

For Lease & For Sale



Accelerating success.

# Sky Ranch Logistics Building 2

4315 Skyway St., Caldwell, Idaho

One Suite Remaining | 23,172 SF |  
Paved Yard Space Available



Developed by:

**Lincoln**

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# 4315 Skyway Street



<b>Property Type</b>	Industrial
<b>Lot Size</b>	±3.321 Acres
<b>Building Size</b>	59,520 SF <b>(23,172 SF Available)</b>
<b>Year Built</b>	2024
<b>Construction</b>	Concrete Tilt with TPO Roof
<b>Fire Suppression</b>	ESFR
<b>Lighting</b>	High Bay LED
<b>Parking</b>	1 Stall /735 SF
<b>Zoning</b>	M-1 Light Industrial
<b>Clear Height</b>	28'-0" at Lowest Point
<b>Column Spacing</b>	40' x 46'
<b>Dock Doors</b>	4 Total (1 with Full Dock Package)
<b>Drive-In Doors</b>	1 Door (12' x16')
<b>Power</b>	277/480v 3-Phase
<b>Yard Space</b>	7,800 SF (120' x 65')
<b>Sale Price &amp; Lease Rate</b>	Contact Agent
<b>Lease Type</b>	NNN (Estimated at \$0.195/SF Monthly)
<b>Access</b>	Lock Box on SE Corner

## Key Highlights

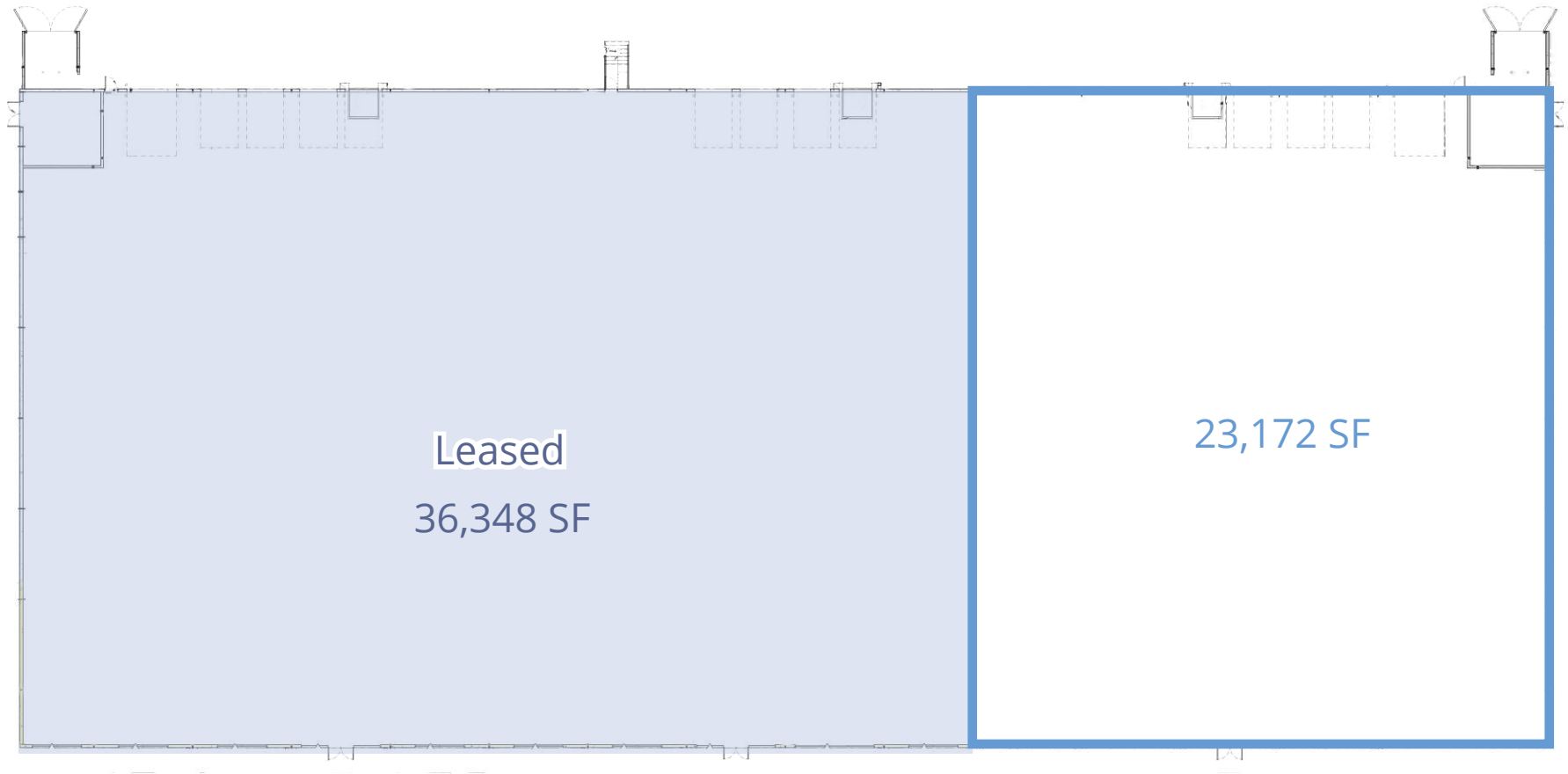
- Available Size: 23,172 SF
- 7,800 SF of paved yard space for trailer parking or storage
- Brand new efficient construction (completed in 2024)
- High bay LED lighting in warehouse
- 4.5 Megawatts potential (contact agent for detailed specs)
- Close proximity to I-84
- High exposure endcap space

