Brand New Facility
For Sale & Lease

56,000 SF
5.23 Acres

View ***Aerial Tour***

Colliers
Accelerating success.



Pinto Industrial

19127 Red Label Lane
Caldwell, ID 83607

Devin Ogden, MBA, CCIM, SIOR
+1 208 472 1668
devin.ogden@colliers.com

Michelle Ogden
+1 208 514 7121
michelle.ogden@colliers.com

PINTO INDUSTRIAL

Property Profile



PROPERTY DETAILS

Total Building Size	56,000 SF
Land Size	5.23 Acres
Space Available	7,000 - 56,000 SF
Zoning	M-1 Light Industrial
Clear Height	30'
Grade Level	4 - 12' x 14'
Dock Doors	12
Power	1,600 amps, 277/480V 3-phase power
Fire Suppression	ESFR sprinker system

HIGHLIGHTS

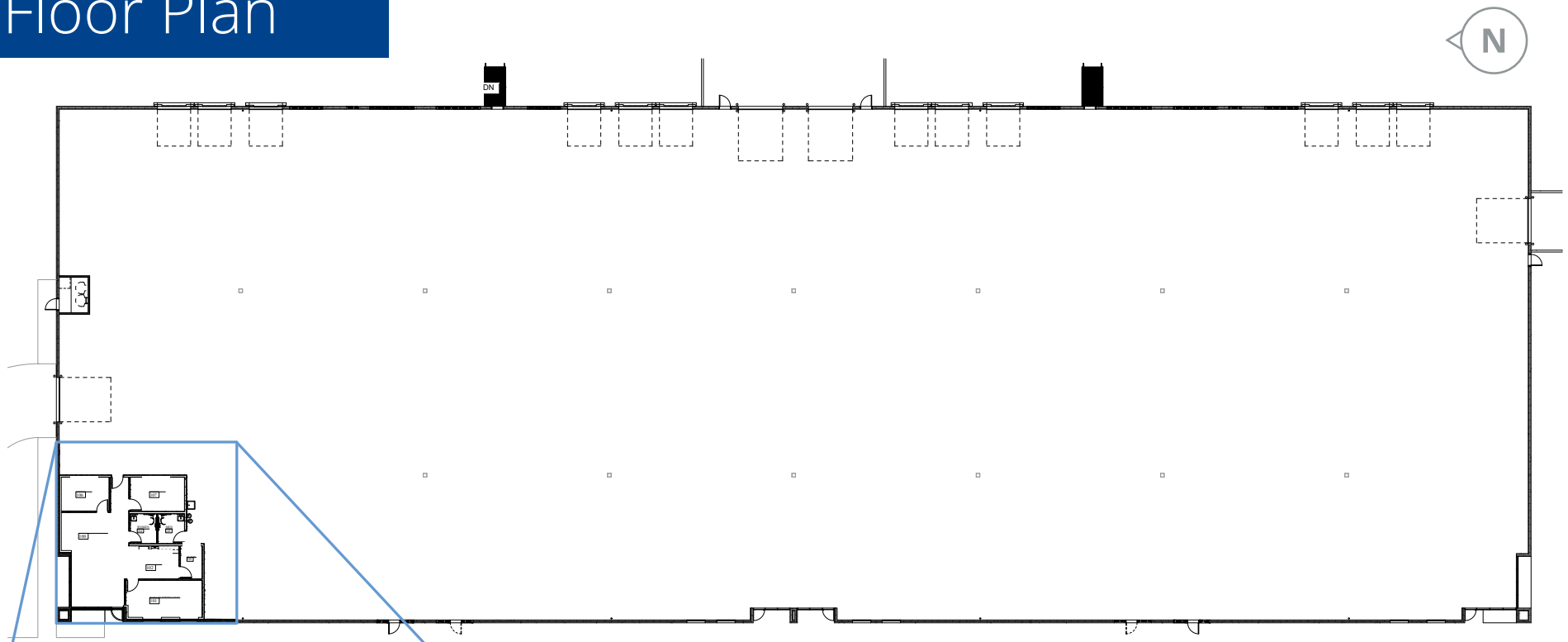
- Brand-new tilt-up construction (2025)
- 1,372 SF spec office, trailer parking, & yard options available
- Divisible to 7,000 SF
- 5 miles/8 min to I-84
- Frontage on Hwy 19/Simplot Blvd.

