

# 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

**AVAILABLE:** Retail/Office and Warehouse  
2,106 SF Finished: \$2,300/month NNN  
NNN @ \$0.23/SF/Month  
Spaces can be leased separately or combined: Office/Retail and/or Warehouse  
Additional Tenant Improvements Available



**UTILITIES:** Fully Sprinklered, 3-Phase Power and Separately Metered for Gas and Electrical



**Contact:**

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

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

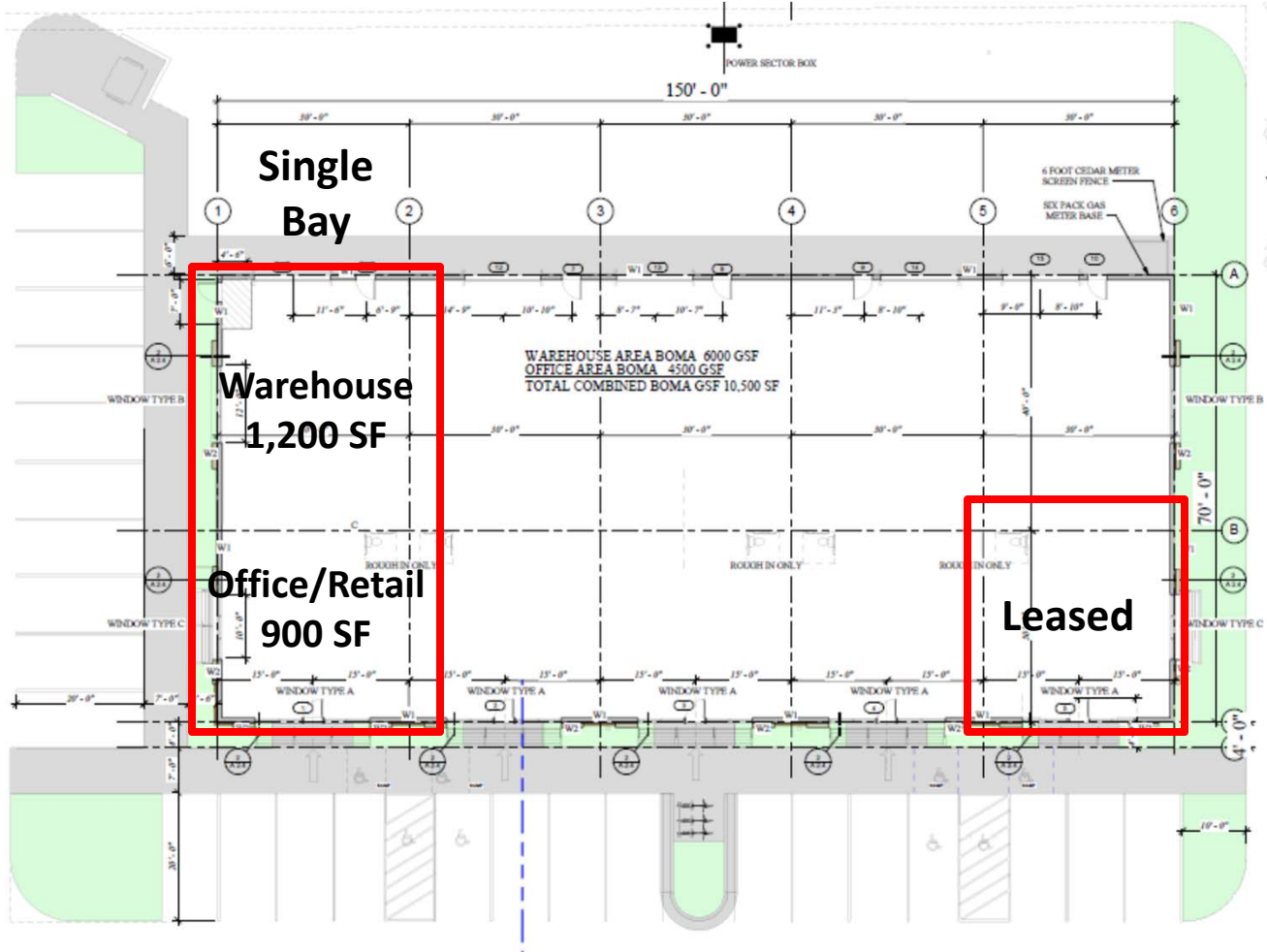
Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