Sky Ranch Logistics

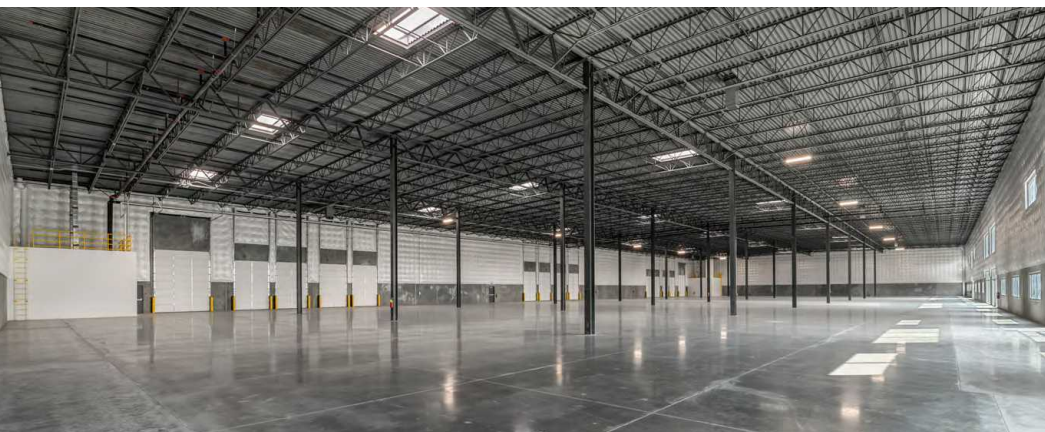
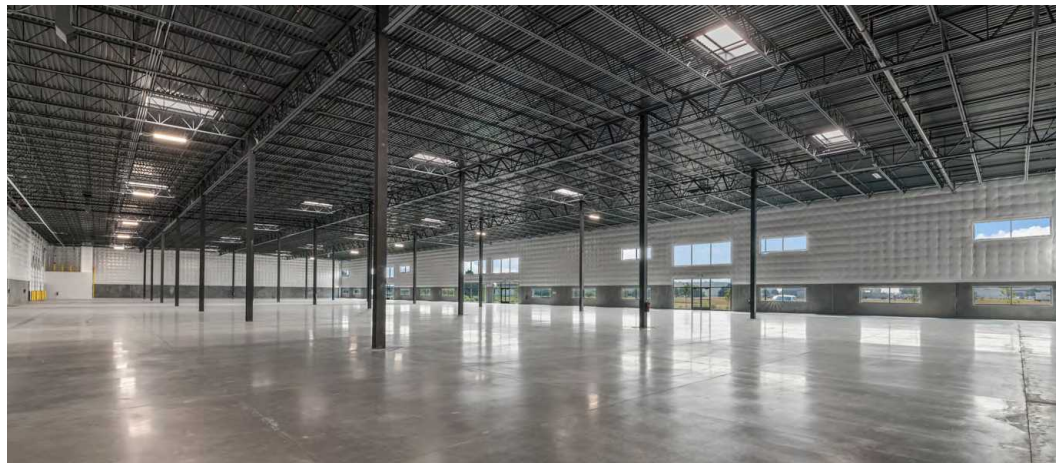
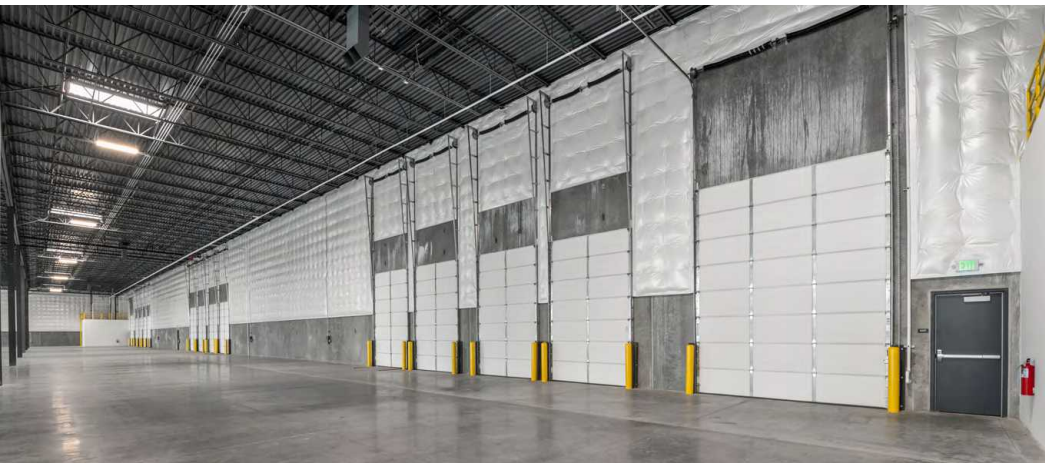
# Floor Plan

