

TOK 19560 LOWER PLEASANT RIDGE ROAD

COMMERCIAL

INDUSTRIAL PROPERTY FOR SALE OR LEASE | CALDWELL, ID 83607



SALE PRICE REDUCED!

CONTACT

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HIGHLIGHTS

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.



DETAILS

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

LEASE RATE: Contact Agent

BUILDING SIZE: 6,000 SF

LOT SIZE: 5.56 Acres

EXCESS LAND: 193,800 SF

GRADE DOORS: 2 (12' x 19.5')

CLEAR HEIGHT: 11'7" - 14'6"

ZONING: M-1

UPDATED: 10.20.2025

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AMPLE SURFACE STORAGE & EXPANSION OPPORTUNITY

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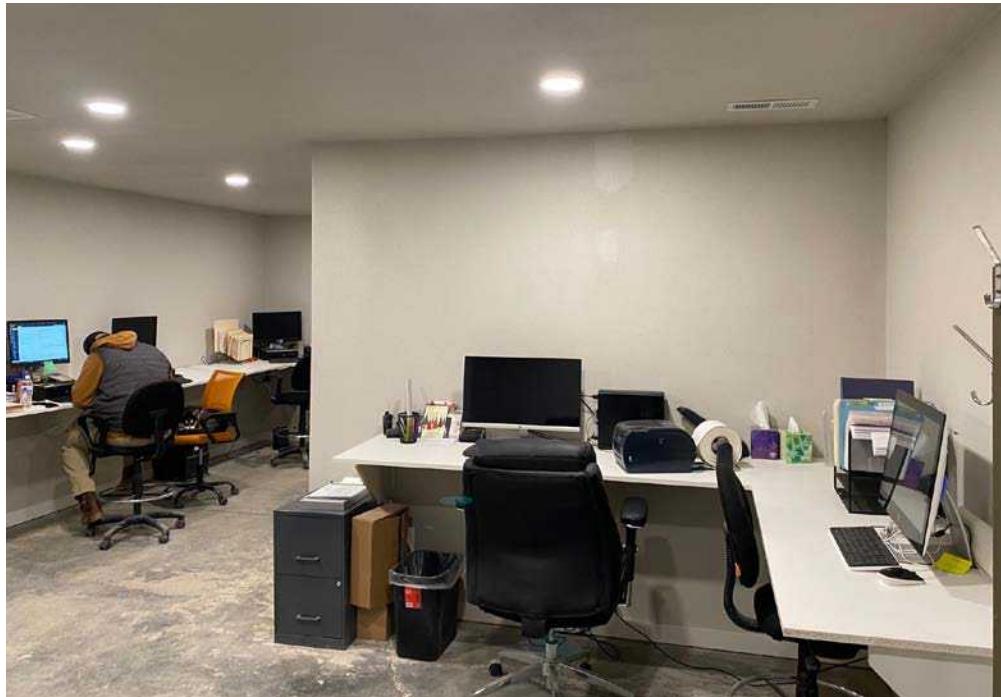


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LOWER PLEASANT RIDGE RD

**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



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