**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**



① FLOOR PLAN  
1/8" = 1'-0"

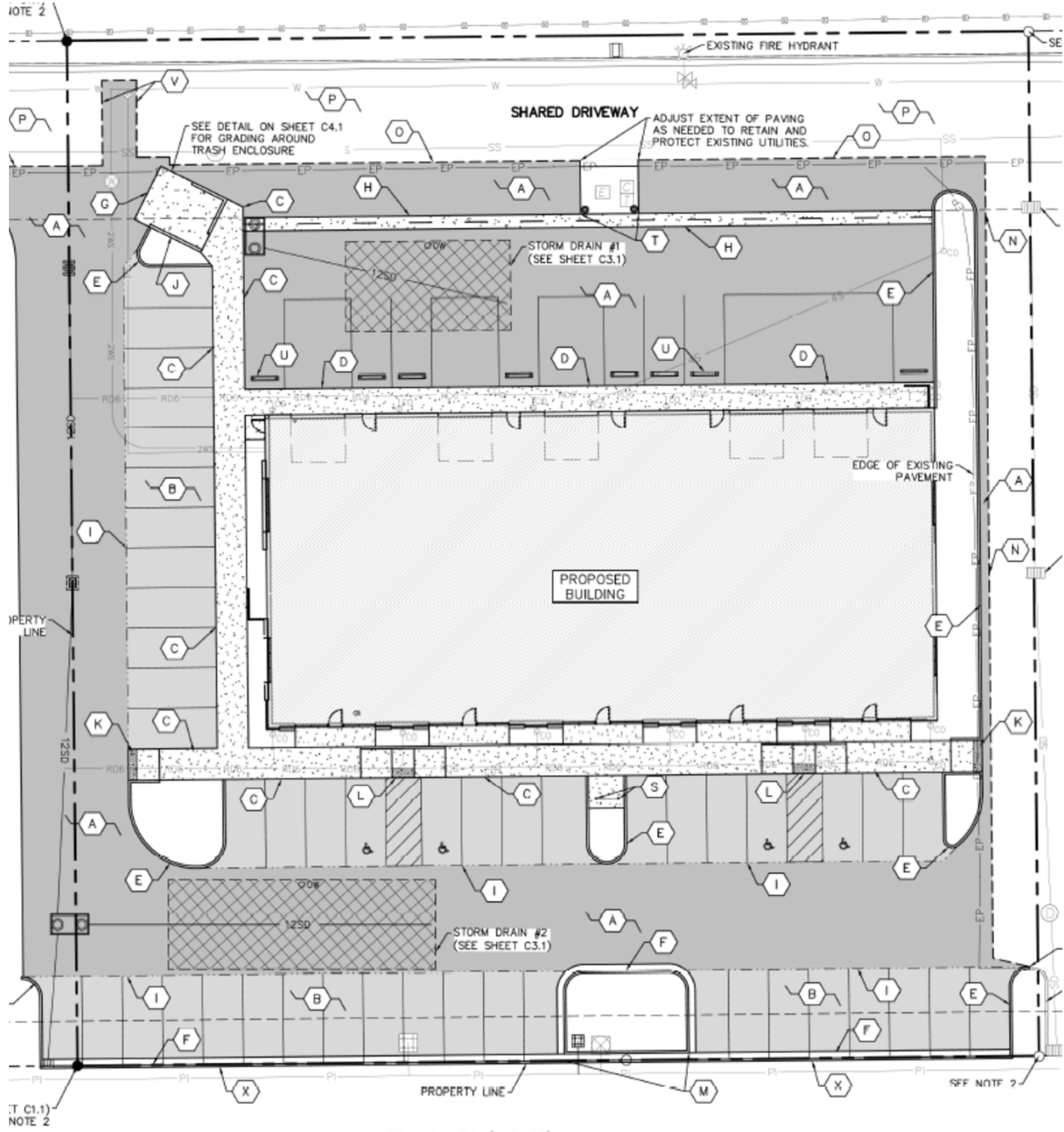
**Flex One: Office/Retail**



**Warehouse**



# Site Plan



FRANKLIN RD (HWY 20)