4315 Skyway Street

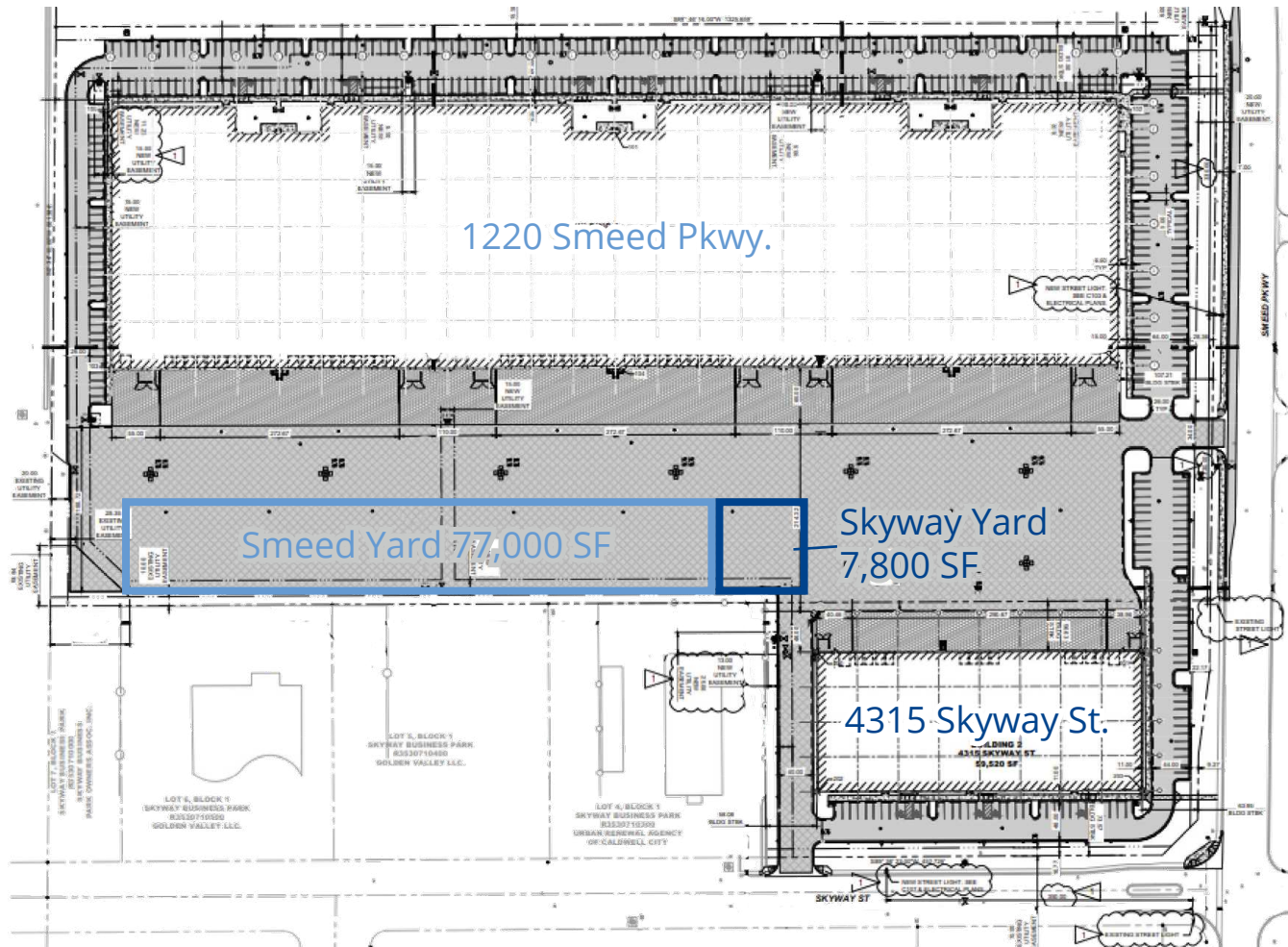
23,172 SF Available



