

NEW CONSTRUCTION INDUSTRIAL FOR LEASE

BUILDING 1 & 4 AVAILABLE NOW!

BUILDING 1

BUILDING 4

CHOBANI

ELDRIDGE AVE

6,000 SF AVAILABLE

TOK IRON CREEK INDUSTRIAL

COMMERCIAL

3125 - 3227 ELDRIDGE AVE | TWIN FALLS, IDAHO 83301

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK MAGIC VALLEY IDAHO LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



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PROPERTY DETAILS

SUBMARKET	SOUTH TWIN FALLS
BUILDING TYPE	INDUSTRIAL / WAREHOUSE
ZONING	M-2, HEAVY MANUFACTURING
UTILITIES	CITY SERVICES
POWER	220 VOLT, 3-PHASE
CLEAR HEIGHT	24'
DOCK	YES
GRADE DOORS	2 (BLDG 1), 8 (BLDG 4)
AVAILABILITY	BUILDING 1 & 4 AVAILABLE NOW!
LEASE RATE	\$0.85 SF/NNN

AVAILABLE SPACE -

3125 ELDRIDGE [BLDG. 1]	[PARTIAL LEASED]	6,000 SF
3227 ELDRIDGE [BLDG. 4]	[DIVISIBLE TO 16,365 SF]	32,730 SF

UPDATED: 6.5.2026

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LISTING HIGHLIGHTS

NEW CONSTRUCTION, OPEN SPAN WAREHOUSE SPACE WITH ABUNDANT PARKING, EASY MANEUVERABILITY, AND GREAT CONNECTIVITY.

RANGING SPACE SIZE OPTIONS, FROM 6,000 SF UP TO 32,730 SF.

SPEC OFFICE BUILDOUTS COMPLETED.

EASILY ACCESSIBLE OFF OF HANKINS ROAD, WHICH DIRECTLY CONNECTS TO KIMBERLY RD/HWY 30.

SURROUNDED BY MAJOR AREA MANUFACTURERS, SUCH AS CLIF BAR, CHOBANI, AND JAYCO.

CLOSE PROXIMITY TO TWIN FALLS' DOWNTOWN CORE, HIGHWAY 30 ACCESS, AND I-84 ACCESS.

M-2 ZONING ALLOWS FOR A VARIETY OF HEAVY MANUFACTURING USERS.

RAIL ACCESS DIRECTLY NORTH OF SITE WITH POSSIBILITY OF RAIL EXTENSION.



SITE PLAN LAYOUT

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RAIL ACCESS



BUILDING 1

LEASED

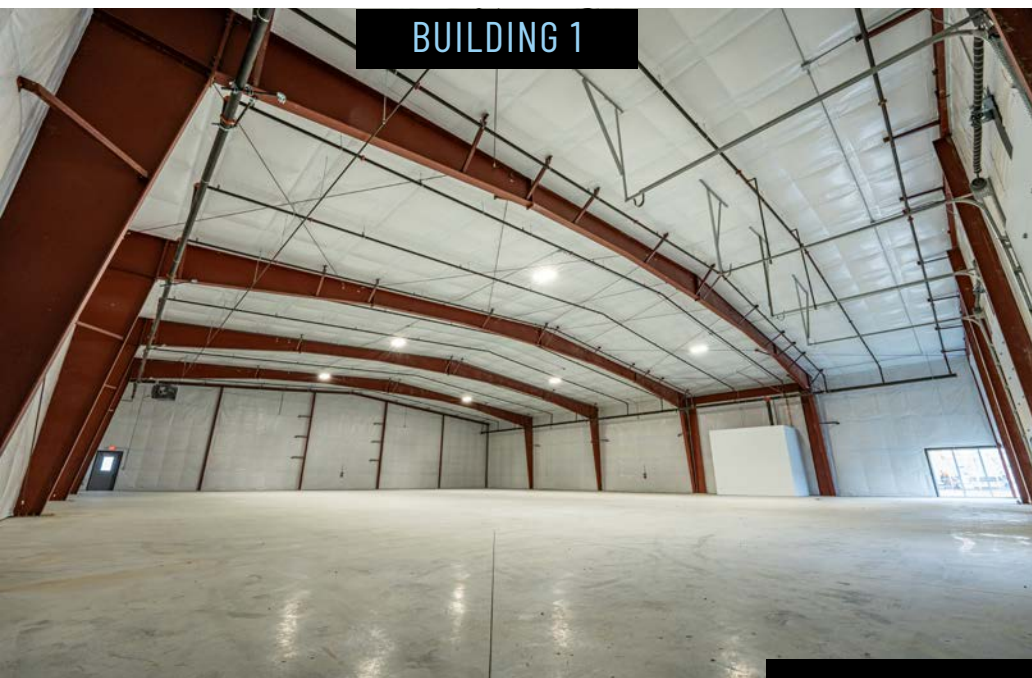
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BUILDING 4

