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 104:	2,106 SF	Full Bay	$2,350/Mo. NNN	Tenant Improvements Underway.
Suite 102:	2,106 SF	Full Bay	$2,350/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**
www.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

EXISTING FIRE HYDRANT
SHARED DRIVEWAY
ADJUST EXTENT OF PAVING AS NEEDED TO RETAIN AND PROTECT EXISTING UTILITIES.
SEE DETAIL ON SHEET C4.1 FOR GRADING AROUND TRASH ENCLOSURE
STORM DRAIN #1 (SEE SHEET C3.1)
EDGE OF EXISTING PAVEMENT
PROPOSED BUILDING
STORM DRAIN #2 (SEE SHEET C3.1)
PROPERTY LINE
FRANKLIN RD (HWY 20)