

INDUSTRIAL YARD / IOS FOR LEASE

1004 LAUREL ST, CALDWELL, ID 83605

\$0.08 PSF

LEASE RATE

JOSH WIETING

208.870.9633

josh@cornerpointcre.com

BILL DAVIS

208.859.8329

bill@cornerpointcre.com



PROPERTY DETAILS

- ▶ **Address:** 1004 Laurel St, Caldwell, ID
- ▶ **Yard Size:** ±3.00 Acres (±130,680 SF)
- ▶ **Zoning:** I-P (Industrial Park)
- ▶ **Parcel:** R02800703A1
- ▶ **Lease Rate:** \$0.08 PSF
- ▶ **Estimated Operating Expenses:**
±\$0.05/SF (\$541.67/month – property taxes)
- ▶ **Utilities:** Separately metered / usage-based (if utilized)
- ▶ **Surface:** Fully graded with compacted road base
- ▶ **Security:** Gated access (see site plan for layout)
- ▶ **Lighting:** Perimeter lighting throughout
- ▶ **Parking:** Capacity for ±70 trucks/trailers



PROPERTY HIGHLIGHTS

- ▶ Turnkey outdoor storage— no additional site work needed
- ▶ Ideal for truck parking, equipment storage, or contractor yard
- ▶ Well-maintained property with ownership presence on-site
- ▶ Flexible power infrastructure with ability to upgrade to 3-phase
- ▶ Convenient access to Caldwell industrial corridor and major arterials
- ▶ Minutes to I-84 via Franklin Rd / Centennial Way

INDUSTRIAL YARD / IOS FOR LEASE | 1004 LAUREL ST.

SITE PLAN



VICINITY MAP





INDUSTRIAL YARD / IOS FOR LEASE

1004 LAUREL ST, CALDWELL, ID 83605

FOR MORE INFORMATION, CONTACT:

JOSH WIETING

208.870.9633

josh@cornerpointcre.com

BILL DAVIS

208.859.8329

bill@cornerpointcre.com

