

# 2188 4TH AVE E

INDUSTRIAL FLEX SPACE FOR LEASE | TWIN FALLS, ID 83301



**JESSE SUTHERLAND**  
208.927.3455  
jesse@tokcommercial.com

Positioned along a high-traffic commercial/industrial corridor.

Three industrial flex suites available: Units 102, 103, 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.

<b>Space:</b>	<b>RSF:</b>	<b>RATE:</b>
Suite 103	1,620 SF	\$13.00 SF/yr
Suite 104	1,620 SF	\$13.00 SF/yr

**LEASE TYPE:** NNN

**LOT SIZE:** .60 Acres

**BLDG SIZE:** 11,536 SF

**ZONING:** C-1

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

\*Tenant responsible for all utilities

**CLEAR HEIGHT:** 14'

**GRADE DOOR:** (3) 14'

**PARKING:** Ample

**AVAILABLE:** Immediately

**OFFICE SIZE:** 290 SF

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 4.27.2026

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BLUE LAKES BLVD



PERRINE MEMORIAL BRIDGE

SNAKE RIVER CANYON

**3 MILES**  
7 MINUTES  
TO TWIN  
CORRIDOR



**8.8 MILES**  
11 MINUTES  
TO  
**I-84**

**SITE**

**0.3 MILE**  
1 MINUTES  
TO HWY 30

HWY 30/KIMBERLY RD



CHOBANI

JAYCO

CLIF BAR

AMALGAMATED SUGAR

HWY 30/KIMBERLY RD



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

UPDATED: 4.27.2026

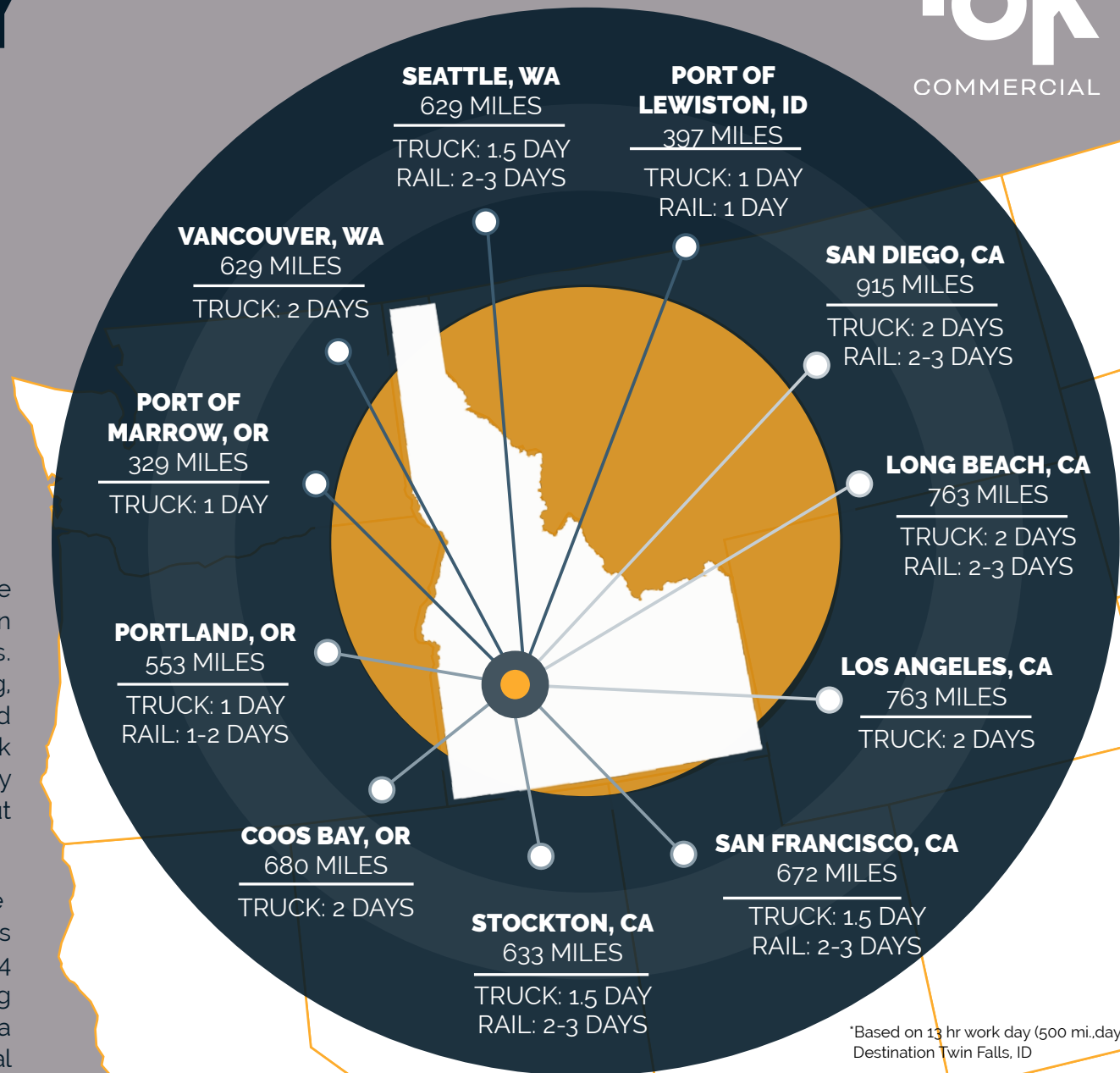
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# ONE DAY DRIVE

## 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.



\*Based on 13 hr work day (500 mi./day)  
Destination Twin Falls, ID