



FOR LEASE | INDUSTRIAL

4382 HAROLDSSEN SPACES

4382 Haroldsen | Idaho Falls, ID 83401



PROPERTY SUMMARY

AVAILABLE SF:	1,500 SF
LEASE RATE:	\$750 Per Month (MG)
LOT SIZE:	1.0 Acres
BUILDING SIZE:	15,000 SF
YEAR BUILT:	1996
ZONING:	IM-1
MARKET:	South East Idaho

PROPERTY OVERVIEW

Great industrial space with large overhead doors. No NNN's. Forced gas heat in the shop and electric heat in the offices where applicable. Inexpensive space in Idaho Falls!

PROPERTY HIGHLIGHTS

- Zoned IM-1
- Small space with overhead doors
- Inexpensive
- Community well \$25 per month
- Tenants responsible for garbage



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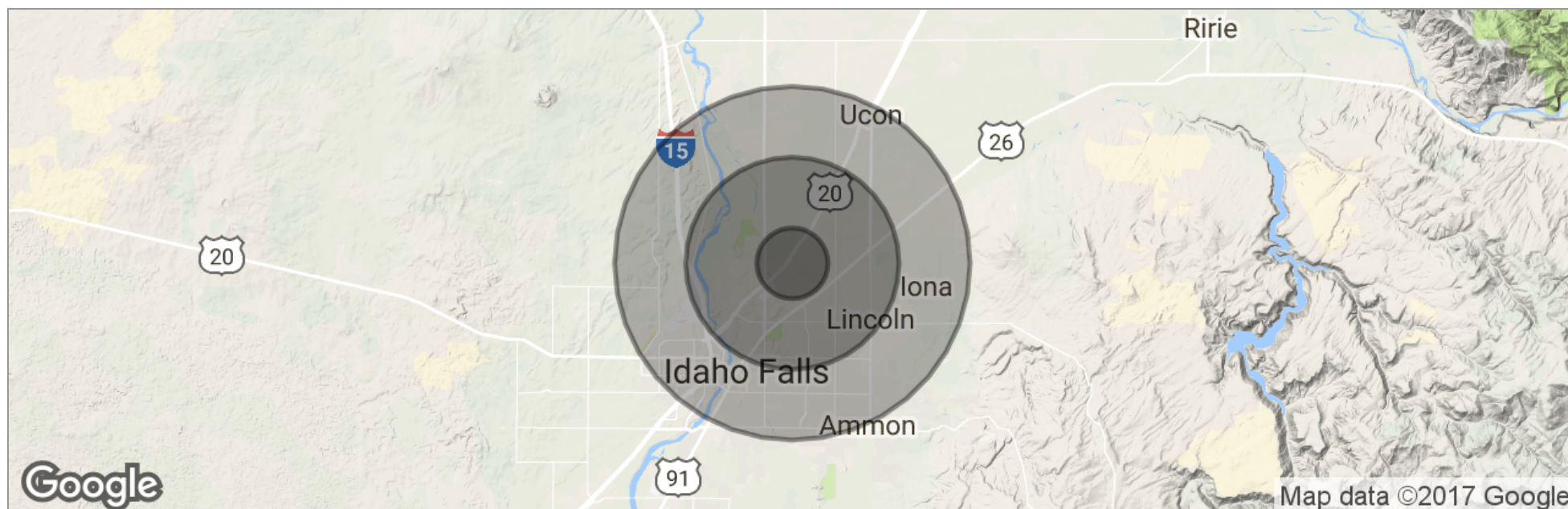
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	1 Mile	3 Miles	5 Miles
Total Population	1,459	24,734	82,326
Population Density	464	875	1,048
Median Age	35.7	32.2	32.0
Median Age [Male]	37.4	31.9	31.4
Median Age [Female]	35.2	33.6	33.0
Total Households	478	8,676	29,763
# of Persons Per HH	3.1	2.9	2.8
Average HH Income	\$74,694	\$54,714	\$58,040
Average House Value	\$220,044	\$156,314	\$159,220

