

1,822 SF -5,466 SF INDUSTRIAL FLEX SPACE FOR LEASE

TRELLIS SQUARE

1536 N 25TH E | IDAHO FALLS, ID | 83401



COSTCO
WHOLESALE

smith **RV**

25TH E.

LL Flooring™
LUMBER LIQUIDATORS

BONNEVILLE
CUSTOMS

KidsTOWN
A FIRST PLACE FOR KIDZ

Direct
AUTOMOTIVE

**SUBJECT
PROPERTY**

Majestic
AUTO BODY

14TH N.



Shane Murphy

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363 Idaho
Falls, ID 83403

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HIGHLIGHTS

Building B Total 7,288 SF -

Divisible Up To 4 Units - 1,822 SF/Unit

UNITS INCLUDE -

- 14x14 Overhead Door
- 18' Ceilings
- His and Her Restrooms
- Office
- Rear Entrance Man Door
- 3 Phase Power

DETAILS

Building B Total:	7,288 SF

Available Space:	5,466 SF
<i>(Divisible Into 3- 1,822 SF Units)</i>	
Lease Rate:	\$1.15/SF/MTH
	\$0.20/SF/NNN

The Property

Situated just south of Costco, this industrial/flex property offers exceptional visibility and unmatched convenience in a thriving business corridor. Building B totals 7,288 SF and can be divided into four 1,822 SF units, with three units currently available. Each space is designed for versatility, featuring 18' ceiling heights, overhead doors, rear access, office build-out, and his-and-her restrooms. With a large shared parking area, this property is ideal for warehouse, light industrial, or flex users seeking a prime location to grow their business.

Shane Murphy

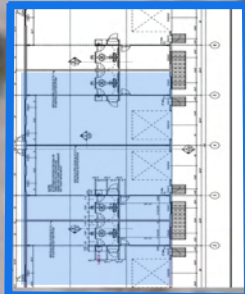
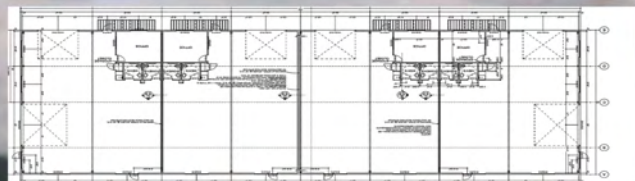
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BUILDING B



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BONNEVILLE HIGH SCHOOL

YELLOWSTONE HWY.

IONA RD.

25TH E.

COSTCO WHOLESALE

8,000 VPD

LINCOLN RD.

smith rv

LL Flooring LUMBER LIQUIDATORS

BONNEVILLE custom

THE DRINK factory

KIDSTOWN

Direct AUTOMOTIVE

SUBJECT PROPERTY

Majestic AUTO BODY

10,000 VPD

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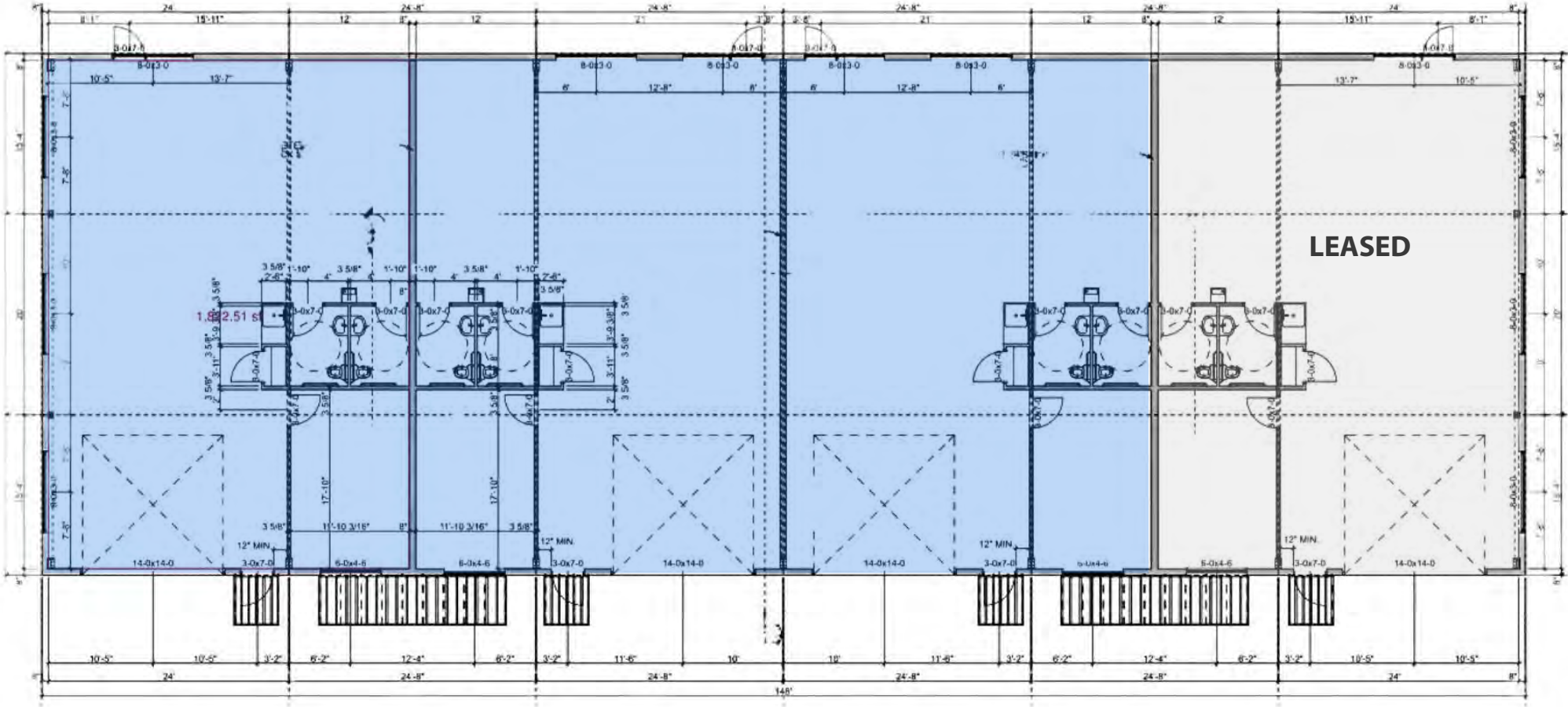
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Building B- 7,288 SF (Divisible Into 4 Units - 1,822 SF/Unit)



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AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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