



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 110:	1,091 SF	Warehouse	\$1,000/Mo. NNN	Ready to move in with windows/yard.
Suite 106:	2,106 SF	Full Bay	\$2,350/Mo. NNN	Ready to move in.
Suite 104:	2,106 SF	Full Bay	\$2,350/Mo. NNN	Cold Shell/Tenant Improvement Allowance.
Suite 102:	2,106 SF	Full Bay	\$2,350/Mo. NNN	Cold Shell/Tenant Improvement Allowance.
Suite 100:	2,074 SF	End Bay	\$2,500/Mo. NNN	Cold Shell/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

www.rfrproperties.com

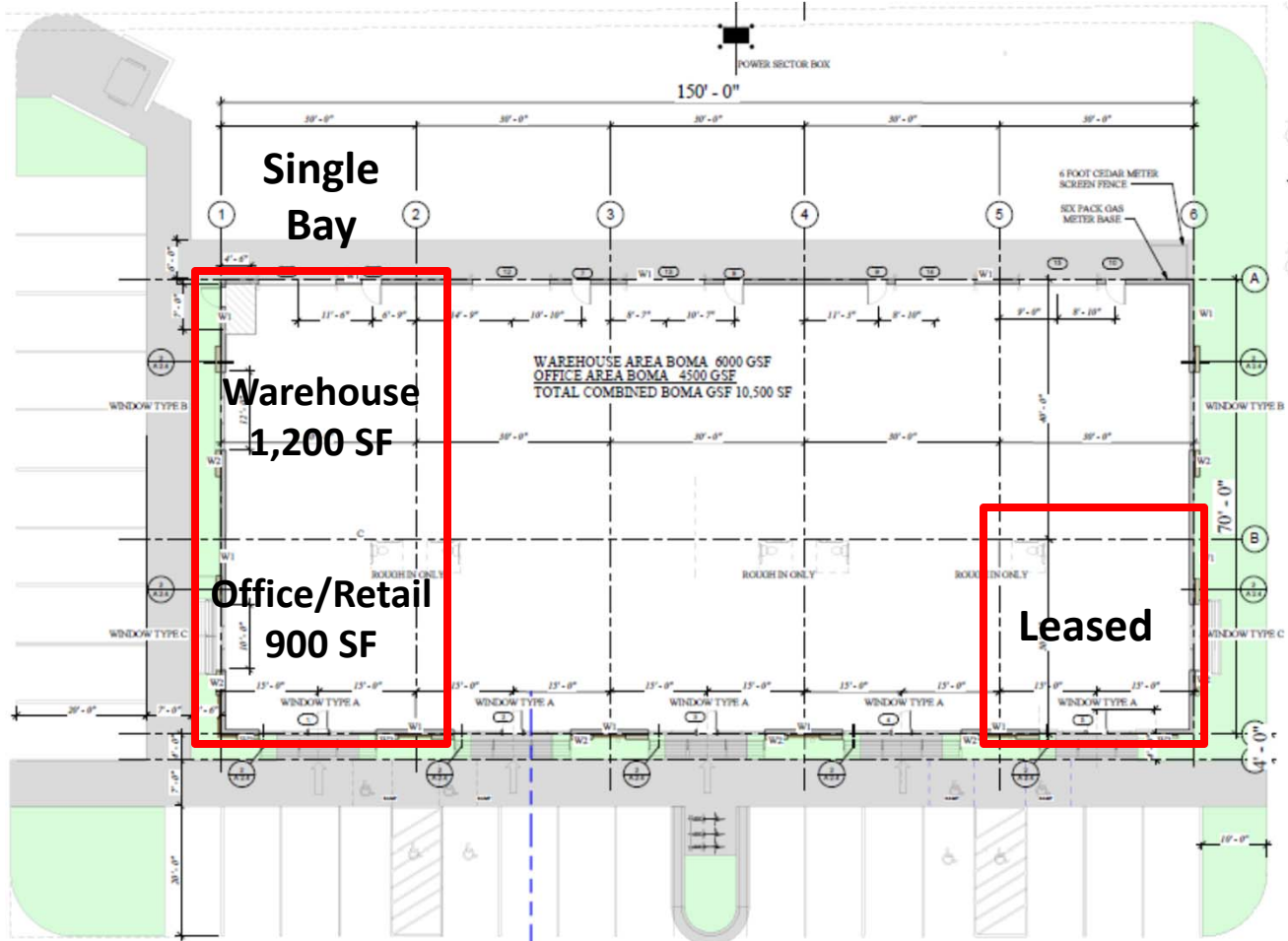
Bob Runyan: 208.863.8209 or br@rfrproperties.com

