



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**RAIL ACCESS INDUSTRIAL  
CANYON COUNTY, ID**  
**7.5± ACRES | \$2,985,000**



OFFICE (208) 505-9998

SMALLTOWNPROPERTIES.COM

# RAIL ACCESS INDUSTRIAL

# PROPERTY PROFILE

## LOCATION:

- Caldwell, ID 83607
- 4 Miles from Farmway Road
- 35 Minutes to the Boise Airport
- 6 Miles from Caldwell

## COORDINATES:

- 43.66813, -116.79526

## PROPERTY USE:

- Industrial
- Agribusiness
- Rail Transport
- Commercial
- Storage

## PROPERTY INFORMATION:

- Rail Access
- Simplot Blvd Industrial Corridor
- Certified Scale
- 2 Warehouses
- Easy Access to I84
- 3 phase 200 amp power

## TAX INFORMATION:

2023 - \$4532



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F A R M | R A N C H

**OSCAR EVANS, ALC**

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

[oscar@smalltownproperties.com](mailto:oscar@smalltownproperties.com)

2132 Succor Creek Rd. - Homedale, ID 83628

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# RAIL ACCESS INDUSTRIAL

**DO YOU NEED RAIL ACCESS FOR YOUR INDUSTRIAL OR COMMERCIAL DEVELOPMENT?** Take a look at this 7.5+/- acre parcel in Canyon County, Idaho. Situated just six miles west of Farmway on Simplot Boulevard, the property offers rail access, certified scales, convenience to Caldwell and easy access to I-84. This growing industrial corridor has an annual average daily traffic of more than 10,000.

Two buildings are on site, each featuring 16' overhead doors and 8" concrete bases. The buildings offer ten thousand square feet of warehouse space. Irrigation shares are available on this parcel, available through Pioneer Irrigation.

**For additional information, call Oscar Evans today!**



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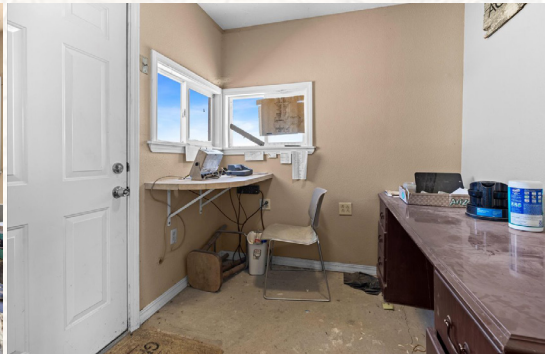
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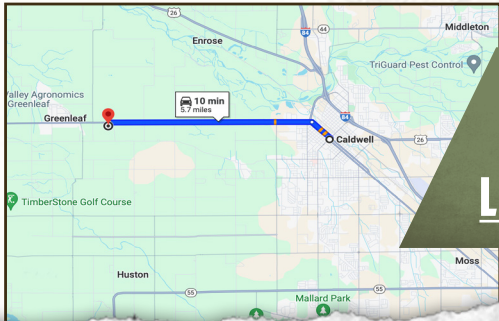
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**land id. LINK**



Directions from Caldwell, ID: take ID19/Simplot Blvd 8 miles to property.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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