



COMMERCIAL

LOCUST INDUSTRIAL

592 LOCUST ST S | TWIN FALLS, IDAHO 83301



**LEASE RATE
REDUCED**

DAVE NIXON

208.404.8647

dave@tokcommercial.com

Ideal for commercial, automotive, and light industrial users.

Rare industrial flex space (zoned M-2) Inside city limits in south central Twin Falls.

4,300 SF of space, with four 10'-14' (grade level) roll up doors.

Includes small office space with two bathrooms, new HVAC, fans and overhead lift.

Two separate fenced yard spaces, one accessible from the parking area.

Space can be demised into two separate units to accommodate multiple tenants or users.

Half a mile south of Kimberly Road.

SIZE:	EST NNN:	LEASE RATE:
1,800 SF	\$250 mo.	\$1,600/mo.
2,500 SF	\$350 mo.	\$2,200/mo.
4,300 SF (combined)	\$600 mo.	\$3,650/mo.

LEASE TYPE:	NNN
GRADE DOORS:	4
POWER:	110 / 220 Volt
UTILITIES:	City of Twin Falls
ZONING:	M-2 Heavy Manufacturing Industrial

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 8.6.2026

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