

FOR LEASE

HEATED SHOP SPACE

W/ 220V POWER + PARKING

📍 1782 Eldridge Ave
Twin Falls, ID

💰 **\$2,000/MONTH**
\$15.38/SF/YR



1,560 SF
52' x 30' SHOP

PROPERTY OVERVIEW

Well-equipped 1,560 SF (52' x 30') shop space ideal for contractors, trades, or small business operations. Functional layout with essential infrastructure for day-to-day use.

PROPERTY HIGHLIGHTS

- ⚡ 220V Power – ideal for equipment & machinery
- 🔥 Heated Shop – year-round usability
- 🔧 Built-in Workbench – ready for immediate use
- 🚗 (8) Designated Parking Spaces
- 🚻 Shared Restroom with on-site business
- ⚙️ Flexible layout for a variety of uses

LEASE DETAILS

- 💰 **LEASE RATE:**
\$2,000/month
- 💧 **UTILITIES:**
Tenant pays gas & electric
- 🚻 **RESTROOM:**
Shared with on-site business
- 📅 **TERM:**
Negotiable
- 🏠 **USE:**
Light industrial / contractor shop / workspace (verify with city)



🚗 (8) DESIGNATED
PARKING SPACES INCLUDED



Ryleigh Martin

RVR PROPERTY MANAGEMENT

📞 208-539-6339

CALL OR TEXT TO SCHEDULE A SHOWING