



EAGLE ROCK INDUSTRIAL PARK

CLASS A INDUSTRIAL PARK | NEW CONSTRUCTION SPACE FOR LEASE & PADS FOR SALE

SOUTH 45TH ROAD WEST | IDAHO FALLS, ID 83402



**Q2 2027
EXPECTED DELIVERY!**

CLICK TO VIEW
360° AERIAL



CONTACT |

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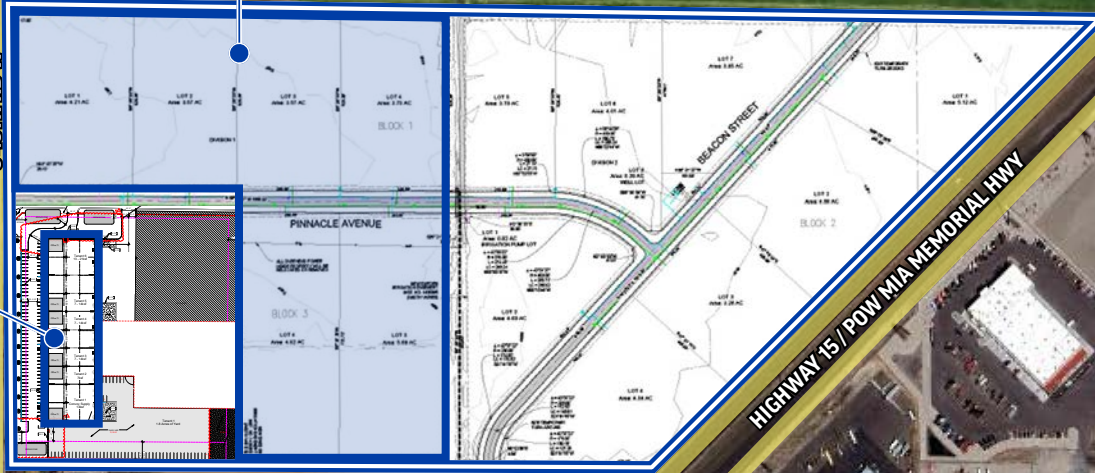


PHASE I
PAD SITES FOR SALE // BTS AVAILABLE

BUILDING I (Q2 2027)
7,000 - 56,000 SF AVAILABLE

1 MINUTE / 0.4 MILES
To Highway 16's Exit 113

S 45TH RD W



HIGHWAY 15 / POW MIA MEMORIAL HWY

Premier Truck
Group of Idaho Falls

WATKINS DISTRIBUTING IPAK IDAHO PACKAGE COMPANY



Southern Idaho Falls
Trucking Hub

HIGHWAY 15 FRONTAGE!

- Premier industrial development offering new Class A industrial space for lease and fully planned pad sites for sale in one of Eastern Idaho's fastest-growing industrial corridors.
- Strategic I-15 frontage location delivers exceptional regional connectivity with convenient access to key western distribution markets.
- High-quality concrete tilt-up construction designed to supporting modern industrial users with efficient warehouse, logistics, manufacturing, and distribution capabilities.
- Located near major regional employers, trucking hubs, and distribution facilities, positioning tenants and owner-users in the center of Eastern Idaho's expanding industrial market.
- (8) Dock-high loading configuration with (5) equipped dock doors, levelers, bumpers, and curtains designed for seamless shipping and receiving operations.
- Energy-efficient LED warehouse lighting with occupancy sensors and 24-foot clear heights provide a functional, high-performance operating environment.
- Flexible leasing and development opportunities with excellent interstate visibility, strong transportation infrastructure, and immediate access to I-15 Exit 113.

FOR LEASE OR BUILD-TO-SUIT (CONTACT AGENT FOR BTS DETAILS)

SPACE	SIZE	PRICING
Available	7,000 - 56,000 SF	Contact Agent

FOR SALE

SPACE	SIZE	PRICING
Pad Sites	3.571 - 28.574 Acres	Contact Agent

DOCK DOORS:	8	CONSTRUCTION:	VB
CLEAR HEIGHT:	33'	SPRINKLERED:	ESFR
PARKING:	104 Spaces	EXP. COMPLETION:	Q2 2027
LEASE TYPE:	NNN	ZONING:	C-2

UPDATED: 5.15.2026

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STRATEGICALLY LOCATED FOR PREMIER ACCESSIBILITY!

← Premier Truck Group of Idaho Falls

WATKINS DISTRIBUTING **IPAK IDAHO PACKAGE COMPANY**

1 MINUTE / 0.4 MILES
To Highway 16's Exit 113

PHASE I
PAD SITES FOR SALE
INDUSTRIAL FOR LEASE // BTS AVAILABLE

10 MINUTE / 7.8 MILES
To The Idaho Falls Airport

360° TOUR
CLICK TO VIEW 360° AERIAL

Logos: Loves, Melaleuca, Peterbilt, RUSH TRUCK CENTERS, EXIT 113, Interstate 15, and a north arrow.

