

**FOR LEASE** 14,798 – 198,750 SF

# Scannell Bronco Logistics

315 S. 43rd Ave. | Caldwell, ID



*Estimated Completion*  
*Fall 2027*

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Accelerating success.

755 West Front Street, Suite 300  
Boise, Idaho 83702  
colliers.com/idaho

# Property Overview

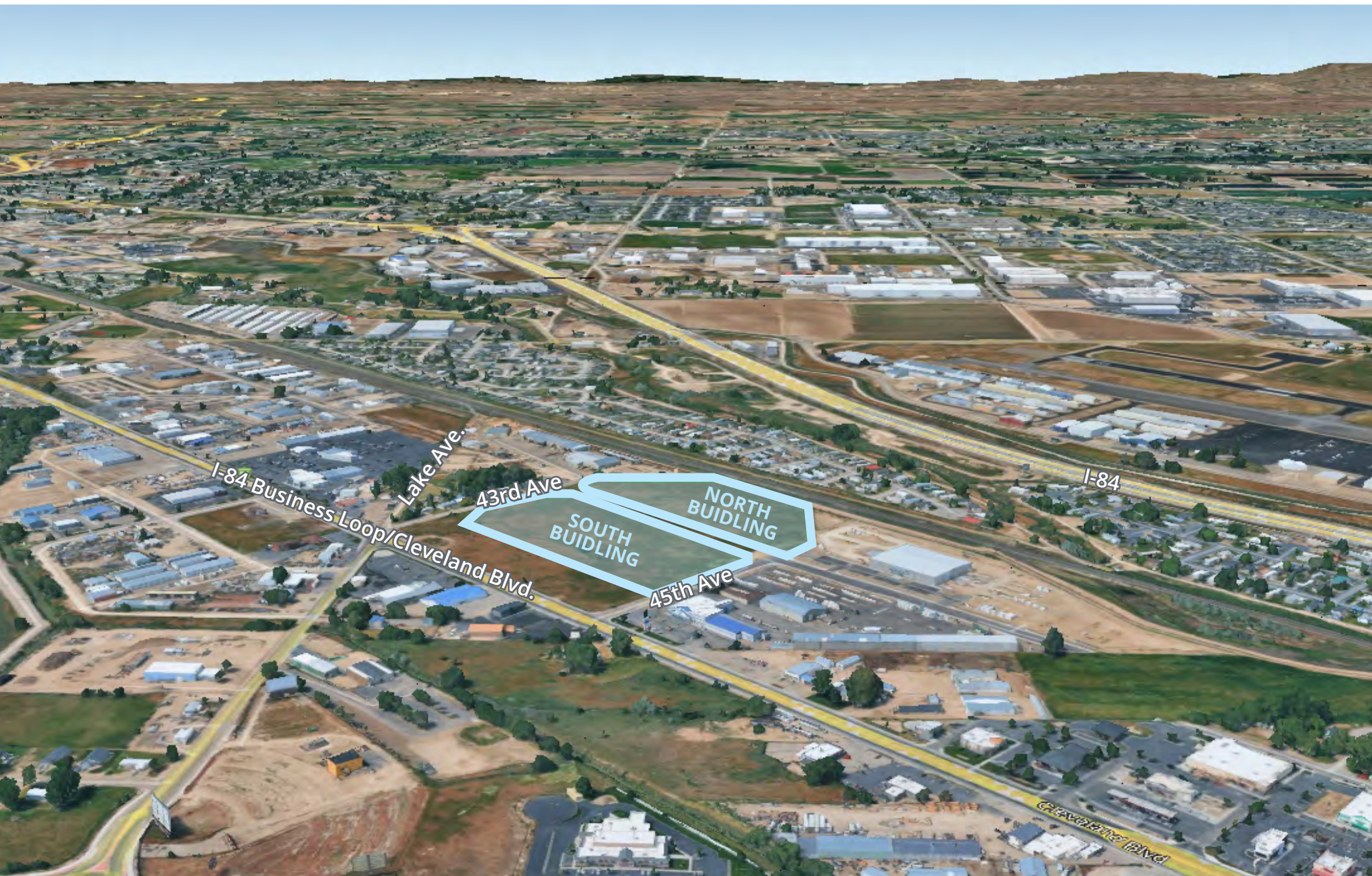
|                       |                                |
|-----------------------|--------------------------------|
| Location              | 315 S. 43rd Ave   Caldwell, ID |
| Property Type         | Industrial                     |
| Lease Rate            | Ask Agent   NNN \$0.18         |
| Total Space           | 206,250 SF                     |
| Zoning                | M1 - Light Industrial          |
| Fire Suppression      | ESFR                           |
| Total Parking         | 250 Stalls   1.3 per 1,000 SF  |
| Total Trailer Parking | 81 Stalls                      |
| Clear Height          | ±32 feet                       |

