

MICHENER INVESTMENTS, LLP

COMMERCIAL REAL ESTATE

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FOR SALE | \$4,950,000

INDUSTRIAL PROPERTY WITH LARGE OFFICE SPACE

21986 Middleton Rd, Caldwell ID

**CHECK OUT
NEW PHOTOS!**



PROPERTY HIGHLIGHTS

- Newly remodeled office space
- 11 offices - 4422 +/- sq ft
- "President" office/Call Center office
- Double wired offices for multiple desks
- Beautiful glass door conference room
- Server room with own AC/heat
- Break room / 3 bathrooms
- Partially covered patio
- Build to suit also available

PROPERTY DESCRIPTION

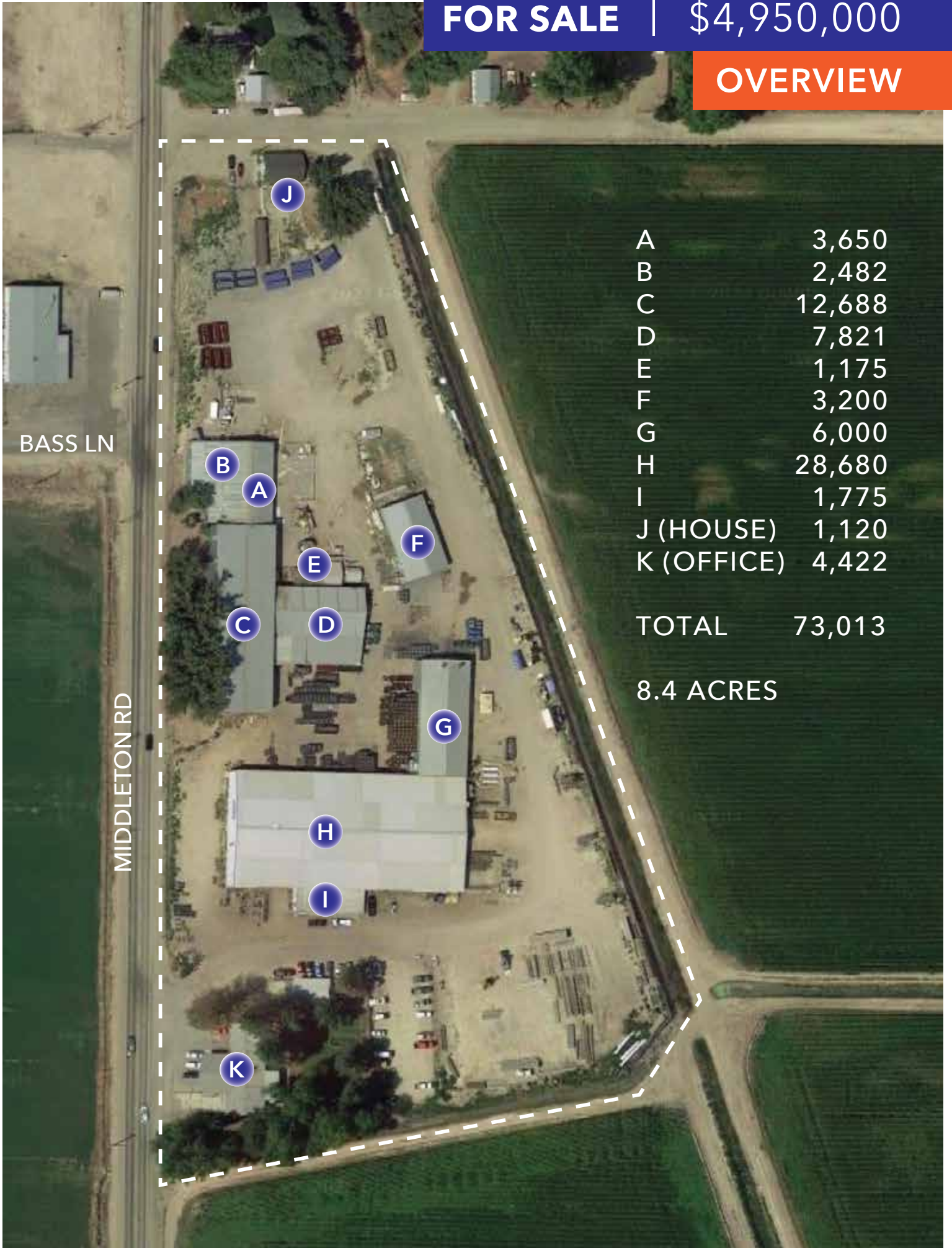
- 8.40 acres - 365,904 sq ft
- 73,013 +/- Shops - 9 buildings
- 1120 sq ft house on property
- Ample parking in back/front of office
- Well pump for irrigation
- City of Middleton water/sewer

*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.


