

2188 4TH AVE E

INDUSTRIAL FLEX SPACE FOR LEASE | TWIN FALLS, ID 83301



JESSE SUTHERLAND
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Positioned along a high-traffic commercial/industrial corridor.

Three industrial flex suites available: Units 101, 102, and 104.

Each suite features a 14' grade-level overhead door for efficient loading and access.

1,330 SF heated open shop space with a private restroom in every unit.

290 SF dedicated office per suite with a separate customer entrance.

Ideal for light industrial, contractors, service businesses, or storage/operations.

SPACE:	RSF:	RATE:	AVAILABLE:
Suite 101	1,620 SF	\$13.00 SF/yr	Immediately
Suite 102	1,620 SF	\$13.00 SF/yr	9/1/2026
Suite 104	1,620 SF	\$13.00 SF/yr	Immediately

LEASE TYPE: NNN

CLEAR HEIGHT: 14'

LOT SIZE: .60 Acres

GRADE DOOR: (3) 14'

BLDG SIZE: 11,536 SF

PARKING: Ample

ZONING: C-1

OFFICE SIZE: 290 SF

***UTILITIES:** Gas, water & power on site

*Tenant responsible for all utilities

CONTACT

HIGHLIGHTS

DETAILS

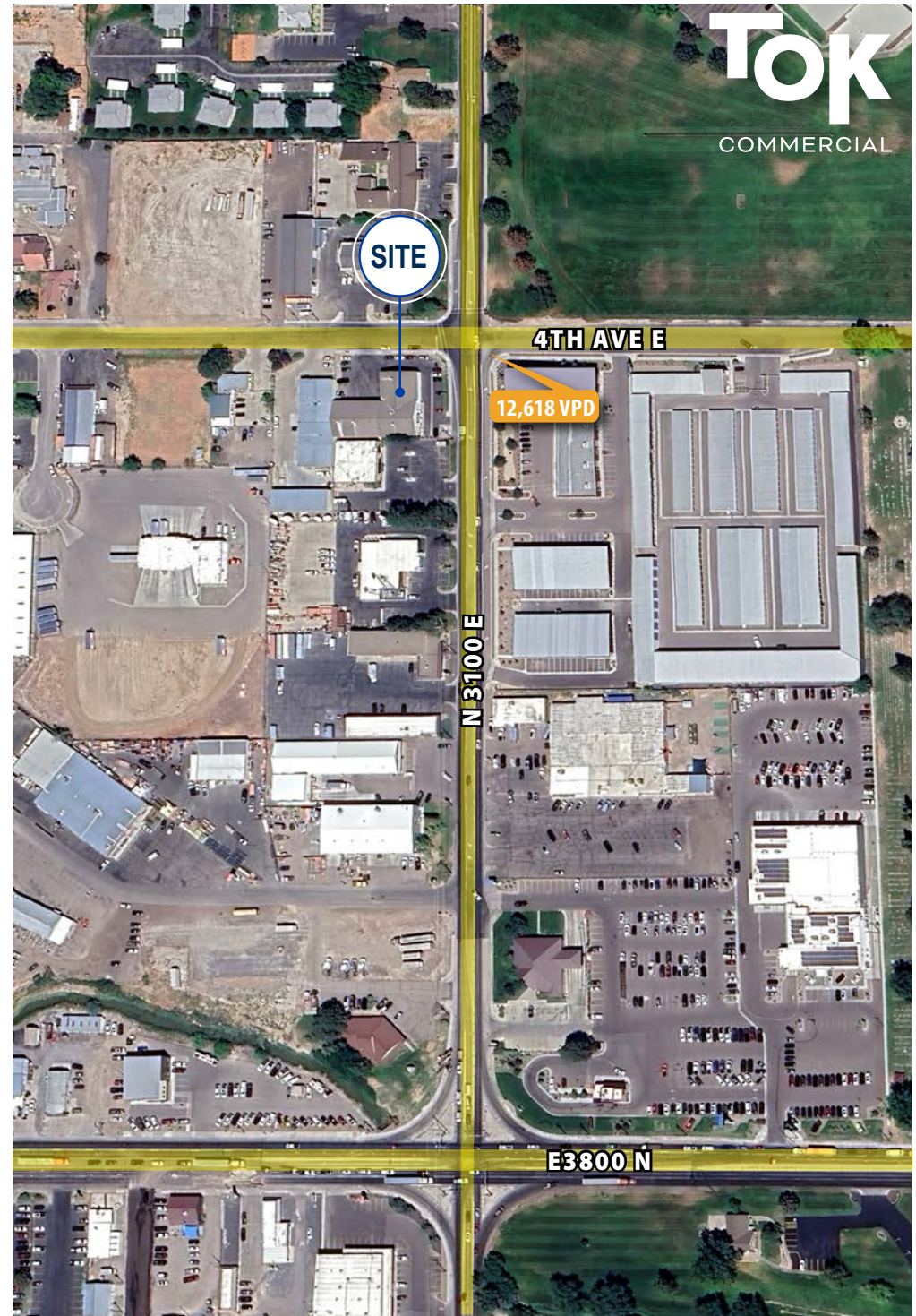
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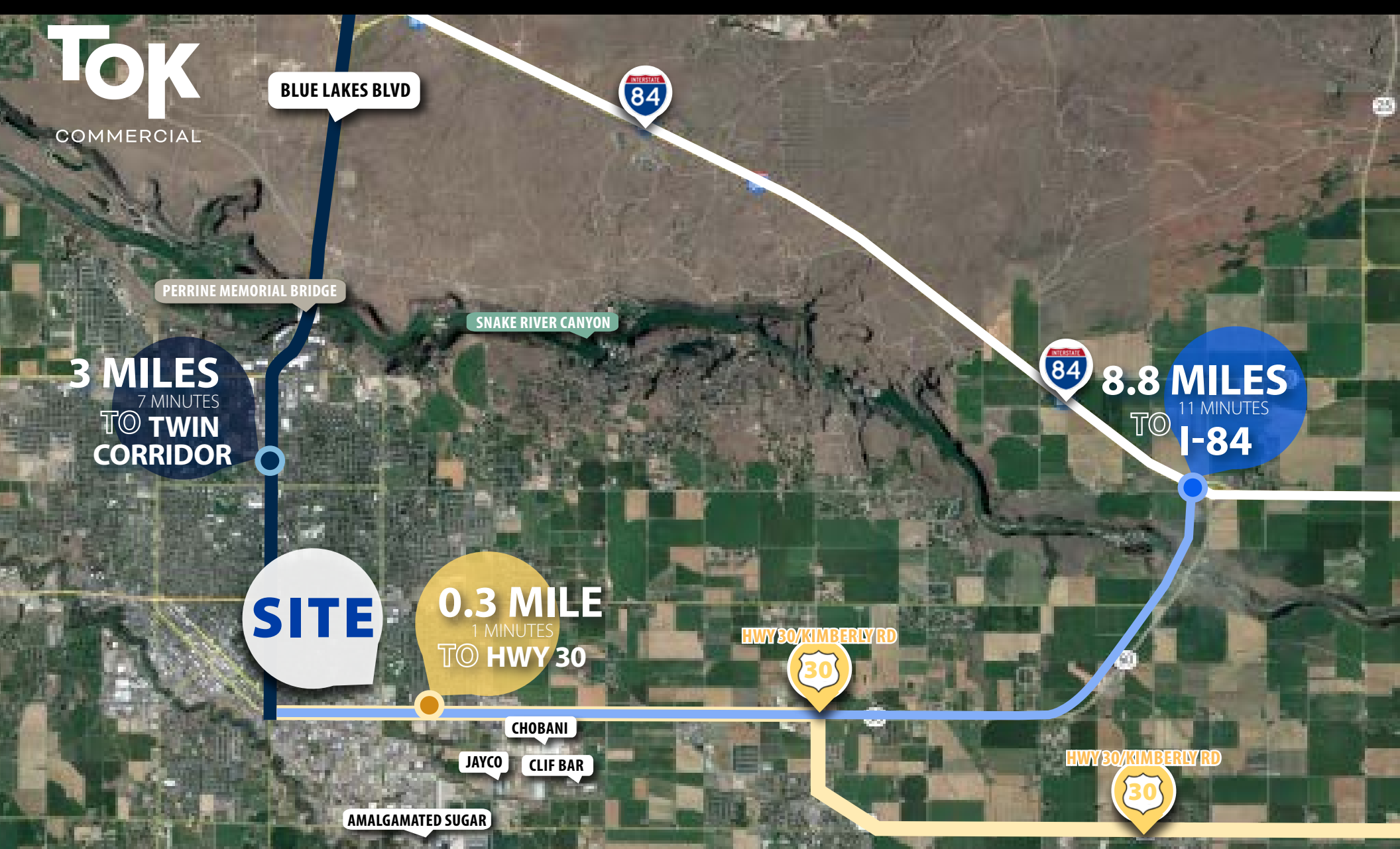
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1 MILE RADIUS



POPULATION
8,992
1 MI. RADIUS



HISTORIC ANN. GROWTH
163
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$92,842
1 MI. RADIUS

3 MILE RADIUS



POPULATION
45,944
3 MI. RADIUS



HISTORIC ANN. GROWTH
1,103
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$85,973
3 MI. RADIUS

5 MILE RADIUS



POPULATION
69,183
5 MI. RADIUS



HISTORIC ANN. GROWTH
2,636
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$91,870
5 MI. RADIUS

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ONE DAY DRIVE

TO EVERYTHING IN THE WEST

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.

North Bridge Junction is strategically located at the intersection of I-84 and US-93, two major arteries that serve the county and State. Interstate-84 crosses the southern portion of the County, linking the Pacific Coast to eastern destinations, and is a source of substantial commercial activity at a national level. U.S. Route 93 connects I-84 with North-South destinations as far north as the Canadian border and down to Arizona to the South. Additionally, the popular tourist destinations of Sun Valley and the Sawtooth Mountains are accessed using this crossroads.

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