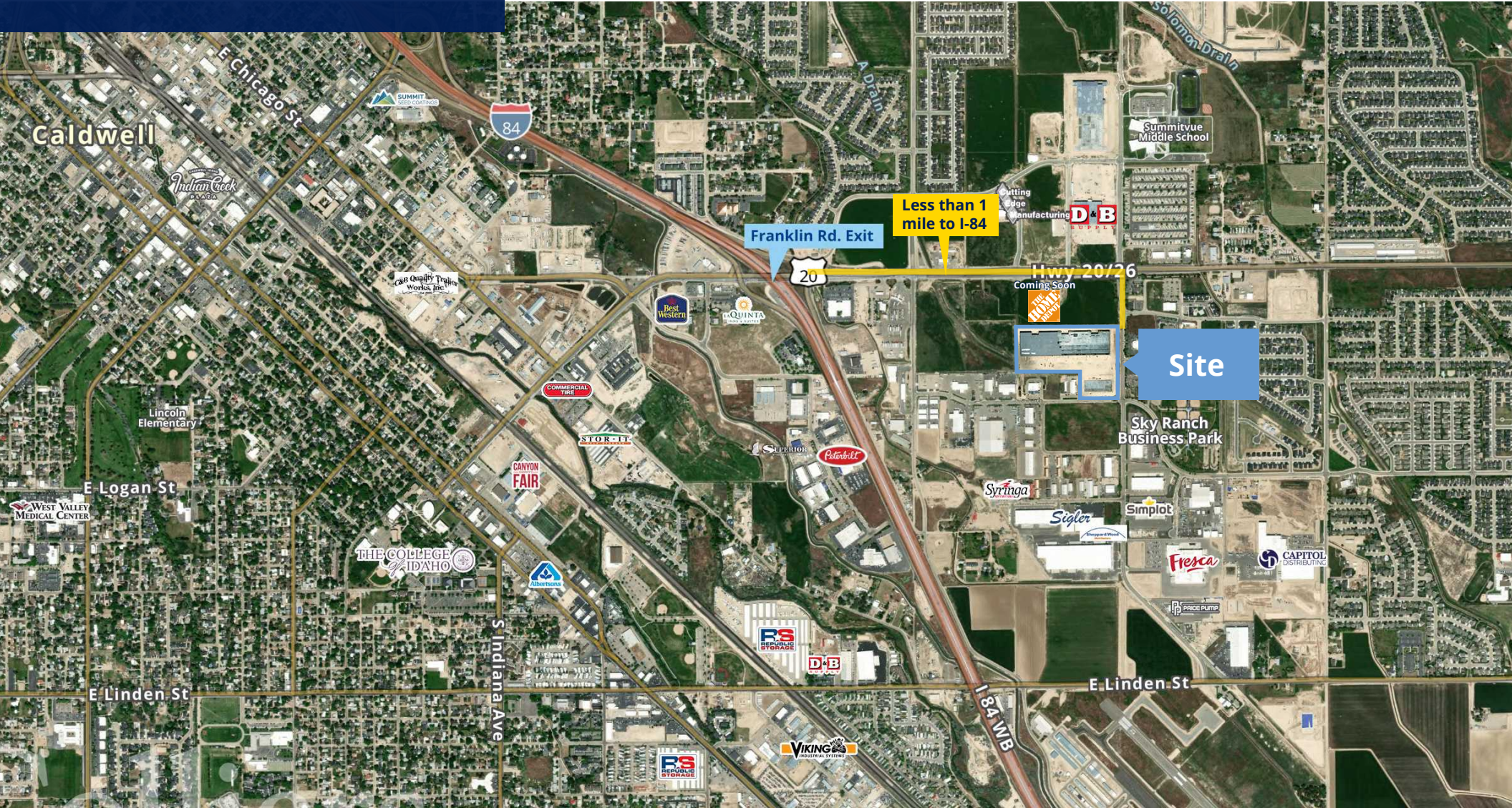
# Property Gallery | 4315 Skyway St.



