



**FOR LEASE**

**Warehouse Lease Space- 10,000 Sq. Ft.**

765 Lindsay Blvd, Idaho Falls ID 83402



## Lease Offering

**Lease Rate** Negotiable

**Building Size** 32,350 sq. ft.

**Warehouse** 10,000

**Property Highlights**

- 31 foot High Ceilings
- Fire Suppression
- Close to Interstate I-15
- Located in the Heart of Idaho Falls
- Over 200 Common area parking
- Multiple loading docks
- Near Downtown area River Green Belt
- Possilbe 10,000 Sq. Ft. additional space available.



## Property Overview

**Property**

Warehouse Lease Space-10,000 sq ft. Over 200 common parking spaces. Located in the heart of Idaho Falls next to Interstate I-15 and Highway 20 and the Snake River Greenbelt. Space is ideal for Distribution, warehousing and R & D. It has city Fiber, Fire Suppression and is very neat and clean.

Amenities: Walking distance to restaurants, Hotels, the River Green Belt and has great visibility from the interstate.

**Location**

Lindsay Blvd. off Broadway, North 3 blocks on the North west corner of Wardell and Lindsay.

### SHANE MURPHY

PRINCIPAL/BROKER  
208.542.7979 OFFICE  
208.521.4564 CELL  
208.552.8255 FAX

SHANE@VENTUREONEPROPERTIES.COM

434 GLADSTONE ST.  
P.O. BOX 2363  
IDAHO FALLS, ID 83403

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Aerial



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Photos



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk



**Shane Murphy**  
**Principal Broker**  
208.529.4564 Cell  
208.542.7979 Office  
[shane@ventureoneproperties.com](mailto:shane@ventureoneproperties.com)

Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.

