

## Office/Retail & Warehouse for Lease



4702 Beacon Lane  
Caldwell, Idaho 83605  
(NEC of Hwy. 20/26 & Smeed Pkwy.)

Gross Building Area - 10,716 SF  
Parking at 5/1,000 SF  
Fire Sprinklered  
3 Phase  
Zone C-3

Finished office/retail and warehouse space.  
Spaces can be leased separately or combined.  
Overhead doors and fenced paved yard.

### Tenant Improvements Available

Suite 102/106: 2,116 SF  
Office/Retail – 907 SF  
Warehouse – 1,209 SF  
Suite 110: Warehouse – 1,209 SF

Office/Retail @ \$1.45/SF/Month  
Warehouse @ \$0.95/SF/Month

Gas & Electricity Separately Metered  
NNN @ \$0.24/SF/Month



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.

