

Office/Retail & Warehouse for Lease



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

Signalized intersection on Hwy. 20/26.

Gross Building Area - 10,716 SF

Parking at 5/1,000 SF

Fire Sprinklered

3 Phase

Zone C-3

Store Front

Fenced Paved Yard

Spaces can be combined or leased separately

Suite No. 102: 907 SF - Office/Retail
\$1,350.00/Month plus NNN

Suite No. 106/112: 2,116 SF
Office/Retail: 907 SF - Warehouse: 1,209 SF
\$2,650.00/Month plus NNN

Suite No. 110: 1,209 SF – Warehouse
\$1,325.00/Month plus NNN

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

Tenant Improvements Available



Office/Retail- Store Front



Warehouse - Overhead Doors

Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616
www.rfrproperties.com

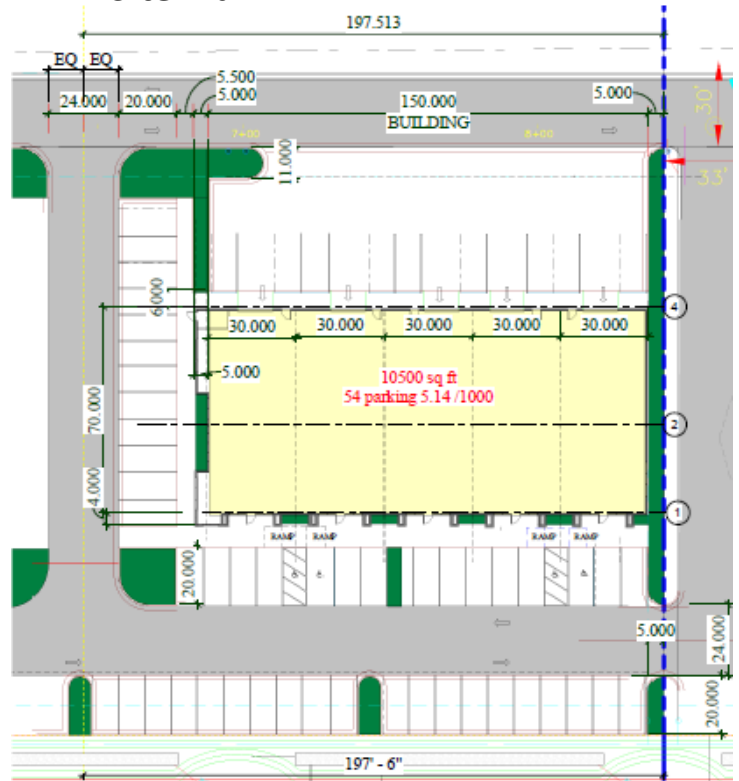
Bob Runyan: 208.863.8209 or br@rfrproperties.com

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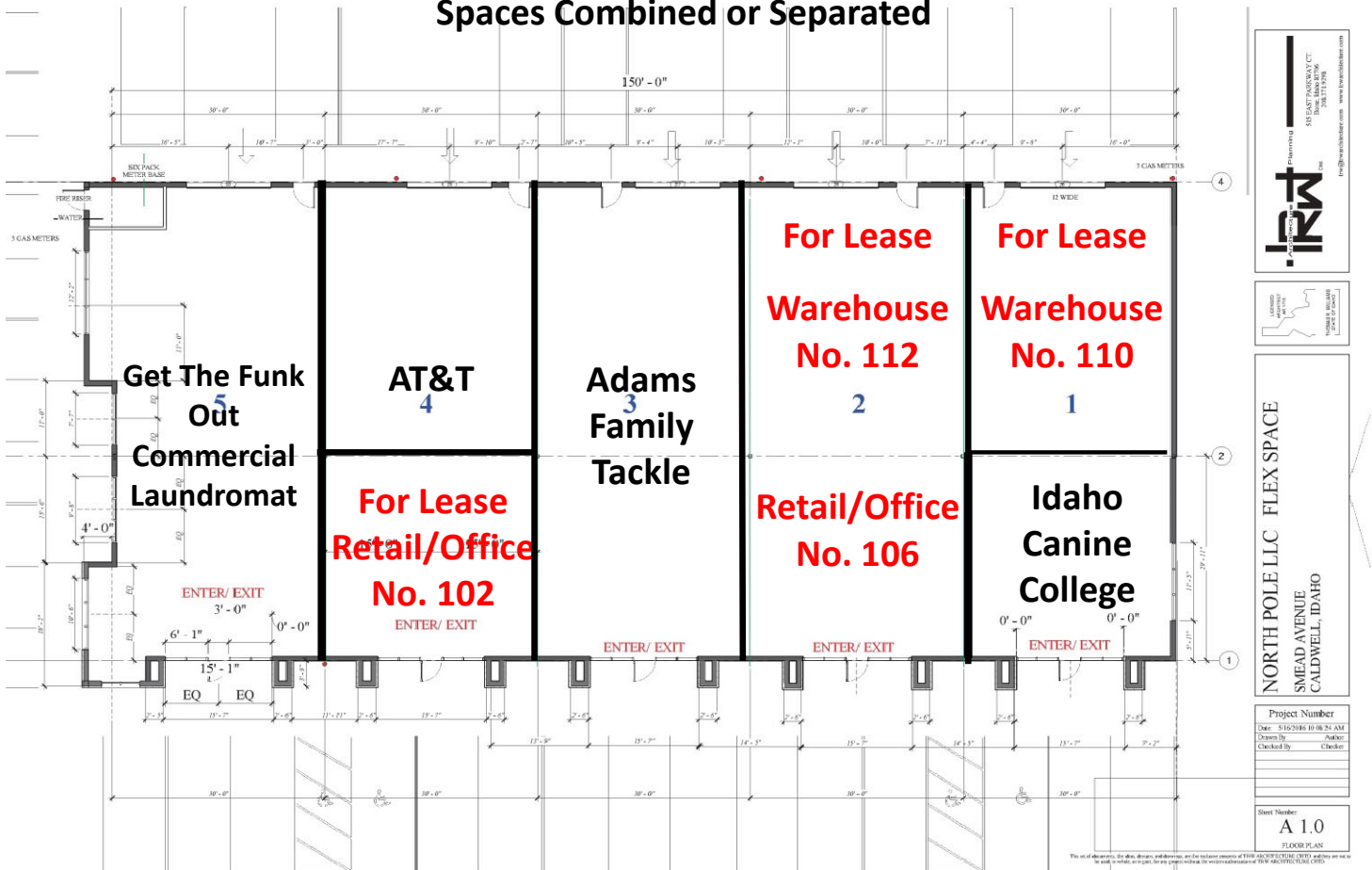
Elevations



Site Plan



Spaces Combined or Separated



NORTH POLE LLC FLEX SPACE
SMEAD AVENUE
CALDWELL, IDAHO

Project Number
Date: 5/16/2016 10:08:25 AM
Drawn By: Author
Checked By: Checker

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FLOOR PLAN

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