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GATEWAY TO THE WEST

NEAR MAJOR INDUSTRIAL,
AMAZON FUFILLMENT CENTER, & INTERSTATE 15 ACCESS



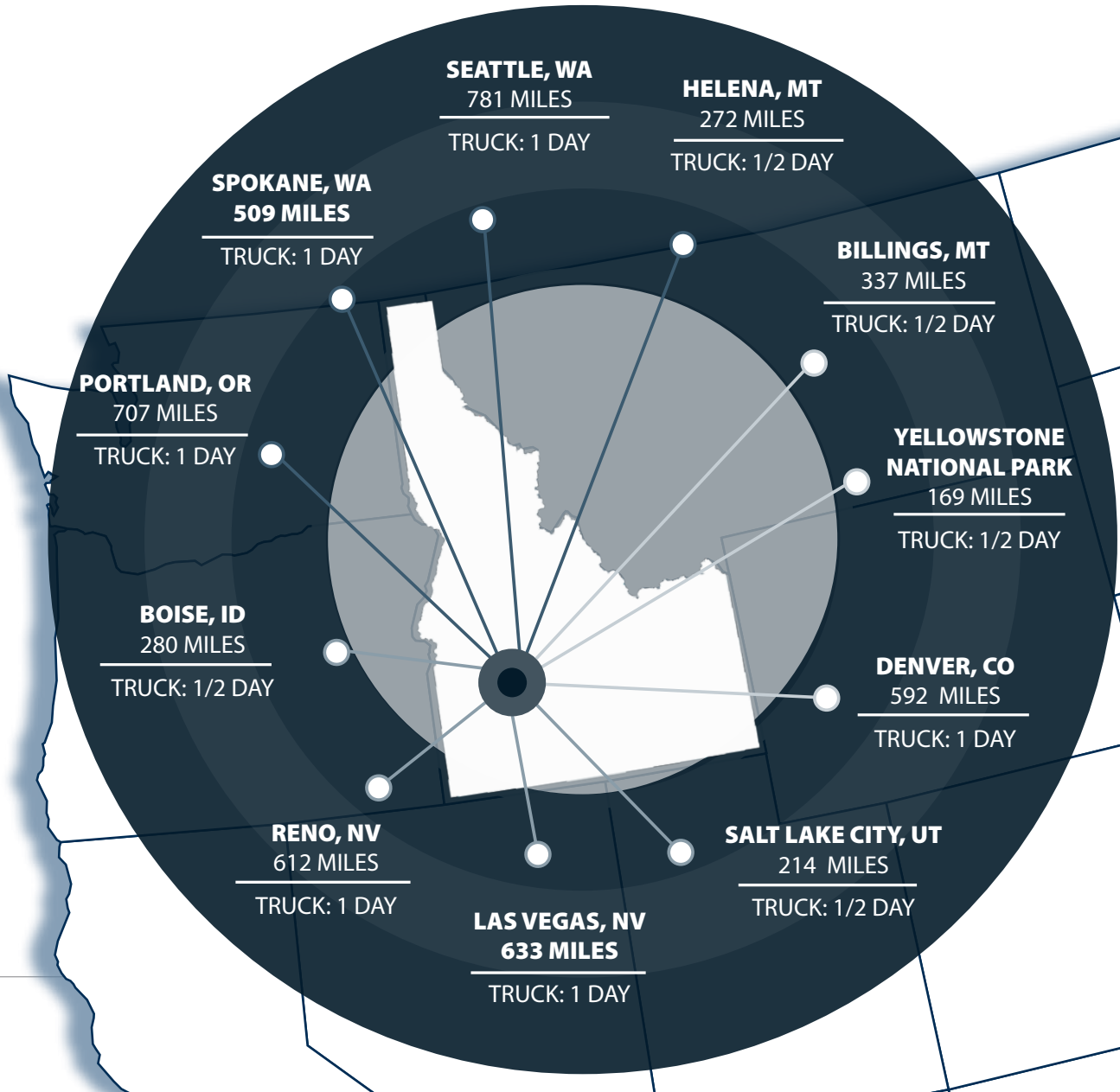
ONE DAY DRIVE TO EVERYTHING IN THE WEST

Eastern Idaho offers a rare combination of strategic location, workforce strength, and unmatched quality of life. Positioned within a one-day drive of major western distribution and transportation hubs, Idaho Falls provides industrial users with efficient access to key markets throughout the Northwest and Intermountain West.

Known for its proximity to Yellowstone National Park, Grand Teton National Park, and countless year-round outdoor recreation opportunities, the region continues to attract and retain a skilled workforce. Eastern Idaho is also home to leading educational institutions including Idaho State University and Brigham Young University–Idaho, supporting a steady pipeline of talent across technical, industrial, and professional sectors.

