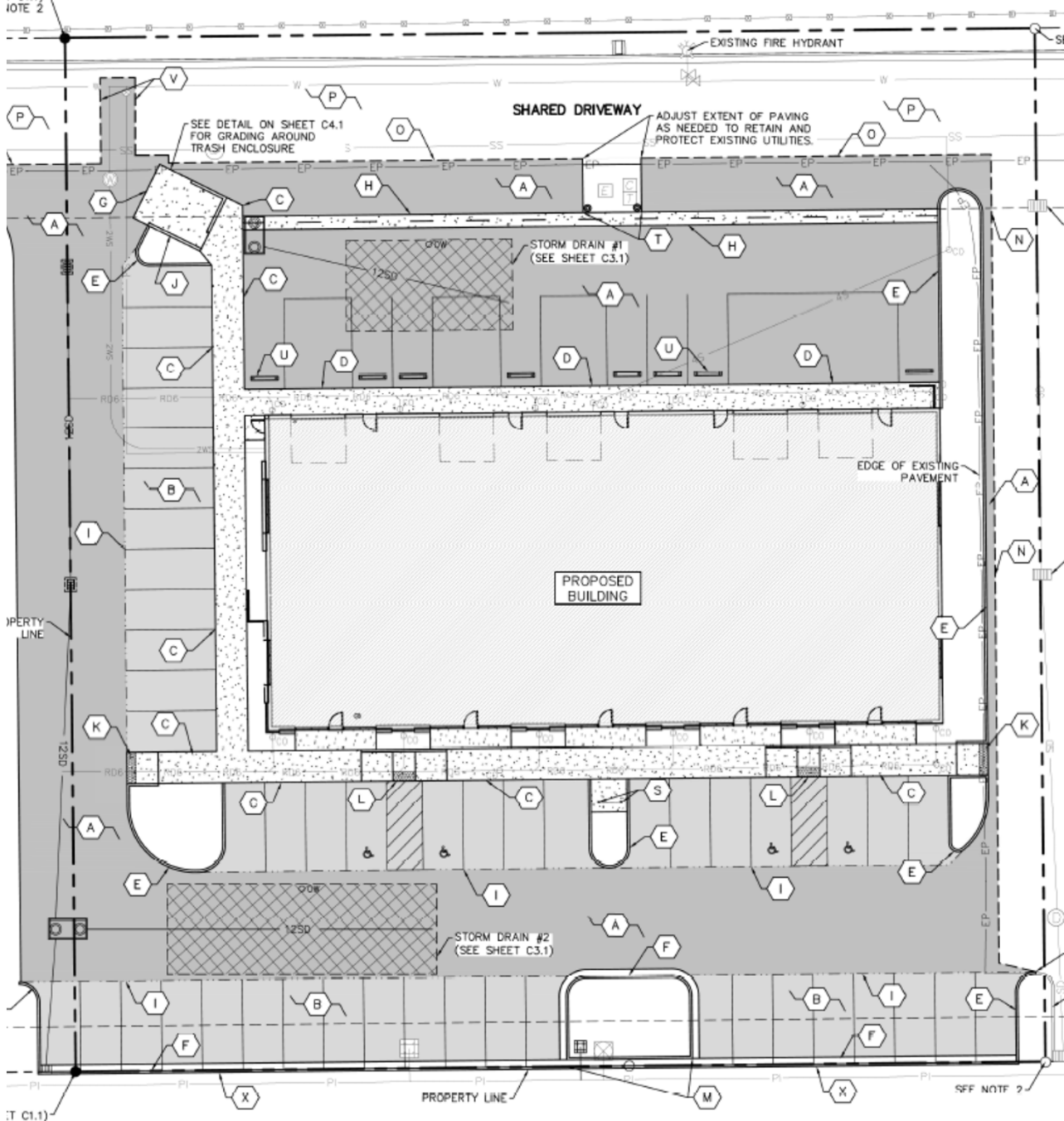
**Warehouse**

**Office/Retail**

① FLOOR PLAN  
1/8" = 1'-0"



# Site Plan



FRANKLIN RD (HWY 20)