INVESTMENT
PROPERTIES

FOR SALE | \$4,950,000

OVERVIEW



A	3,650
B	2,482
C	12,688
D	7,821
E	1,175
F	3,200
G	6,000
H	28,680
I	1,775
J (HOUSE)	1,120
K (OFFICE)	4,422
TOTAL	73,013

8.4 ACRES

FOR SALE | \$4,950,000

OFFICE



BACK PATIO



**NEW
FLOORING**



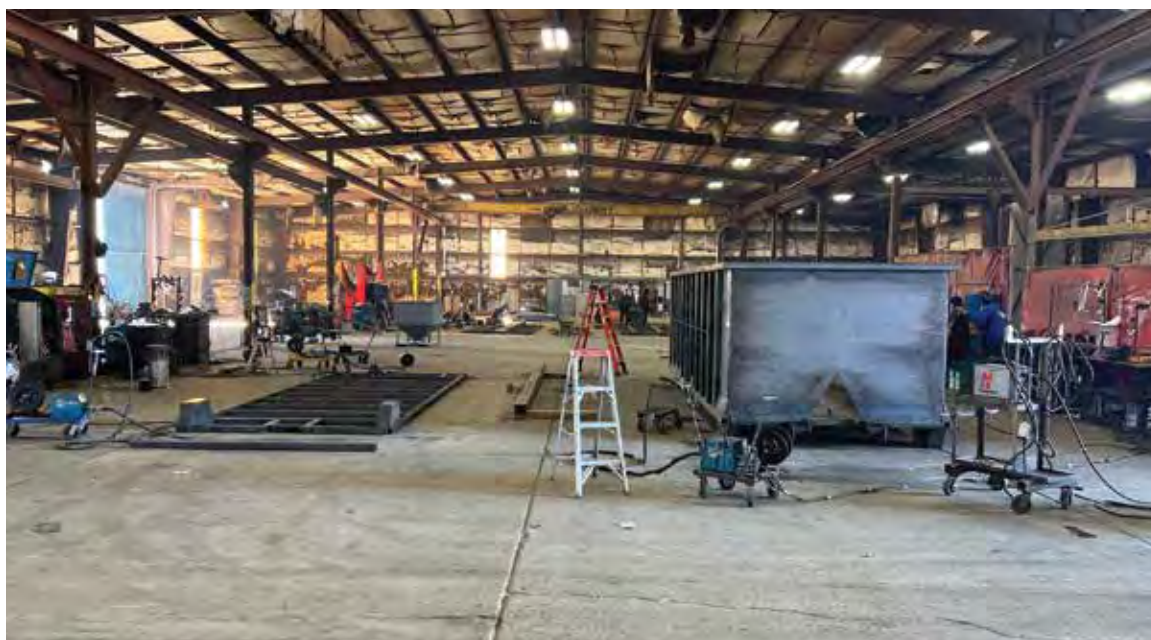
PARKING

FOR SALE | \$4,950,000

SHOPS

BUILDING

H



SHOPS

BUILDING

H





SHOPS

BUILDING

H





SHOPS

BUILDING

C





SHOPS

BUILDING

C



SHOPS

BUILDINGS

C & D



SHOPS

BUILDING

D



SHOPS

BUILDING

F

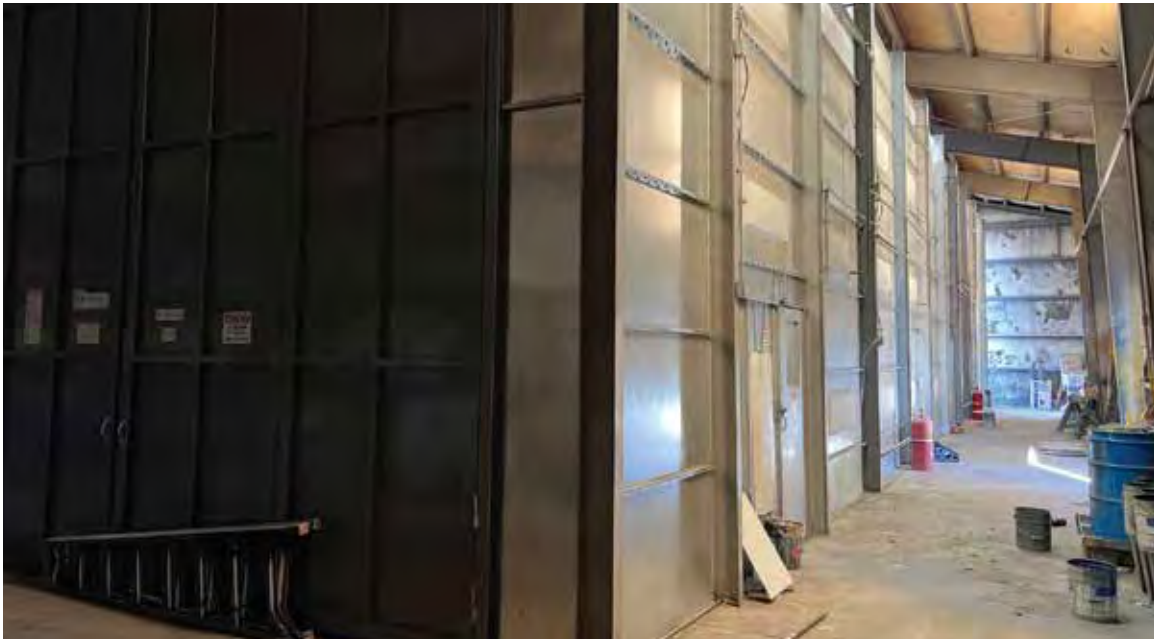




SHOPS

BUILDING

G



YARD