

4022 CHALLENGER WAY

CALDWELL, ID 83605



FOR SUBLEASE
± 30,275 SF AVAILABLE



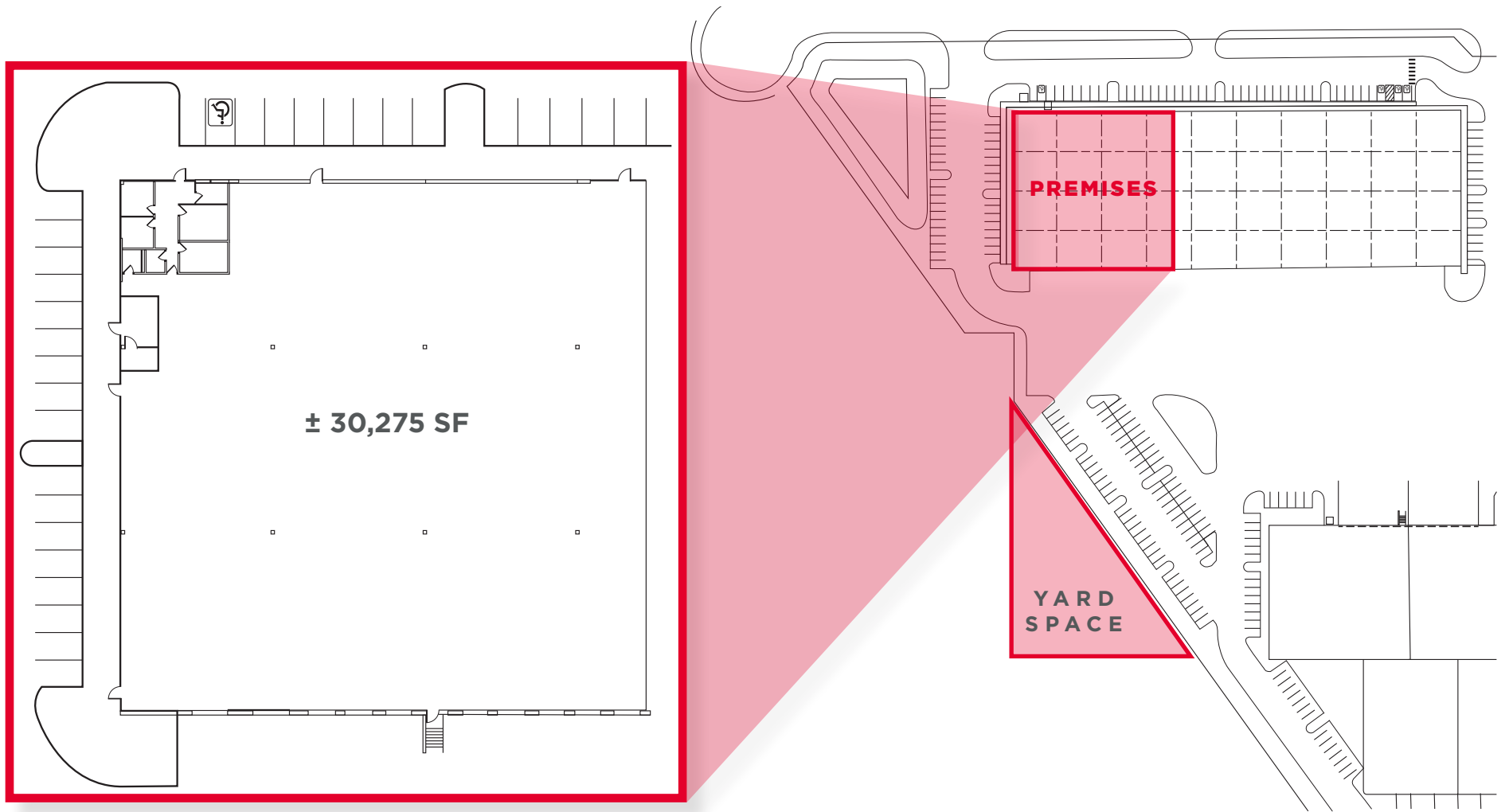
Property Highlights

| | |
|-------------------------|--|
| Available | ±30,275 SF |
| Divisible | ±15,000 SF |
| Sublease Rate | Negotiable - Contact Agent |
| Expenses | NNN (Est. \$0.26/SF) |
| Sublease Term | April 30th, 2028 |
| Overhead Doors | 3 - Dock High (9'x10'), 2 - Drive-In (1 - 12'x14' ; 1 - 19'x20') |
| Yard Space | 0.86 Acres Available - Gravel for Storage |
| Clear Height | 30 ft |
| Building Size | 87,500 SF |
| Fire Suppression | ESFR System |
| Zoning | M-1 Light Industrial |

Property Features

- New industrial warehouse space located in Caldwell - Sky Ranch Business Park
- Sublease space includes large warehouse space serviced by 2 drive-in and 3 dock-high doors, a 1,050 SF of office space that includes 2 restrooms, 2 private offices, and a conference room
- Access to excess 0.86 acre gravel storage yard space
- Site provides large parking area for easy tractor trailer maneuverability and parking
- Located less than 2 miles east of Interstate 84 Exit 29 and west of U.S. Route 20/26





Site Plan

CALDWELL, IDAHO 83605

Property Photos





Aerial Map

CALDWELL, IDAHO 83605



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