## Key Highlights

- Class A Industrial
- Estimated completion Fall 2027
- Rare trailer parking
- Smaller units starting at 14,750 SF

|                 | NORTH BUILDING                                             | SOUTH BUILDING                                             |
|-----------------|------------------------------------------------------------|------------------------------------------------------------|
| Land Size       | 7.24 Acres                                                 | 9.43 Acres                                                 |
| Space Available | 15,763 – 80,000 SF                                         | 14,750 – 126,250 SF                                        |
| Parking         | 113 Stalls   1.4 per 1,000 SF                              | 147 Stalls   1.2 per 1,000 SF                              |
| Trailer Parking | 22 Stalls                                                  | 59 Stalls                                                  |
| Overhead Doors  | 12 – 9' x 10'   Dock Height<br>4 – 12' x 14'   Grade Level | 26 – 9' x 10'   Dock Height<br>4 – 12' x 14'   Grade Level |
| Power           | 480v 3 Phase – 1,600 Amp                                   | 480v 3 Phase – 3,000 Amp                                   |

# Property Overview



The site plan illustrates the layout of two large industrial buildings, the North Building and the South Building, situated within a defined site boundary. The North Building, located in the upper right, measures 80,000 GSF and occupies 7.12 Acres. The South Building, located in the lower left, measures 126,250 GSF and occupies 9.5 Acres. The site is bounded by S. 43RD AVE to the north, ARTHUR ST. to the east, CLEVELAND BLVD. to the south, and S. 45TH AVE to the west. Key features include extensive parking areas, multiple loading docks (e.g., CONCRETE DOCK APPROX, DRIVE-IN), and various site amenities such as TRASH ENCLOSURE, CYLINDER STORAGE, and PUBLIC UTILITY TANKS. The plan also shows setbacks, easements, and landscaping buffers. A north arrow is present in the upper right corner, and a scale bar is located in the lower right corner.

