

IDAHO FALLS INDUSTRIAL FLEX-BUILDING

INDUSTRIAL FOR LEASE | 1345 JONES STREET | IDAHO FALLS, ID 83401



CONTACT

BLAKE PHIPPEN

208.357.4996

blake@tokcommercial.com

DARREN PUETZ

208.656.2273

darren@tokcommercial.com

HIGHLIGHTS

Well-maintained, Class A industrial building with office buildout, located in an established commercial area.

Ample off-street parking on-site.

Unique, large power capabilities (3-phase, 1200 AMPs) on City of Idaho Falls power.

Equipped with grade-level doors at the front and sides of building for convenient loading and maneuverability.

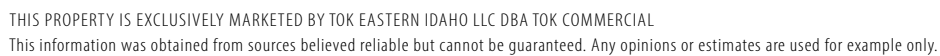
Central location in the Idaho Falls market allows for easy access to all main roads and highways - just 2 minutes and under a mile away from Highway 26 access.

DETAILS

SPACE	SIZE	RATE
Suite 1345	6,000 SF	Contact Agent

PROPERTY TYPE:	Industrial
BUILDING QUALITY:	Class A
BUILDING SIZE:	12,000 SF
LEASE TYPE:	NNN
GRADE DOORS:	6
POWER:	1200 AMP 3-Phase
AVAILABLE:	Immediately





TOK

COMMERCIAL

Idaho Falls
Regional
Airport



SITE

	1 mi	3 mi	5 mi
Population	7,715	72,415	117,443
5 Yr Pop Growth (Total%)	2.4%	5.1%	7.4%
Households	2,922	27,035	41,832
Total Employees	3,859	31,909	39,306
Average HH Income	\$73,647	\$91,611	\$104,234

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