# Site Plan with Yard



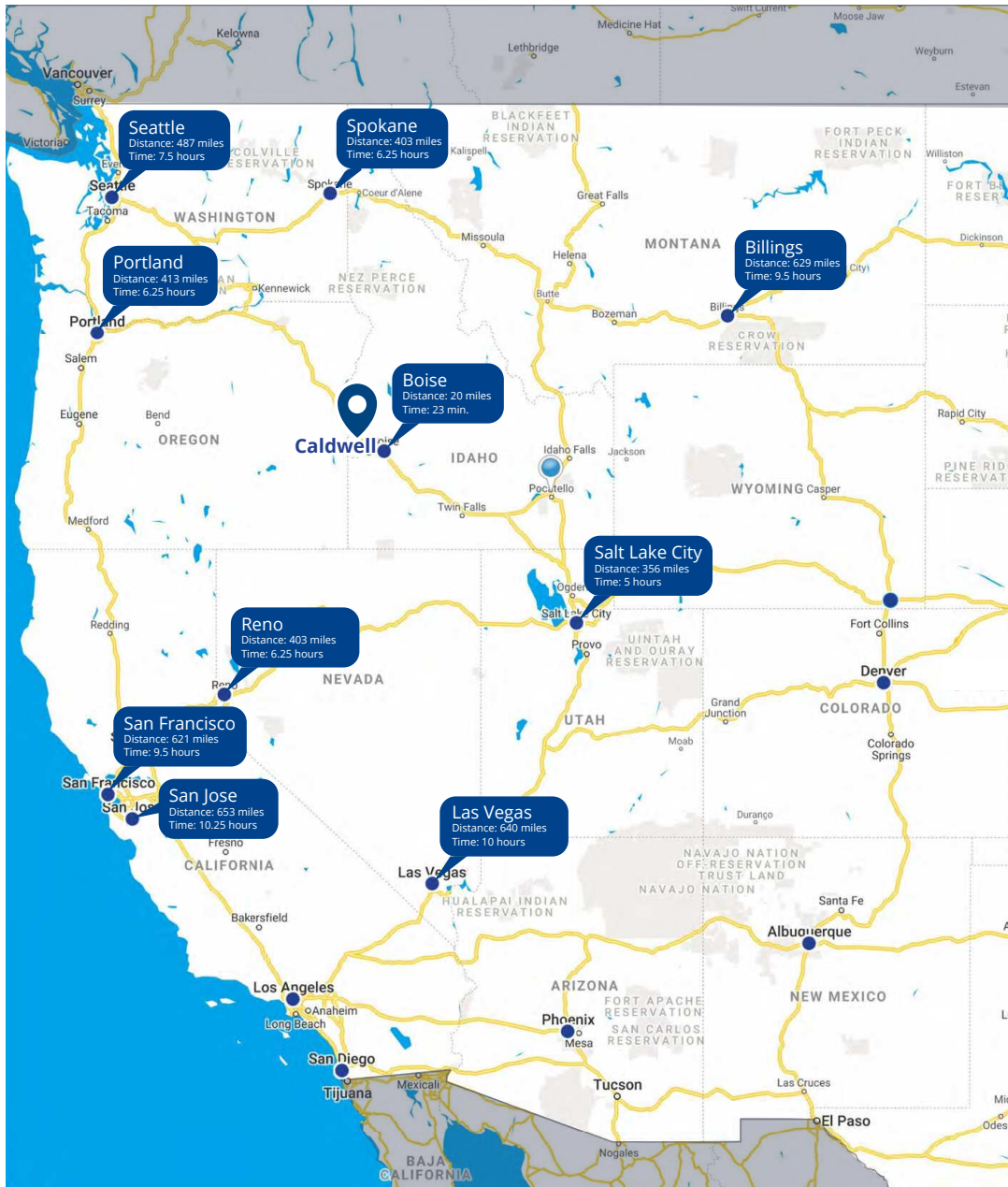
# Location



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# One Day Drive



There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight.

(Source: Boise Valley Economic Partnership)



# Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



**33**

MEDIAN  
AGE