Sale Price
$10,920,000
($195/SF)

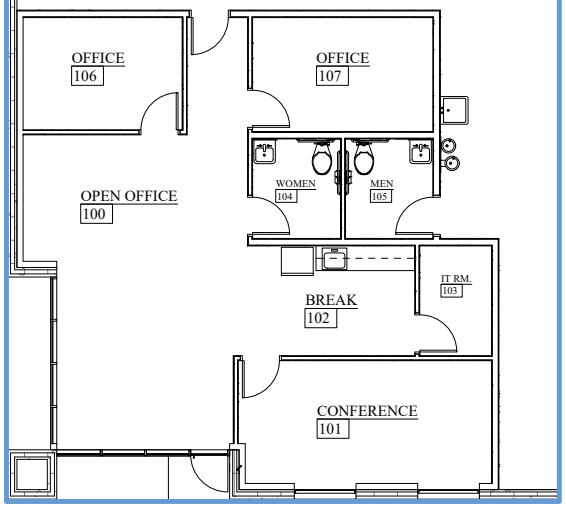
Lease Rate
Est. NNN
$0.85-$1.00/SF

PINTO INDUSTRIAL

Floor Plan

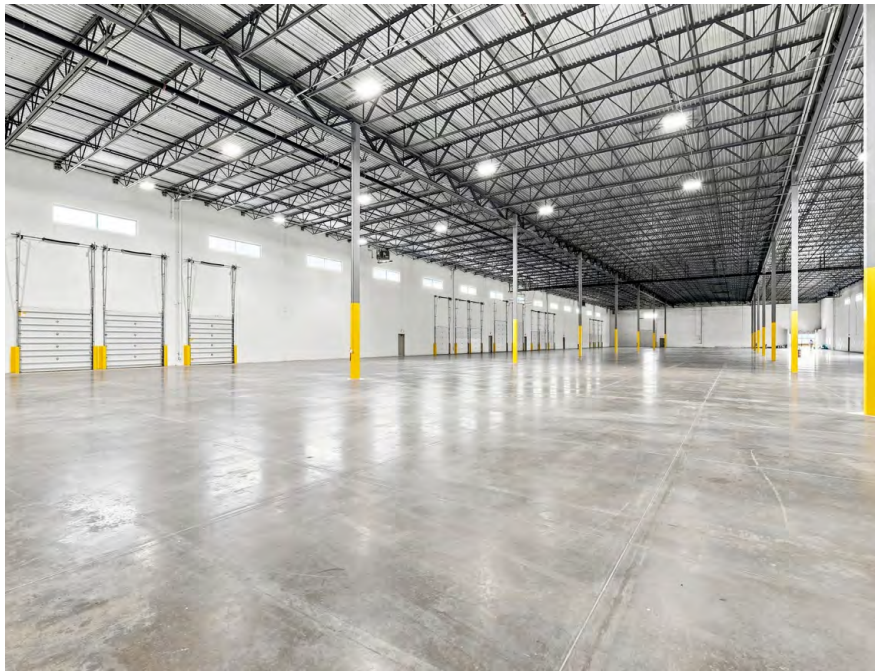


1,372 SF Office Floor Plan



Highlights

- 6" Fully reinforced concrete slab with #4 rebar at 18" on center each way
- R-38 roof insulation
- 1 ½" gas line
- 6" sanitary sewer ran to underground septic (***No city sewer fees!***)
- 2" domestic water line ran from well & treated in pump house building (***No city water fees!***)