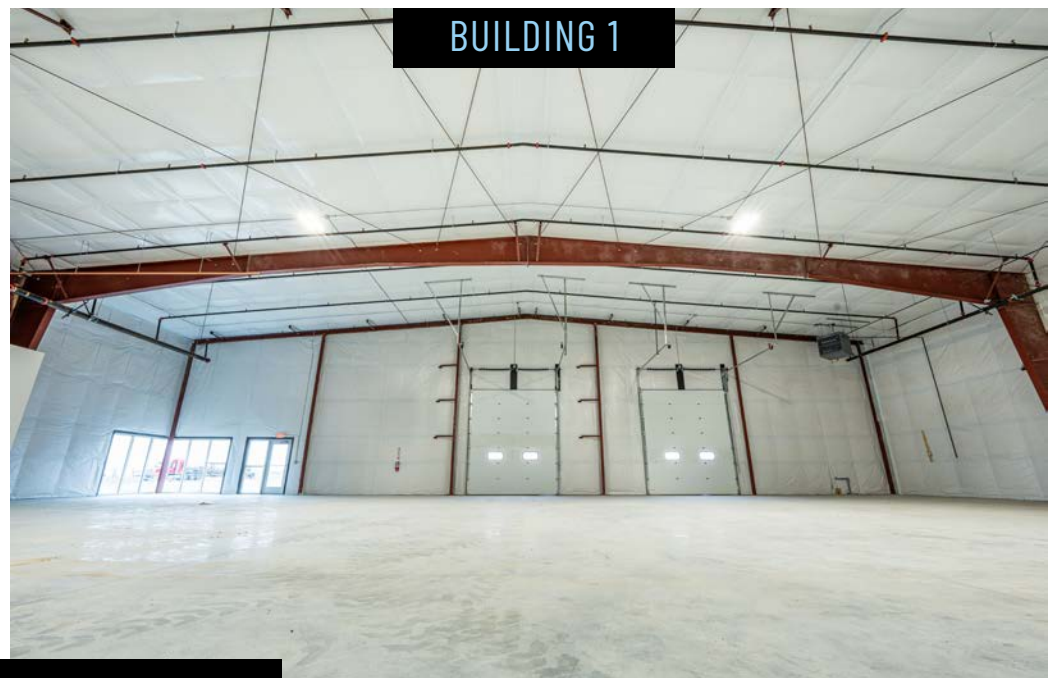
LEASED

PHASE I

PHASE II

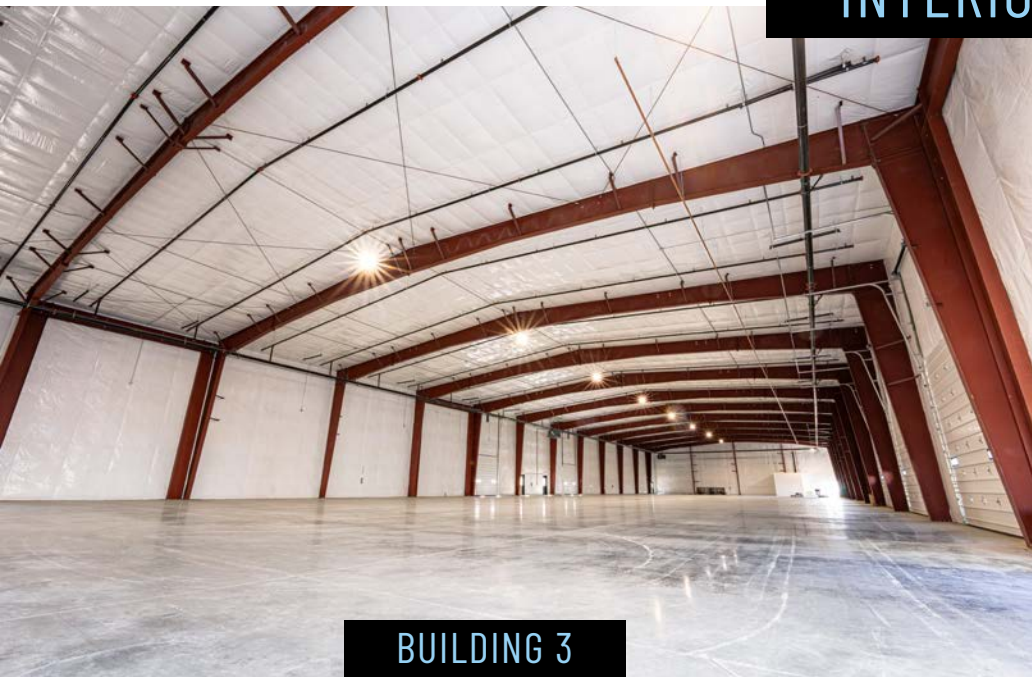


BUILDING 1

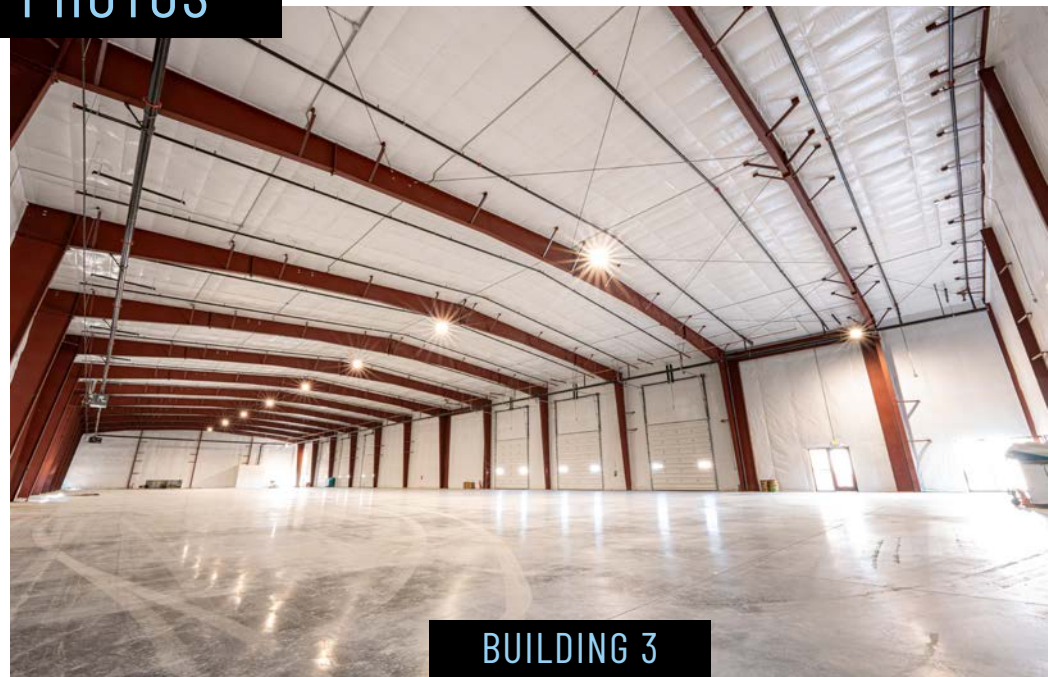


BUILDING 1

INTERIOR PHOTOS

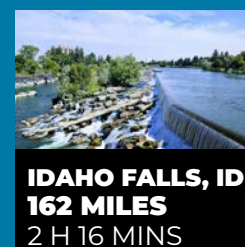
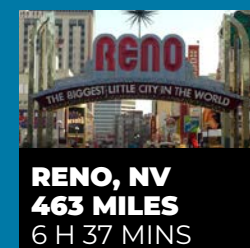
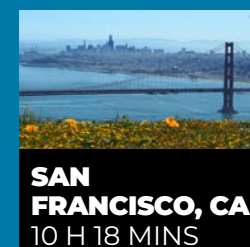
