

# TOK

# EAST USTICK ROAD LAND

INDUSTRIAL LAND FOR SALE | CALDWELL, ID 83607

COMMERCIAL

CALDWELL AIRPORT



7 MINUTES / 2.9 MILES  
TO I-84 VIA  
FRANKLIN ROAD'S EXIT 29

USTICKRD

SITE

USTICKRD

RAILROAD



CALDWELL BLVD

25,000 VPD

8 MINUTES / 3.8 MILES  
TO I-84 VIA  
KARCHER ROAD'S EXIT 33

RAILROAD



CONTACT

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HIGHLIGHTS



Large development parcel, zoned for light industrial, located just off Caldwell Boulevard with freeway visibility.

Excellent opportunity to deliver new construction industrial in a desirable industrial area of Caldwell.

Bridge improvement at north side of property provides convenient, direct connection to Ustick Road.

Conveniently accessible from I-84, just minutes away, providing accessibility to major area services and arterials.

Rapidly growing area — historical 5-year growth rate of 21.5%!

DETAILS



**PROPERTY TYPE:** Industrial Land

**LOT SIZE:** 9.52 Acres

**SALE PRICE:** \$1,500,000 (\$3.60/SF)

**PARCEL NO:** R3093301000

**ZONING:** Mixed-Use (Comp Plan)

UPDATED: 3.23.2026

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**BRIDGE IMPROVEMENT TO USTICK ROAD**



**NORTHWEST FACING**



**NORTH FACING**



**UPDATED: 3.23.2026**

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**LAVENDER CROSSING**

