

1850 OSTERLOH AVE

TWIN FALLS, IDAHO 83301

INDUSTRIAL PROPERTY WITH YARD SPACE FOR LEASE



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PROPERTY DETAILS

SUBMARKET	South Twin Falls
BUILDING TYPE	Industrial / Warehouse
BUILDING SIZE	2,100 SF [Main Bldg.] 720 SF [Shop] 46,316 SF [Yard Space]
LOT SIZE	1.128 Acres
GRADE DOORS	3
LEASE RATE	\$4,000/monthly
EST. NNN	\$0.15/PSF
LEASE TYPE	NNN (est. \$0.15 per month)
LEASE TERM	5+ Year
ZONING	M-2
AVAILABLE	11/1/2025

PROPERTY HIGHLIGHTS

Desirable industrial space with ample on site parking and rare, additional fenced yard space.

Easily accessible off of Osterloh Ave. which directly connects to Kimberly Rd./Hwy 30 via Locust St. S.

Located in the established industrial district of Twin Falls.

Near major area manufacturers such as Clif Bar, Chobani, and Jayco.

Close proximity to Twin Fall's downtown core, Highway 30 access, and I-84 access.

CONTACT AGENT FOR SHOWING
CURRENT TENANT NEEDS 30 DAY NOTICE



2,820
SF TOTAL
(Main Bldg & Shop)

1.128
ACRE LOT

RARE INDUSTRIAL YARD

CHOBANI

CLIF BAR

**AMALGAMATED
SUGAR**

**PEPSI
BEVERAGES CO.**

OSTERLOH AVE

**KLOEPFER CONCRETE
& ASPHALT PAVING**

SITE

1850 OSTERLOH