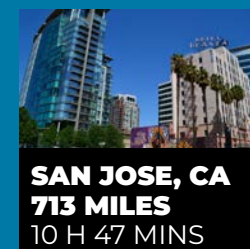
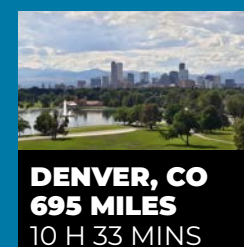
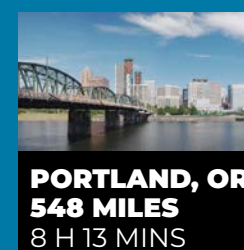
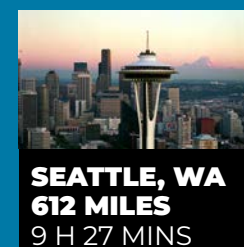
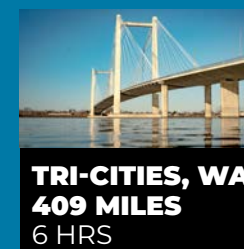
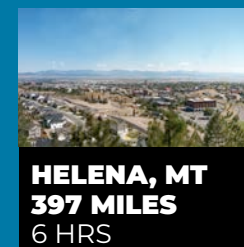


BUILDING 3



BUILDING 3





**ONE DAY DRIVE
TO EVERYTHING IN THE WEST**