

# TOK

COMMERCIAL

# 19560 LOWER PLEASANT RIDGE ROAD

INDUSTRIAL PROPERTY FOR SALE OR LEASE | CALDWELL, ID 83607



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SALE PRICE REDUCED!

Prime industrial owner-user opportunity in industrial/ag hub, just south of the Simplot Boulevard corridor.

Just a short, 10-minute drive to Interstate 84 and downtown Caldwell.

M-1 zoning allows for a variety of light industrial uses.

Desirable, mid-sized industrial building equipped with 1,600 SF of office, 200 amps of single phase power, and 2 grade level doors.

Located on a 5.56 acre parcel with ample, excess land.

60 gallon artesian well and gas on site.

Warehouse is 11'7" at the lowest point and 14'6" at the highest point.

Space is now vacant and ready for immediate occupancy.

<b>SALE PRICE:</b>	<b>\$2,300,000</b>
<b>WHSE/OFFICE</b>	\$1,200,000 (\$200.00/SF)
<b>SURPLUS LAND</b>	\$1,100,000 (\$5.05/SF)

<b>LEASE RATE:</b>	Contact Agent
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<b>BUILDING SIZE:</b>	6,000 SF
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<b>LOT SIZE:</b>	5.56 Acres
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<b>EXCESS LAND:</b>	193,800 SF
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<b>GRADE DOORS:</b>	2 (12' x 19.5')
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<b>CLEAR HEIGHT:</b>	11'7" - 14'6"
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<b>ZONING:</b>	M-1
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CONTACT



**SAM MCCASKILL**  
208.947.0804  
sam@tokcommercial.com

HIGHLIGHTS



DETAILS



UPDATED: 10.20.2025

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# AMPLE SURFACE STORAGE & EXPANSION OPPORTUNITY

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LOWER PLEASANT RIDGE RD



**DIRECT CONNECTION EAST TO**  
I-84, DOWNTOWN CALDWELL  
& MORE! →

SIMPLOT BLVD

LOWER PLEASANT RIDGE

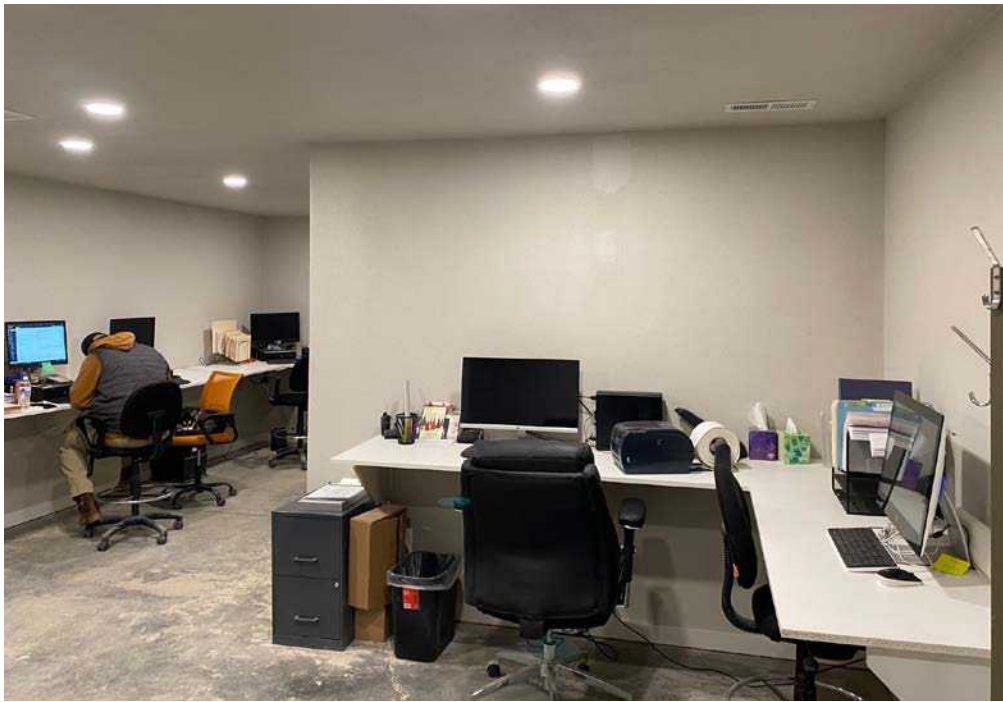


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**M-1**

**CITY OF CALDWELL, M-1 LIGHT INDUSTRIAL**

The purpose of the light industrial zone is to provide areas by zoning procedures in accordance with the comprehensive plan which encourage the grouping together of light industrial uses capable of being operated under such standards as to location, appearance of buildings, and the treatment of land about them so that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.



# MINUTES TO I-84 & DOWNTOWN CALDWELL

GREENLEAF

SITE

Highway 19 / Simplot Blvd

Lower Pleasant Ridge Rd

SIMPLOT FOOD GROUP

DAVIDSON RANCH AIRPORT

Weitz Rd



MIDDLETON



CALDWELL



DRIVE TIMES	DISTANCE	DRIVE TIME
Simplot Blvd/Hwy 19	0.8 Miles	1 Min Drive
Caldwell	5.6 Miles	9 Min Drive
I-84	6.1 Miles	9 Min Drive

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