

# Commercial/Industrial Lot with Officespace For Sale \$3,200,000

4914 Highway 20/26

Caldwell, Idaho 83605



**SALE PRICE:** **\$3,200,000**

## BUILDING DATA

Approx Sq Ft: **±16,000 sq ft**  
Lot Size: **±3.26 Acres**  
Parking: **20+**  
Parcel #: **352890110**  
Zoning: **CG**

## PROPERTY OVERVIEW

This 3.26-acre commercial property offers three large warehouses, newly constructed office spaces, break room, bathrooms, and a shower. The site includes a large elevated loading dock, facilitating efficient shipping and receiving operations. Fully fenced for added security, the property also features 450 feet of direct frontage on Highway 20/26, with exposure to over 26,000 vehicles per day, providing excellent visibility. Additionally, it is just one mile from Highway 84, ensuring strong transportation links. The ample space allows for future expansion or use as a laydown yard, making it a prime location for businesses in need of warehousing, distribution, or industrial operations. The property is located on the south side of Highway 20/26, between Kcid Rd and Smeed Pkwy.

## PROPERTY HIGHLIGHTS

- High Exposure Thoroughfare
- Fully Fenced
- Elevated Loading Dock
- Large Laydown Yard
- Stubbed in utilities for easy annexation potential
- Plenty of parking for employees and customers
- Main Warehouse - 120x60'
- Warehouse 2 - 60x54'
- Warehouse 3 - 71x71'

## PROXIMITY INFORMATION

**Downtown Boise 27 Miles 30mins**

**Downtown Nampa 9 Miles 15 mins**

**Downtown Meridian 18 Miles 20 mins**

**Downtown Caldwell 3 Miles 10 mins**

**Mountain Home 66 Miles 1 Hour**

**Boise Airport 26 Miles 20 mins**



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## Over 26,000 Vehicles Per Day



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## CALDWELL, IDAHO

The City of Caldwell is located on the western edge of the Treasure Valley. Located in close proximity to Idaho's largest metropolitan area, Boise; it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community. Major employers in the area include The City of Caldwell, Canyon County, College of Idaho, Caldwell School District, J.R. Simplot, Vallivue School District, and West Valley Medical Center. Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.



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