

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Colliers

Accelerating success.

A large, single-story industrial building with light blue corrugated metal siding and vertical red accents. It features a large white roll-up garage door and a smaller white door. A sign above the garage door reads "CUSTOMER ENTRANCE" with a black arrow pointing right. The building is situated on a gravel lot under a blue sky with wispy clouds.

For Lease

211 S 34th Ave  
Caldwell, ID

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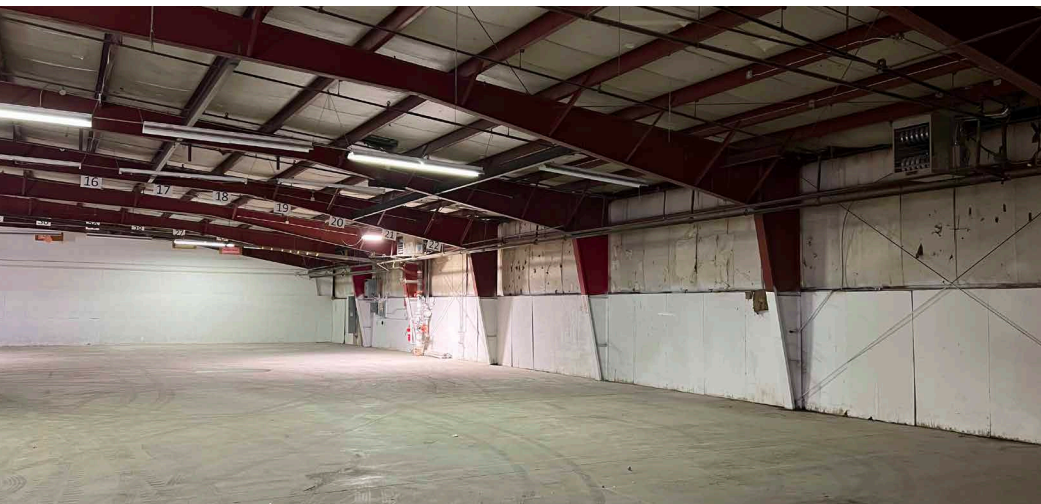
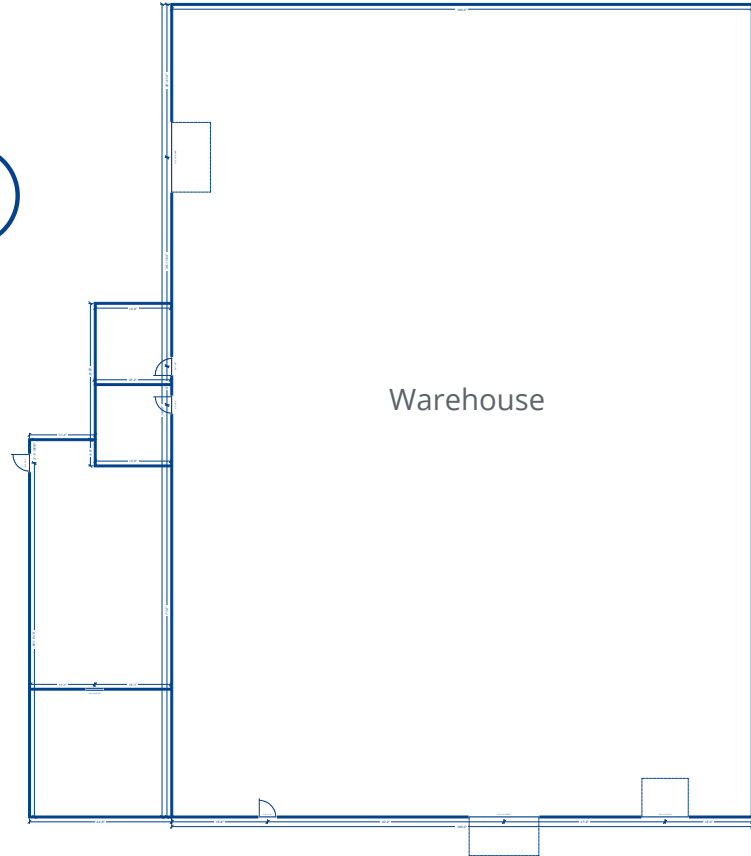
# Property Overview

Property Type	Industrial
Building Size	27,900 SF
Office	1,986 SF
Warehouse	14,000 SF
Construction Type	Steel Frame
Zoning	C-3 Service Commercial
Yard	Possible 1.46 Acres Available
Ceiling Height	12'-17' to the bottom of trusses
Dock High Doors	1
Grade Level Drive-In Doors	2
Fire Suppression	Yes
Power	600 Amps - 480V - 3 Phase
Lighting	LED
Heating & Cooling	Gas Heaters in Warehouse. Wall Units in Office
Parking	25+ (more possible)
Lease Rate	\$0.70/SF NNN

