

SKY RANCH BUSINESS PARK

INDUSTRIAL BUILDING FOR SALE OR LEASE | 1602 FREEDOM AVE | CALDWELL, ID 83605



LEASE FACILITY OR OWNER/USER & INVESTOR OPPORTUNITY

PROPERTY INFORMATION:

Bldg. Size:	30,000 SF
Lot Size:	3.07 Acres
Parking:	Ample
Grade Level:	(8) 14'x14'
Clear Height:	20'-22' whse
Power:	3 Phase 800 Amps 120/208V & 277/480V
Year Built:	2018
Lease Type:	NNN
Lease Term:	3-5 Years
Est. NNNs:	\$0.22 PSF
Available to Lease:	06/01/2027

AVAILABLE SPACE:

TOTAL SALE PRICE		\$6,600,000
FOR LEASE		
SPACE	RSF	RATE
1602 Freedom	1,500 SF Office 28,500 SF Whse 30,000 SF Total	\$1.10 SF/mo
Yard	1.1 Acres	\$0.15 SF/mo

CONTACT AGENT FOR SHOWINGS AND NOI INFORMATION

LISTING HIGHLIGHTS:

1.1-acre fully paved and secured yard, fully fenced.

Prime Sky Ranch Industrial Park location, just 3 minutes to Interstate 84.

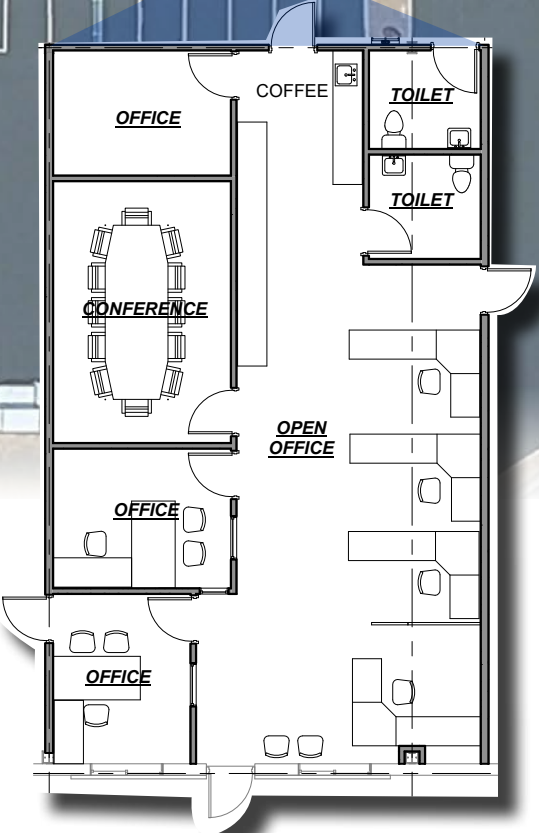
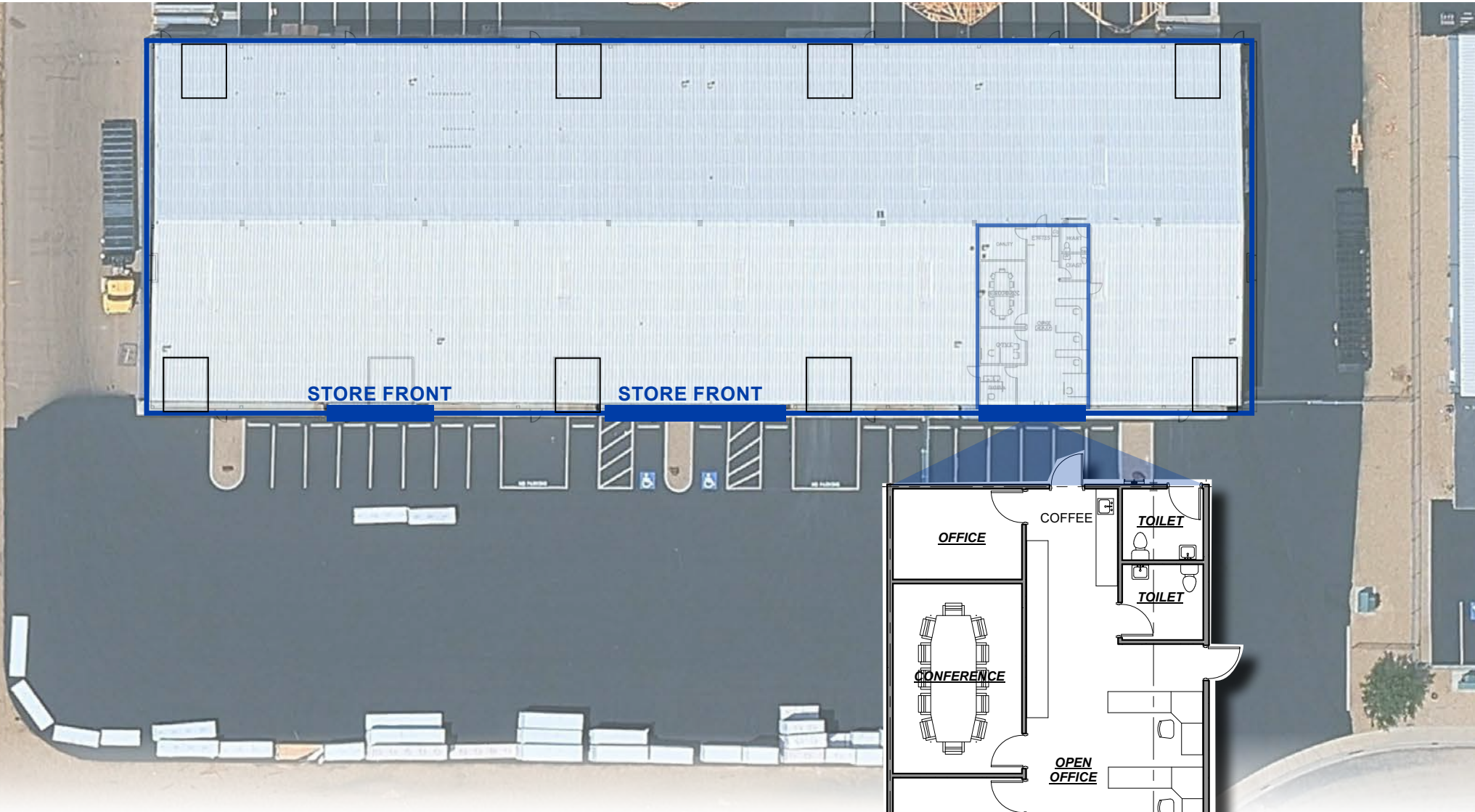
Free-span warehouse design allowing flexible operational use.