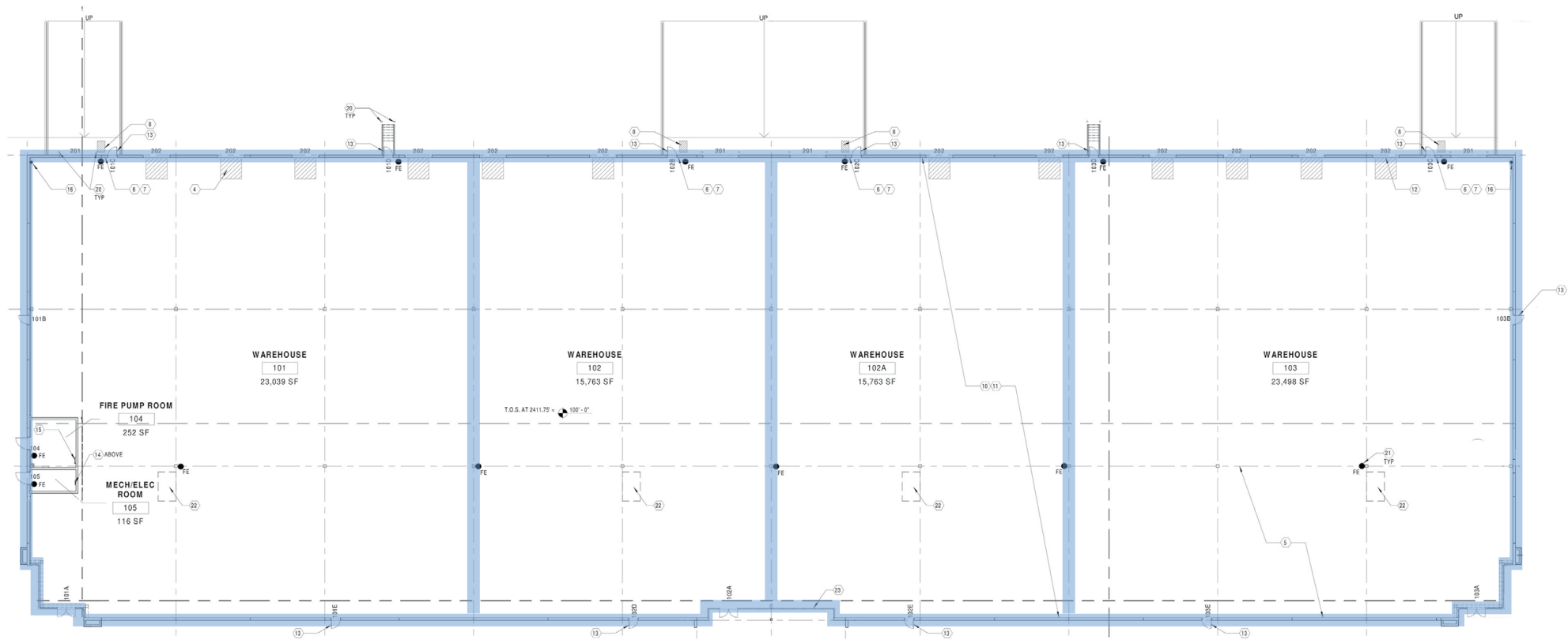


For Lease

# North Building

Available Space

15,763 – 80,000 SF

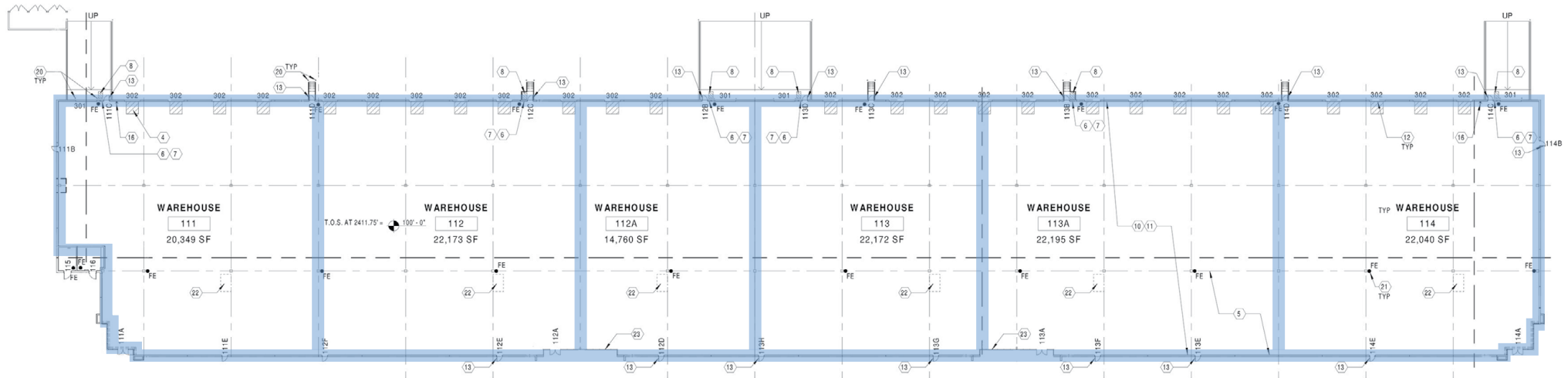


For Lease

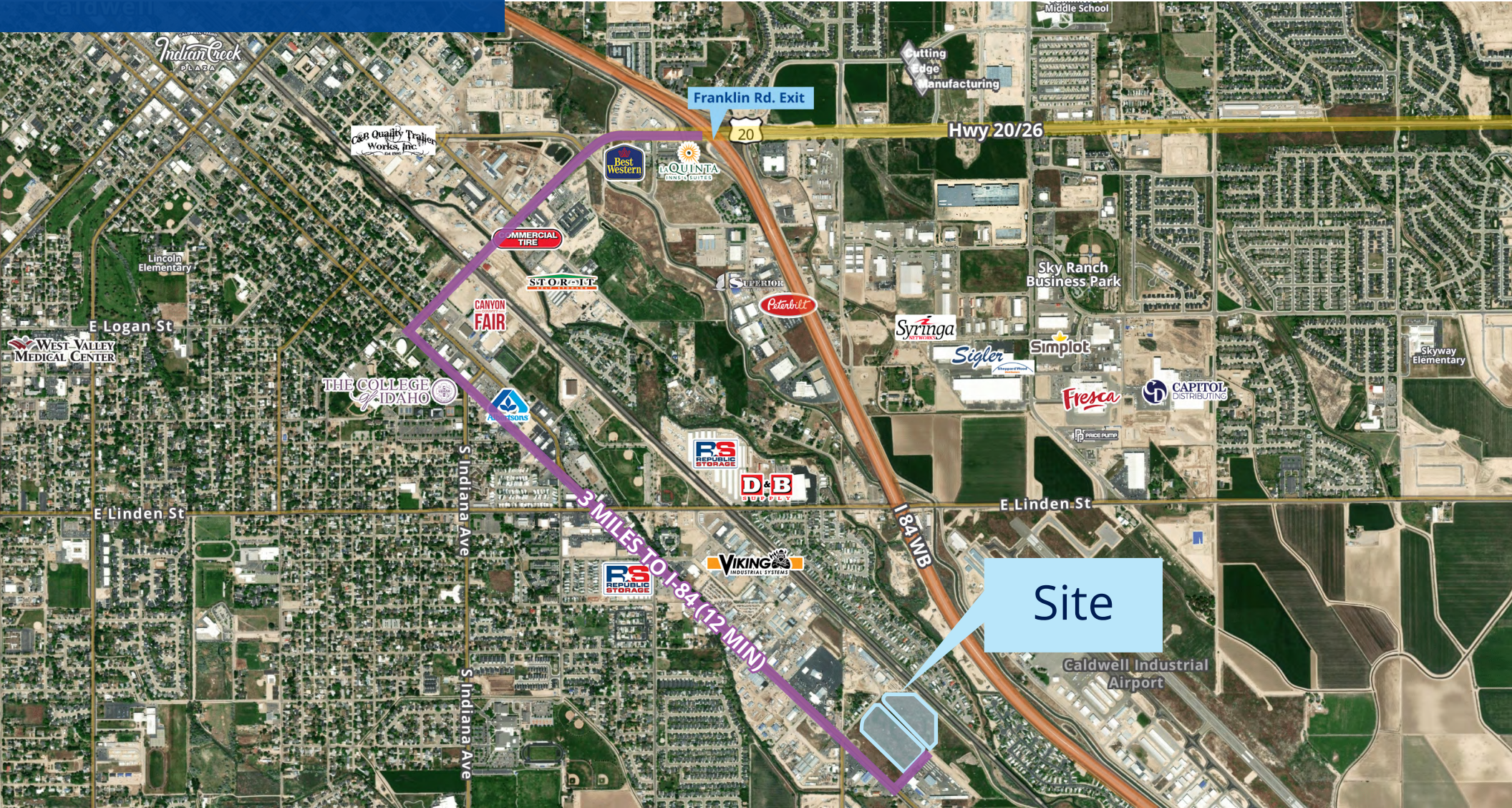
# South Building

Available Space