**230k**

ESTIMATED POPULATION



**425k**

MEDIAN HOME  
PRICE



**#1**

STATE FOR  
ECONOMIC GROWTH  
(U.S. NEWS, 2021)



# Local Area Overview Treasure Valley

## Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

## Commuting in the Valley

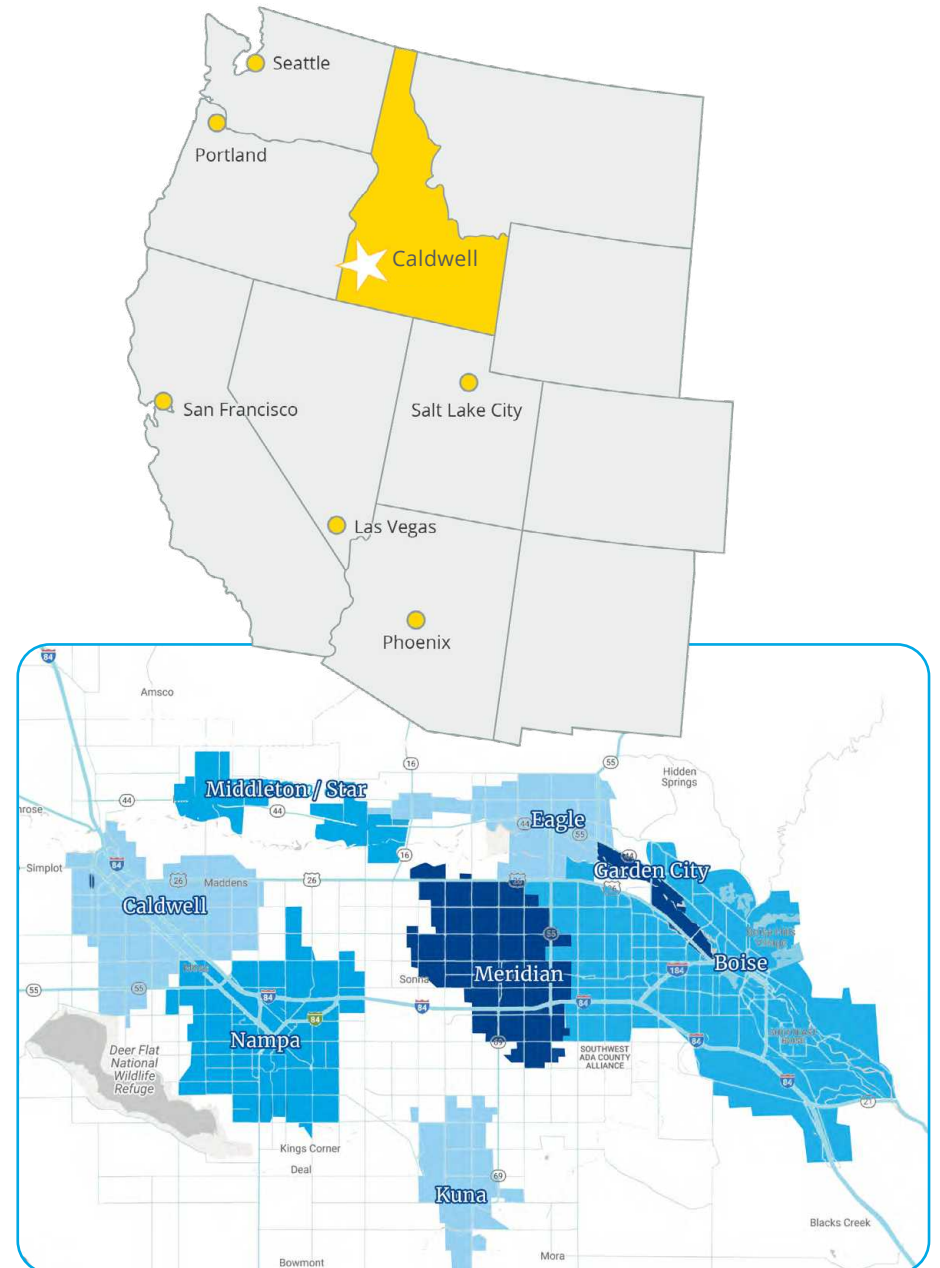
The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

