



CALDWELL INDUSTRIAL LAND FOR SALE

SKYRANCH BUSINESS PARK

Location: 4308 Skyway Street, Caldwell, Idaho 83605

Price: \$7,100,000 (\$12.82/Sq Ft)

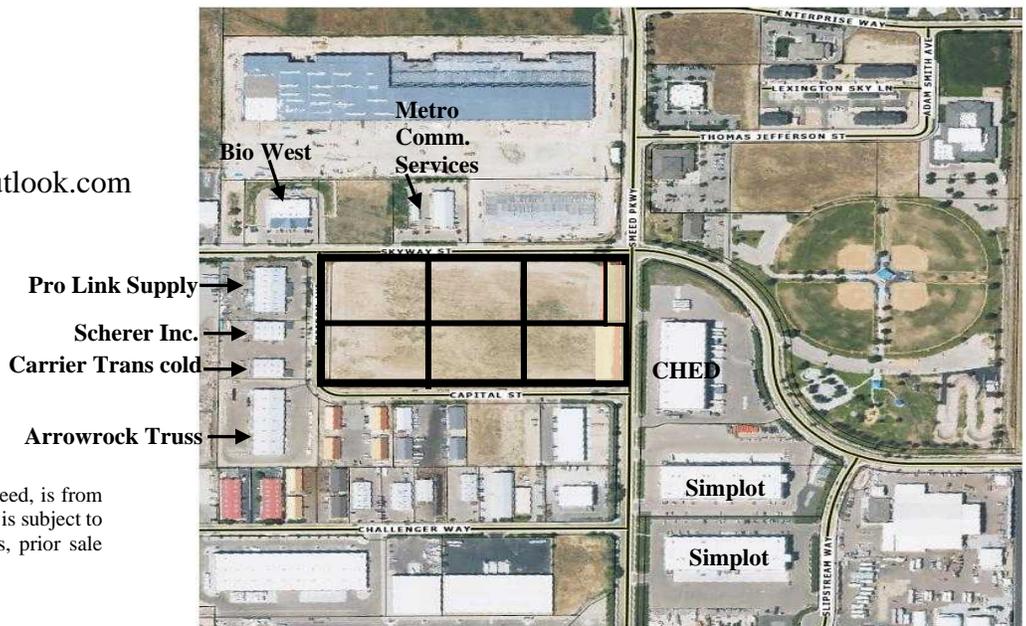
Property Size: 12.71 Acres (only for sale as the whole 12.71 acre site)

<u>Lot #</u>	<u>Frontage Streets</u>	<u>Size</u>	
Lot 1	Smeed/Skyway	.40 acres	(17,424 Sq.Ft.)
Lot 2	Skyway	1.85 acres	(80,586 Sq.Ft.)
Lot 3	Skyway	2.10 acres	(91,476 Sq.Ft.)
Lot 4	Freedom/Capital	2.08 acres	(90,605 Sq.Ft.)
Lot 5	Freedom/Capital	2.10 acres	(91,476 Sq.Ft.)
Lot 6	Capital	2.10 acres	(91,476 Sq.Ft.)
<u>Lot 7</u>	<u>Capital/Smeed</u>	<u>2.08 acres</u>	<u>(90,605 Sq.Ft.)</u>
Total		12.71 acres	(553,648 Sq.Ft.)

Comments:

- All seven lots to be sold as a whole (no individual lot sales)
- Five minute I-84 freeway access to Exit #29
- Existing site improvements include fire hydrants, water, sewer, power, natural gas, electric service, public streets with sidewalk, curb and gutter
- Zoning: M-1 City of Caldwell (link: <https://www.cityofcaldwell.org/Departments/Community-Development/Planning-Zoning-Division>)
- Frontage on 4 sides to 4 public roads
- Rolled curbing on 3 roads for easier access and parking
- Due diligence package includes the following: Phase 1 Environmental Audit (8/2022), Idaho Power Engineering Assessment and existing title policy. All available to buyer upon the full execution of a Purchase and Sale Agreement
- See site plan attached

Agent: Lawrence A. Ross
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*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

**4308 SKYWAY STREET
CALDWELL, IDAHO
SKYWAY BUSINESS PARK PLAT MAP**