The regional economy is anchored by major employers such as Idaho National Laboratory, ON Semiconductor, and other advanced manufacturing and technology companies, while maintaining deep roots in agriculture with strong production in potatoes, barley, wheat, and alfalfa.

As industrial demand across Idaho continues to grow, this project presents a compelling opportunity for manufacturers, logistics providers, distributors, and transportation users seeking a highly accessible location with connectivity to major western markets, rail and interstate infrastructure, and a business-friendly operating environment.





**IDAHO FALLS
RANKED
#3 BEST
PERFORMING
SMALL CITY
ECONOMY**

-Milken Institute

**COLLEGE OF
EASTERN IDAHO
RANKED AS TOP
OPPORTUNITY
COLLEGE &
UNIVERSITY**

*-Carnegie Classification of
Institutions of Higher Education*

**IDAHO FALLS
NAMED ONE OF
THE "100 BEST
ADVENTURE
TOWNS" IN
THE U.S.**

-National Geographic

WELCOME TO THE
EASTERN IDAHO MSA

Eastern Idaho, encompassing six counties with Idaho Falls as its largest city, serves as a key economic and cultural hub for the region. The area is strategically located, providing access to all of eastern Idaho and much of western Wyoming. Idaho Falls, situated along the Snake River, is known for its scenic river greenbelt, outdoor recreation, and proximity to Yellowstone National Park, Grand Teton National Park, and Jackson Hole. National Geographic has named Idaho Falls one of the "100 Best Adventure Towns" in the U.S.

The Eastern Idaho Metropolitan Statistical Area (MSA) has a population of more than 380,000 and continues to experience growth driven by its strong economy, affordable quality of life, and abundant natural resources. The region supports a diverse workforce through local institutions such as Idaho National Laboratory, Battelle Energy Alliance, Melaleuca, and Idaho Steel, as well as higher education providers and healthcare systems.

Tourism and recreation also play a central role in the economy. Eastern Idaho boasts world-class fishing along the Snake River, extensive hiking and outdoor opportunities, and year-round access to national parks and ski resorts. The area is consistently recognized as one of the best places in the country to live and do business, combining small-town accessibility with big opportunities.

The economy is highly diversified, with strong sectors in advanced technology, energy research, healthcare, manufacturing, agriculture, education, transportation, retail, and tourism. Idaho National Laboratory is the largest employer in the region, with additional major employers including Idaho State University, Mountain View Hospital, and Eastern Idaho Regional Medical Center.

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SEAMLESS TRANSPORTATION POSITIONS EASTERN IDAHO AS A STRATEGIC HUB FOR BUSINESS AND RECREATION



10 M

**I-15 TRAFFIC
(ANNUAL)**

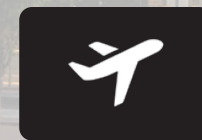
EASTERN IDAHO MSA
H1 2025



610,641

**TRAVELERS
PER YEAR**

IDAHO FALLS REGIONAL AIRPORT
2024



12

**NON-STOP
DESTINATIONS**

IDAHO FALLS REGIONAL AIRPORT
H1 2025

EASTERN IDAHO MSA

TRANSPORTATION

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TECHNICAL INDUSTRIES SUCH AS ENERGY, HEALTHCARE, AND ADVANCED MANUFACTURING DRIVE THE THRIVING ECONOMY AND WORKFORCE



5,200+

**ENERGY SECTOR
EMPLOYEES**

IDAHO NATIONAL LABORATORY
2025



Idaho National Laboratory
Idaho State University
Bonneville Joint School District
Mountain View Hospital
Eastern Idaho Regional Medical Center

TOP EMPLOYERS

EASTERN IDAHO MSA
2025



6,000+

**HEALTHCARE
EMPLOYEES**

EASTERN IDAHO MSA
2025

EASTERN IDAHO MSA

KEY INDUSTRIES



ADLER
INDUSTRIAL

ABOUT THE DEVELOPER



Adler Industrial is Idaho's leading industrial real estate developer, recognized for shaping the region's industrial landscape through strategic development, construction, and investment expertise. With more than 30 years of experience, the company specializes in delivering high-quality Class "A" industrial projects throughout the Treasure Valley and beyond. Their vertically integrated approach allows Adler Industrial to manage every phase of development—from land acquisition and planning to construction and project delivery—ensuring efficiency, quality, and long-term value.

Over the years, Adler Industrial has developed more than 3.5 million square feet of industrial space and built a portfolio representing more than \$2 billion in real estate assets. Known for innovative build-to-suit solutions and disciplined project execution, the company partners closely with clients, municipalities, and industry professionals to deliver industrial facilities that support business growth and strengthen the communities they serve.

[LEARN MORE ABOUT ADLER INDUSTRIAL >>](#)

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