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



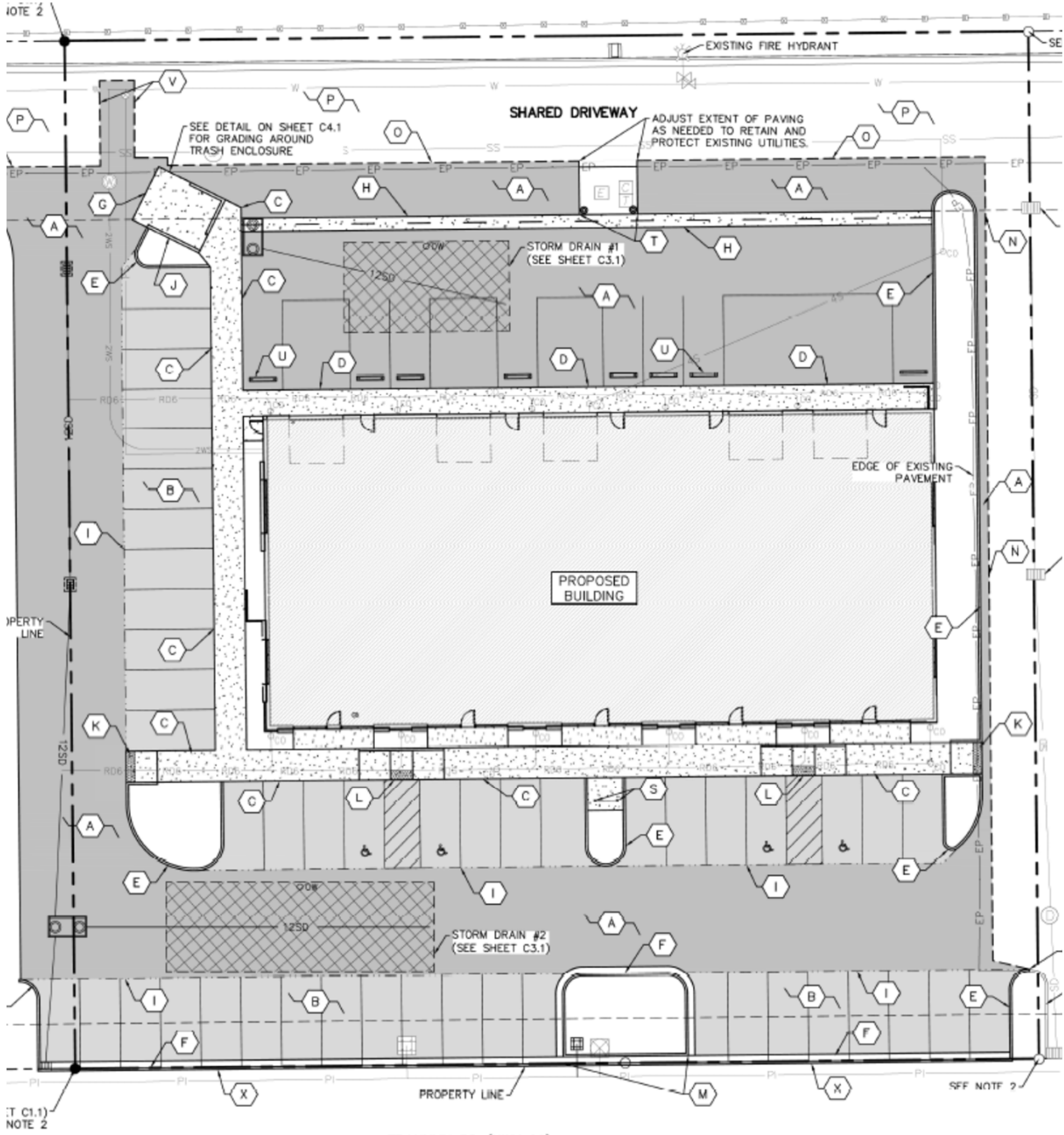
Warehouse

Office/Retail

① FLOOR PLAN
1/8" = 1'-0"



Site Plan



FRANKLIN RD (HWY 20)