## Recreation

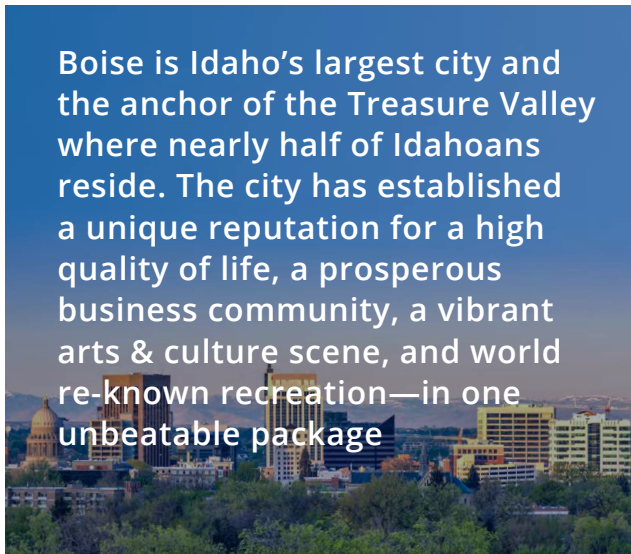
The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you'll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

## Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.



# Area Overview Boise



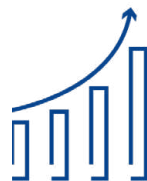
Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable package



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.



The median sale price for a single-family home in Ada County **increased by 5.4%** from October 2021 to October 2022.



Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.

**#3**  
Best State to Move to in the U.S. - Idaho  
JUL 2024 ConsumerAffairs

**#4**  
Best State Capital to Live in- Boise  
FEB 2024 Idaho Statesman

Best Places to Live in the U.S. - Boise  
APR 2024 Money

**#1**  
Median Household Income Growth - Idaho  
2024 IDAHO BUSINESS REVIEW

**#3**  
Best Performing Large City - Boise  
FEB 2024 MILKEN INSTITUTE

**#1**  
Best Small Cities In America for Raising a Family- Boise  
JUN 2023 pheabs

**#1**  
Best Places to Invest in Real Estate in 2023 - Boise  
JUL 2023 Norada REAL ESTATE INVESTMENTS

**#4**  
Best Run City in America - Boise  
JUNE 2023 W WalletHub

**#3**  
Best State Overall - Idaho  
2026 USNews & WORLD REPORT

**#2**  
Fastest-Growing US States- Idaho  
2023 World Population Review

**#2**  
Most Popular State to Move to in the U.S. - Idaho  
JUL 2023 Top10.com

**#3**  
Best State - Idaho  
2023 USNews & WORLD REPORT

**#6**  
Top States for Growth - Idaho  
JAN 2024 U-HAUL

**#4**  
Best State Economy - Idaho  
2026 USNews & WORLD REPORT

**#1**  
Best Cities to Invest in Real Estate in 2023 - Boise  
APR 2023 LandlordStudio