14,750 – 126,250 SF



# Location

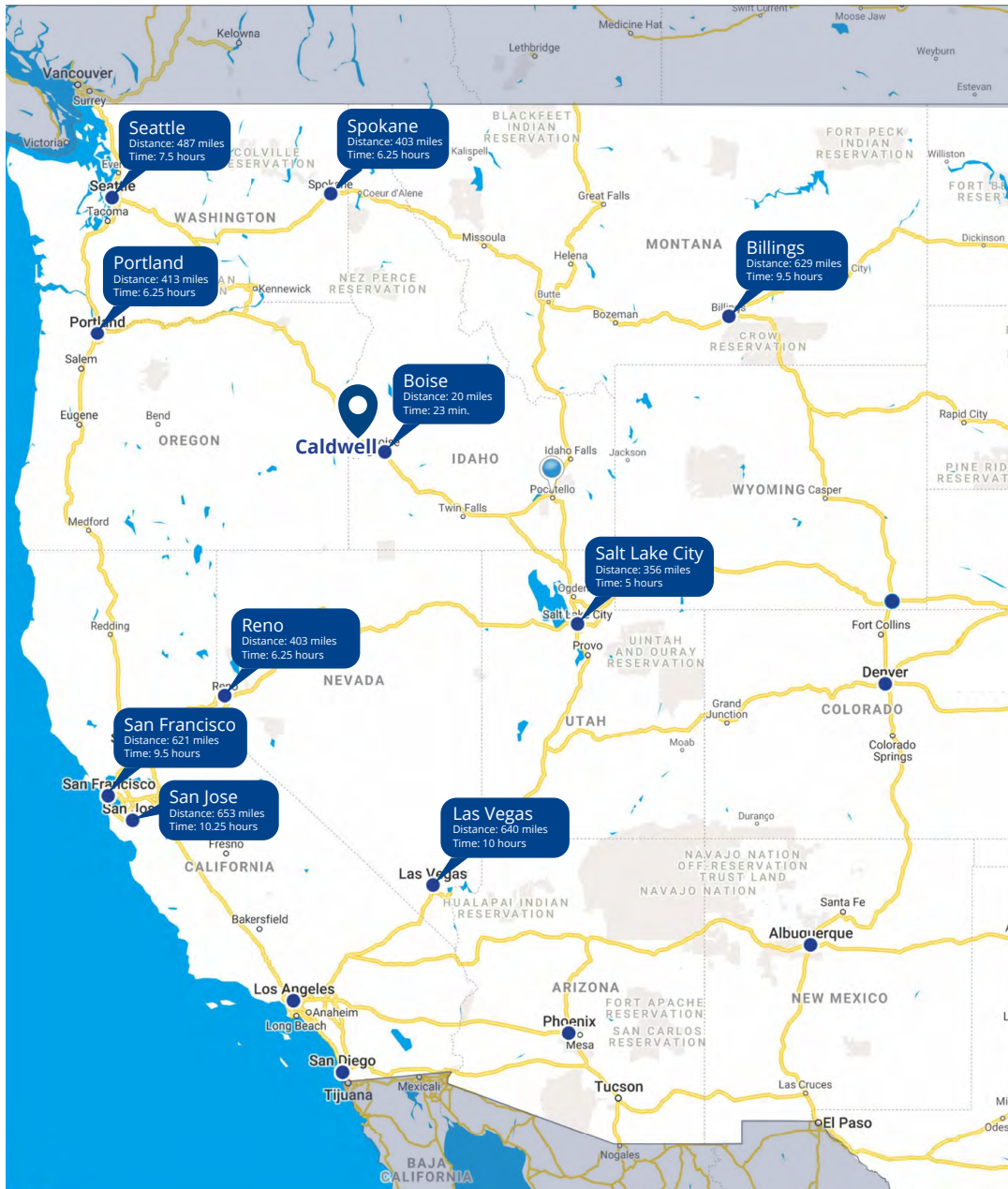


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# One Day Drive



There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight.

(Source: Boise Valley Economic Partnership)



# Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



**33**

MEDIAN  
AGE



**230k**

ESTIMATED POPULATION



**425k**

MEDIAN HOME  
PRICE



**#1**

STATE FOR  
ECONOMIC GROWTH  
(U.S. NEWS, 2021)