* Demographic data derived from 2010 US Census



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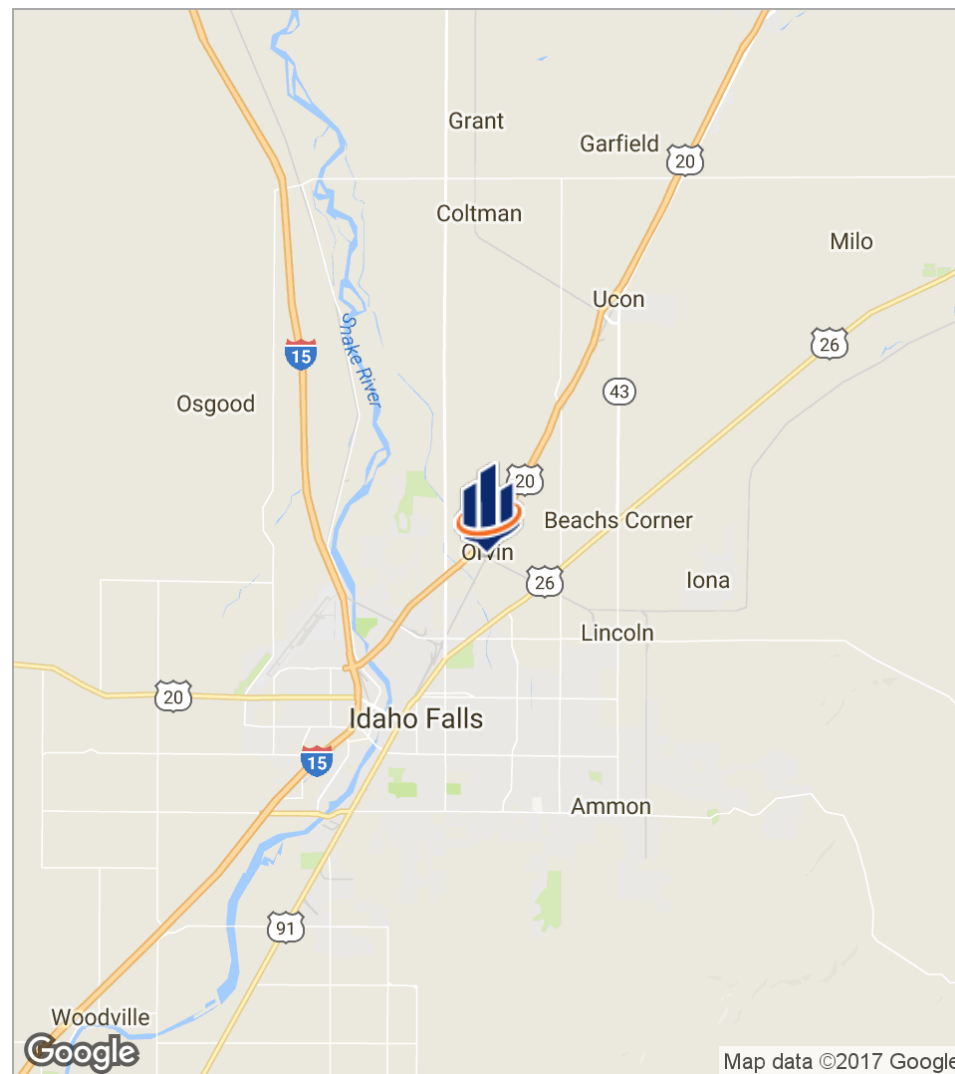
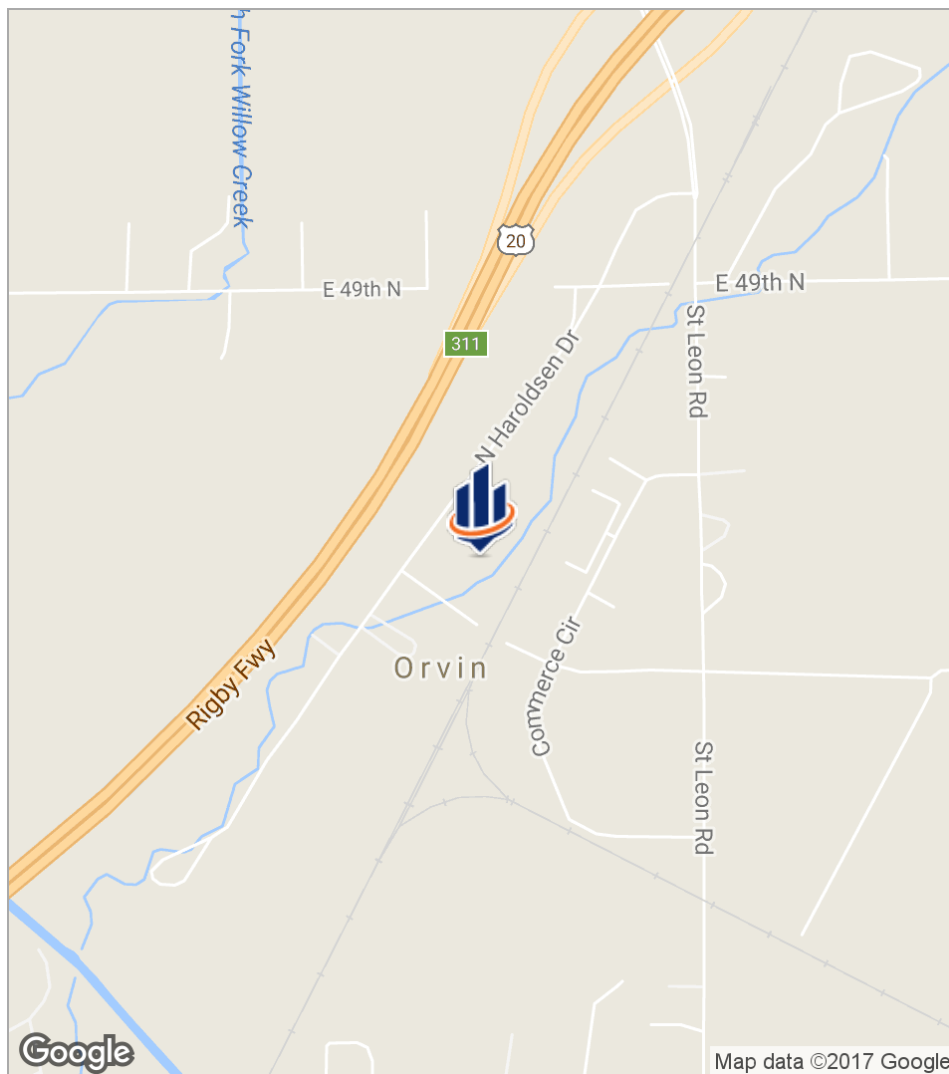
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Lease Rate: \$750 PER MONTH (MG)

Total Space 1,500 SF

Lease Type: Modified Gross

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Building 1- 8	Flex Space	\$750 PER MONTH	Modified Gross	1,500 SF	Negotiable	Warehouse space with small office and bathroom. Water is \$25 per month. Private septic.



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