

# FOR SALE | INDUSTRIAL LAND

CORNER OF MIDDLETON ROAD AND BASS LANE, MIDDLETON, IDAHO

## SALE PRICE | \$2,799,000



### OFFERING SUMMARY

SALE PRICE  
**\$2,799,000**

LOT SIZE  
**16.36 +/- AC**  
712,641.6 sq ft

PRICE/SF  
**\$3.92/SF**

ZONING  
**M-1**  
Light Industrial

PARCEL #  
**R34075014A0**

### PROPERTY HIGHLIGHTS

- Light Industrial Zoned
- Signage & visibility on Middleton Road
- 12 minutes to I-84 Franklin Exit, Caldwell
- Middleton City utilities
- Located in an area that is expanding quickly

\*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.



Keith Cochran  
keith@michenerinvestments.com  
**208-866-5606**

**MICHENER**  
**INVESTMENTS, LLP**  
COMMERCIAL REAL ESTATE