# Local Area Overview Treasure Valley

## Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

## Commuting in the Valley

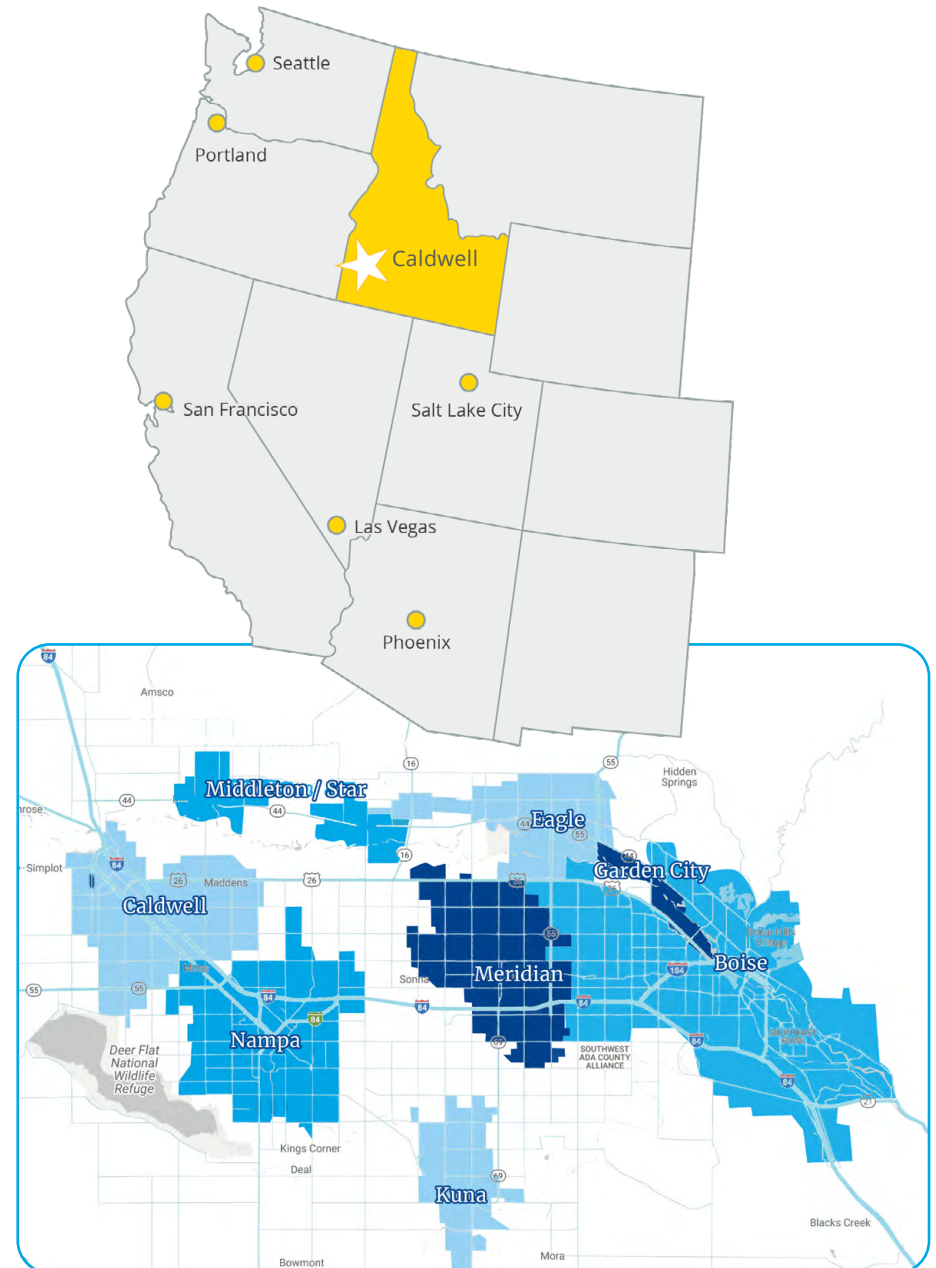
The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

## Recreation

The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you'll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

## Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.



# Area Overview- Treasure Valley



Idaho was ranked the **4th Best State Economy** by U.S. News & World Report.



The 2024 median sale price for a single-family home in Ada County was \$573,566. A significant increase in home supply this past year, with more sales pending, indicates the market is headed in a healthy direction.



Boise real estate appreciated **254%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.

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

**#3**  
Best State to Move to in the U.S. - Idaho  
JUL 2024 **ConsumerAffairs**

**#3**  
Best State Overall - Idaho  
2026 **U.S. News & World Report**

**#4**  
Best State Economy - Idaho  
2026 **U.S. News & World Report**

**#3**  
Best State for Quality of Life - Idaho  
2025 **Forbes**

**#1**  
State in Five-year GDP Growth - Idaho  
2025 **Forbes**

**Tier 1**  
Job Growth - Treasure Valley  
2025 **MILKEN INSTITUTE**

**Tier 1**  
Wage Growth - Treasure Valley  
2025 **MILKEN INSTITUTE**

**#1**  
Best Run City in America - Nampa  
JUN 2024 **W WalletHub**

**Best Places to Live in the U.S. - Boise**  
APR 2024 **Money**

**#1**  
Top State in GDP Growth - Idaho  
2024 **Forbes**

**#4**  
Best State Capital to Live in- Boise  
FEB 2024 **Idaho Statesman**

**#1**  
Median Household Income Growth - Idaho  
2024 **BUSINESSREVIEW**

**#1**  
Best Places to Invest in Real Estate in 2023 - Boise  
JUL 2023 **Norada REAL ESTATE INVESTMENTS**

**#2**  
Fastest-Growing US States- Idaho  
2023 **World Population Review**

**#1**  
Best Small Cities In America for Raising a Family- Boise  
JUN 2023 **pheabs**