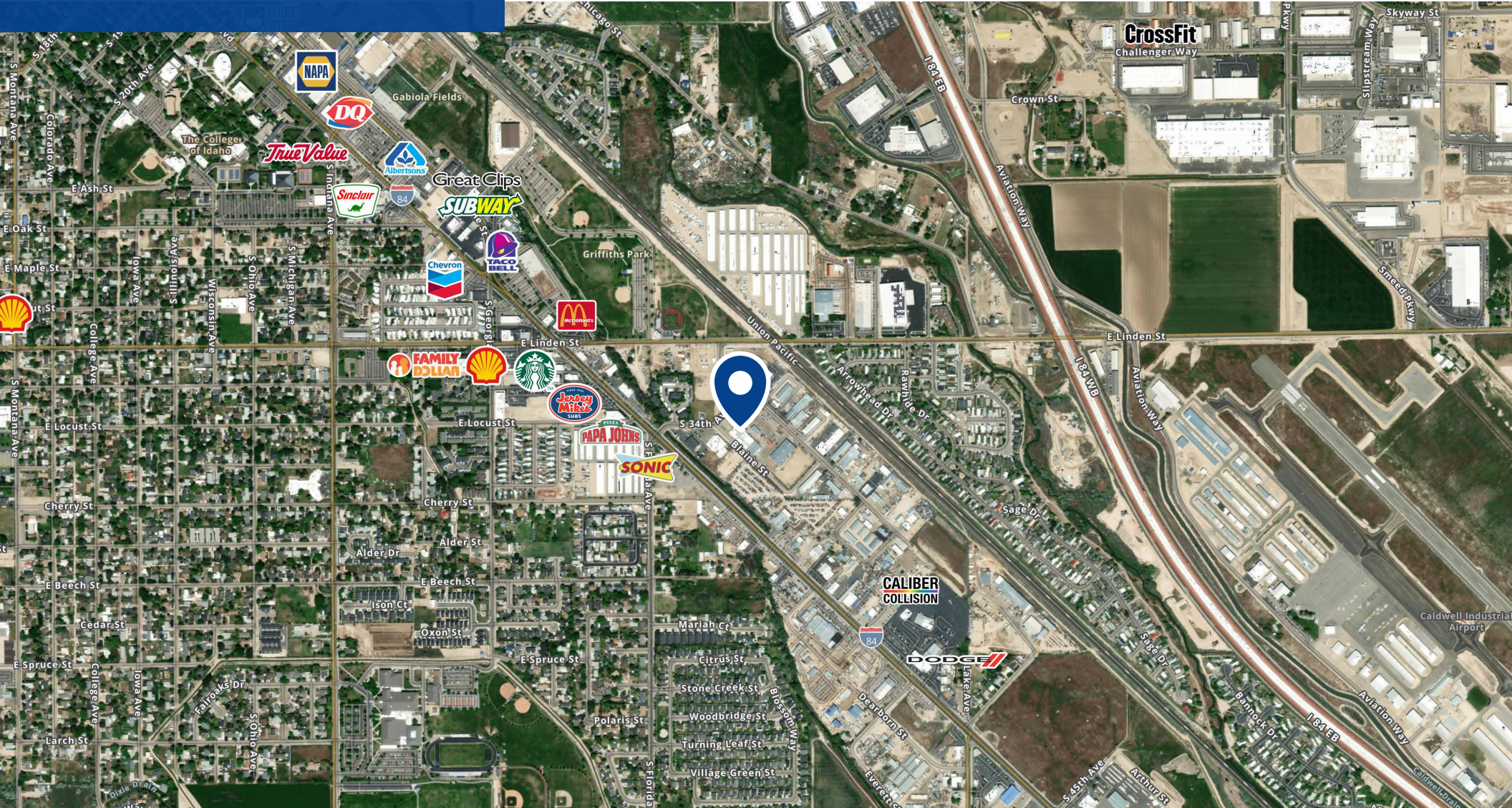
## Key Highlights

- Affordable warehouse option for lease
- Has one dock level door and two grade level doors
- Open office area
- 12'-17' clear height
- 600 amps - 480V - 3 phase power
- Building is fully fire sprinkled
- Short 5 minute drive to the Freeway
- Potential to add 1.46 acres of yard area available for lease within 600' of property
- Landlord is currently undergoing several renovations including all new LED lighting
- Landlord may need 30 days after lease signing to complete renovations
- Call listing agent for more information

# Floor Plans



# Location



5700 E Franklin Road, Suite 100  
Nampa, Idaho 83686  
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