Building can be demised into four (4) 7,500 SF units, each with its own storefront and separately metered for utilities.

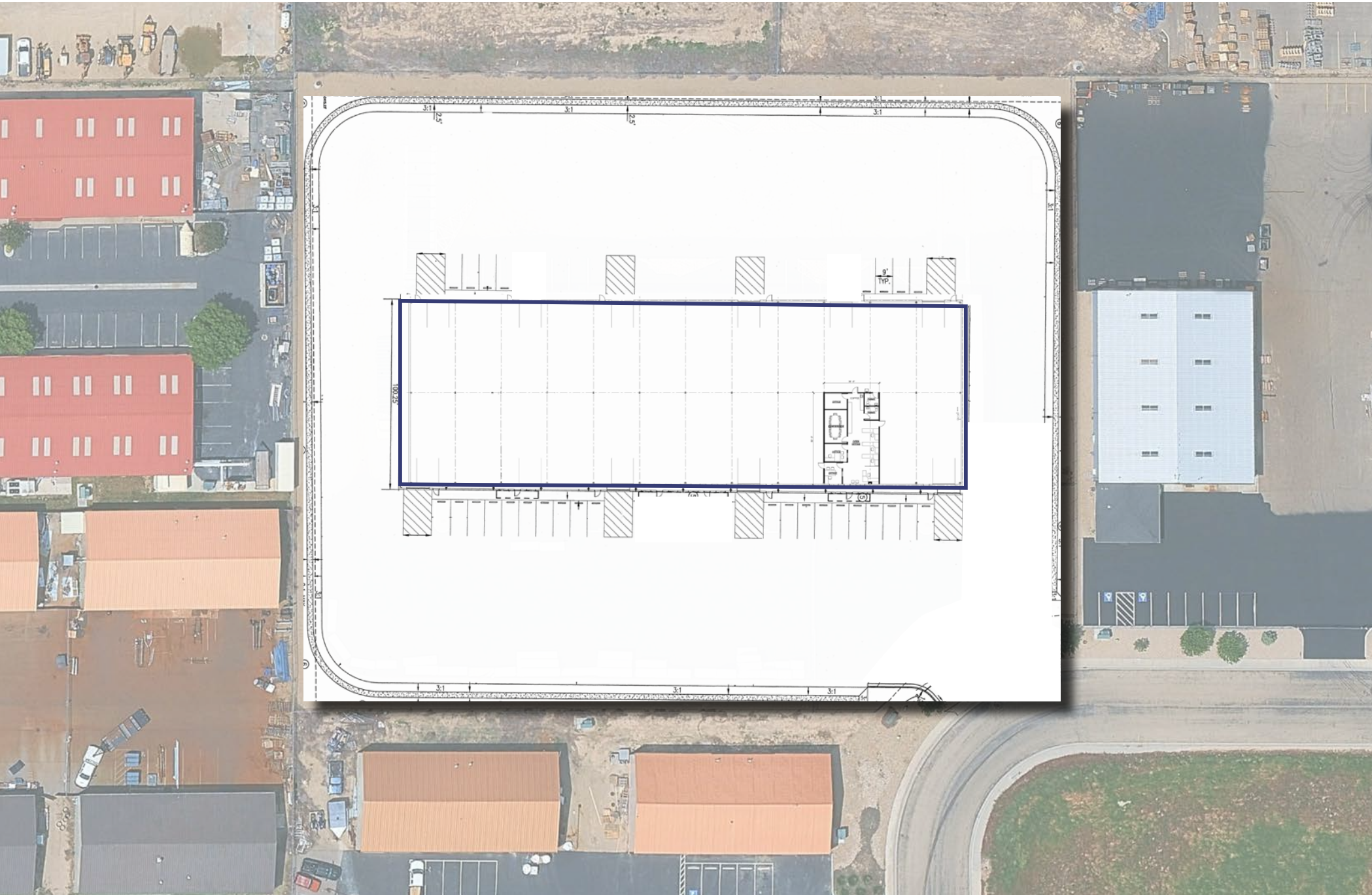
Powered security gate at the front entrance.