PINTO INDUSTRIAL

Site



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Property Gallery





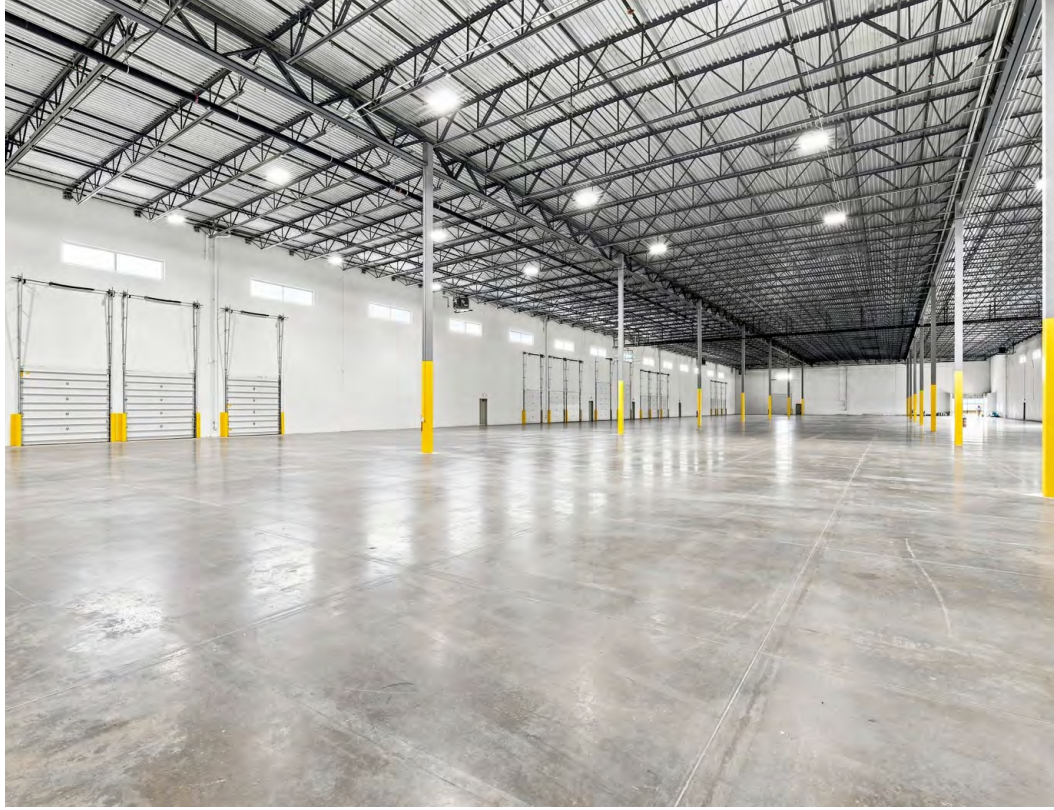


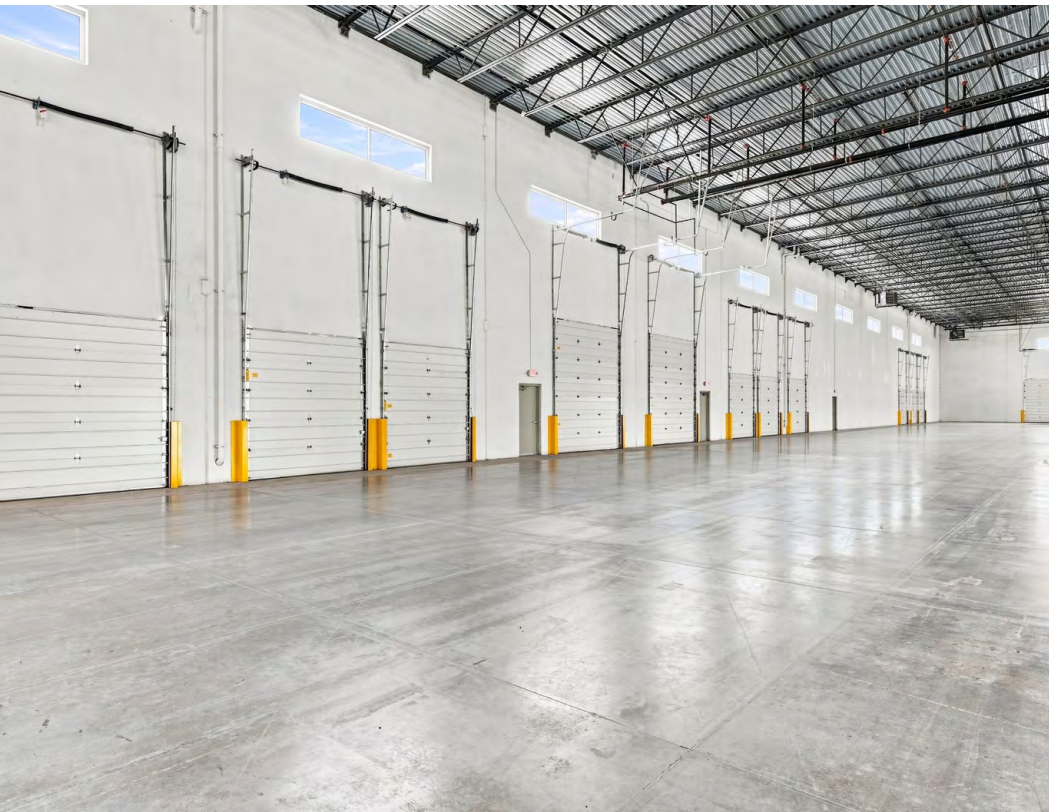


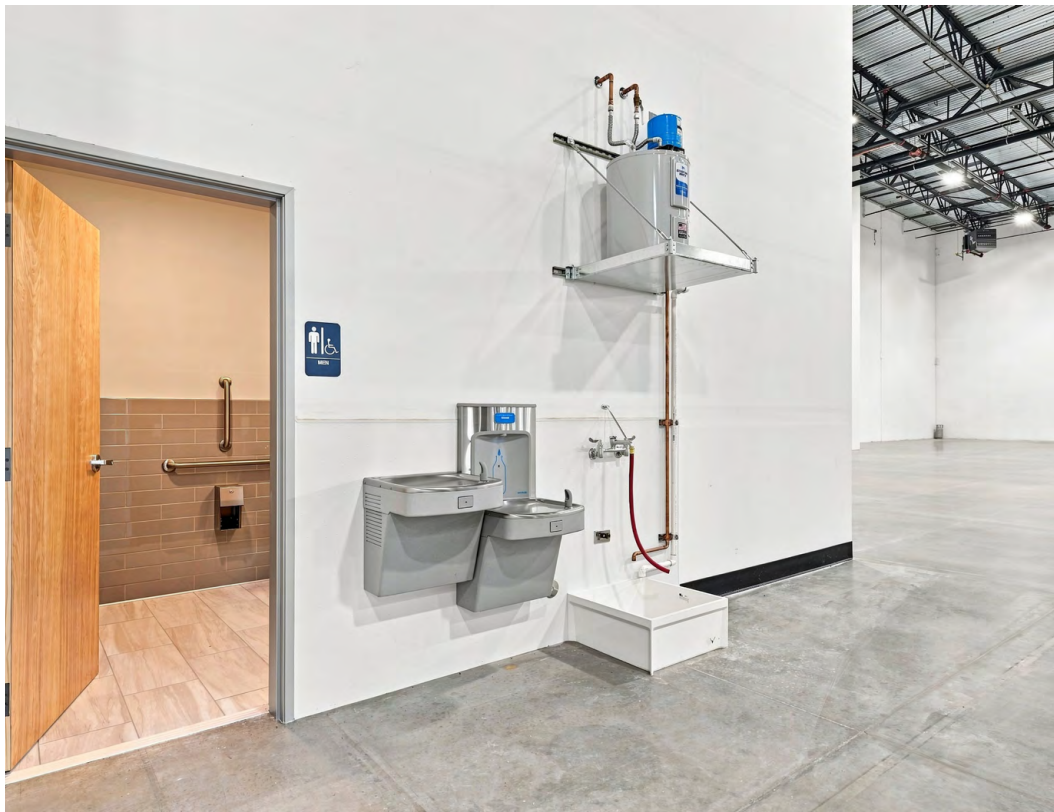
PINTO INDUSTRIAL

Property Gallery









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Property Gallery









PINTO INDUSTRIAL

Property Aerial

Google Map Street View



PINTO INDUSTRIAL

Local Businesses



Colliers

1211 West Myrtle Street, Suite 200
Boise, Idaho 83702
+ 208 345 9000
colliers.com/idaho

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LOCATION DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Population	245	2,508	24,372
2026 Labor Force 16+	117	1,181	11,266
2026 Avg. Household Income	$93,589	$93,989	$85,025

Local Overview | Caldwell, ID

The City of Caldwell is located on the western edge of the Treasure Valley. Located in close proximity to Idaho's largest metropolitan area, Boise; it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community.

Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.

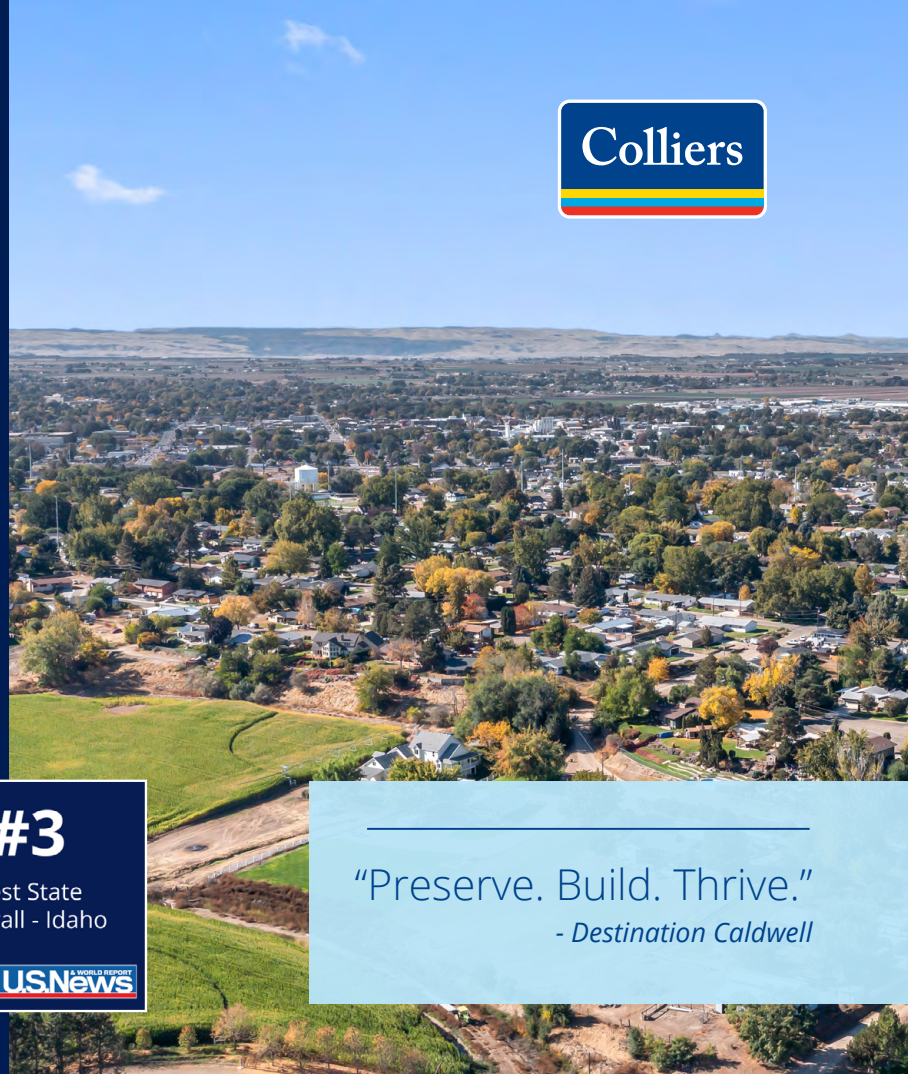
Caldwell has seen significant growth over the last few years, much of which is attributed to the low cost of doing business, the ease of establishing a business, our highly motivated workforce, and a pro-business city administration.

Resources:
cityofcaldwell.org/
destinationcaldwell.com/

#25
Fastest Growing Cities in the U.S. - Caldwell
2026 U.S.News

#2
Fastest Growing State - Idaho
2026 United States Census Bureau

#3
Best State Overall - Idaho
2026 U.S.News



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"Preserve. Build. Thrive."
- Destination Caldwell

2026 population
77,905

Unemployment Rate
4.0%

2026 Average Household Income
$100,914

Average Commute Time
24.9

Major Employers

Simplot
West Valley Medical Group

Academic Institutions Near Caldwell

The College of Idaho
Northwest Nazarene University
Boise State University