FLOOR PLAN 30,000 SF AVAILABLE



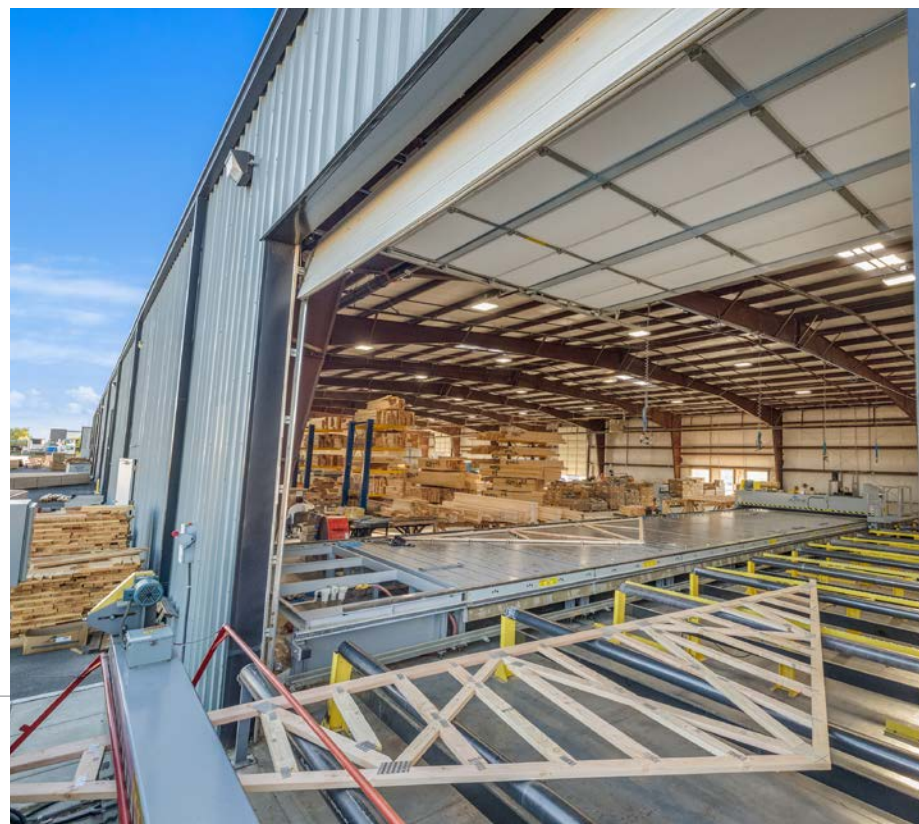
SITE PLAN 30,000 SF AVAILABLE



UPDATED: 8.24.2026

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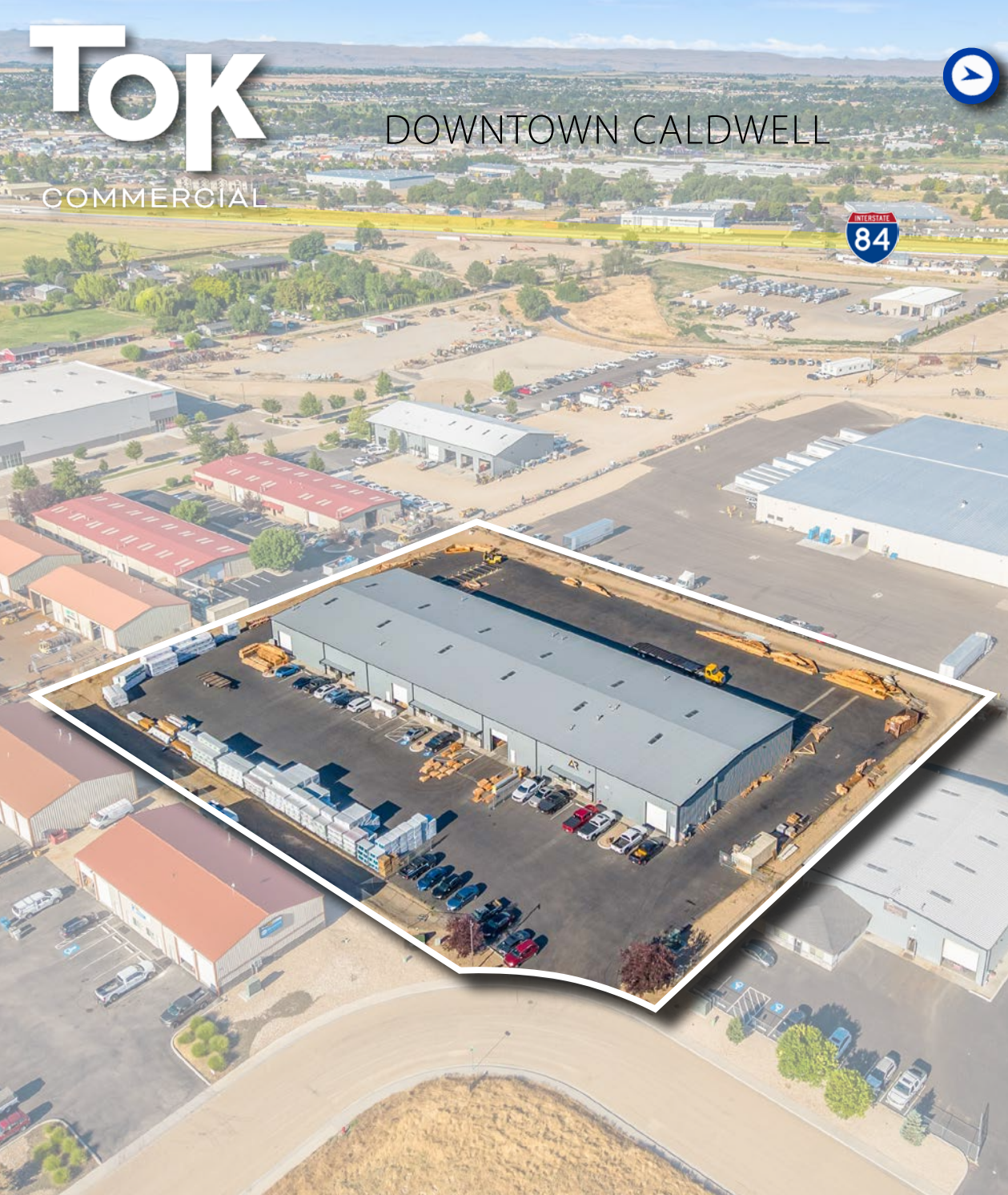


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DOWNTOWN CALDWELL



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CENTRAL TO RETAIL, SERVICES
SCHOOLS & I-84 ACCESS



Summitvue
Middle School

MAIN RETAILERS NEAR SITE



U.S. HWY 26



AVIATION WAY

SITE



FREEDOM AVE

SMED PKWY



DRIVE TIME
FROM SITE

○ BOISE	30 MINS
○ MERIDIAN	23 MINS
○ NAMPÁ	15 MINS
○ MIDDLETON	10 MINS
○ DOWNTOWN CALDWELL	9 MINS

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