



*Build to Suit - Example*



For Lease

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# Sunset Business Park

## 5,000 SF Build to Suit

Kimberly Road | Twin Falls, ID 83301

### Highlights:

- Commercial/Retail/Office 5,000 SF Build To Suit
- Kimberly Road Frontage
- Superior Magic Valley location with easy access to I-84 and Hwy 30
- Another project developed by Summit Creek Development, ensuring high construction standards and reliable delivery
- Business Park includes National and Regional tenants
- Commercial Zoning
- Suitable for Auto Parts Store, Feed Store, Appliance showroom, Auto Glass Repair, Paint Store, Hardware Store, Electronics/Tech and many more uses
- Flexible Floor Plan and Tenant Allowance

205 Shoshone Street N, Suite 201  
Twin Falls, Idaho 83301  
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Accelerating success.

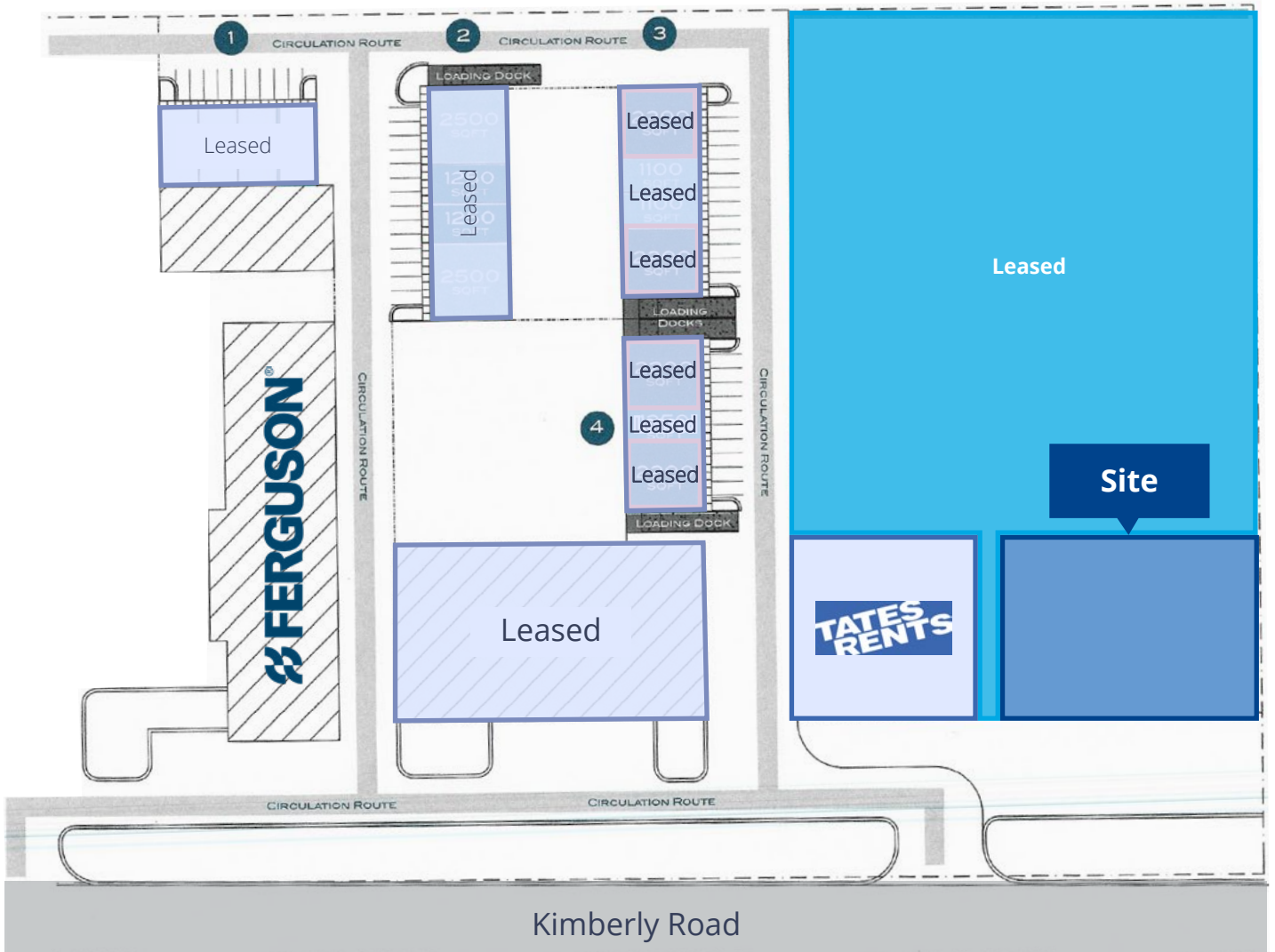
# Site Plan

95% Occupied

## Space Available

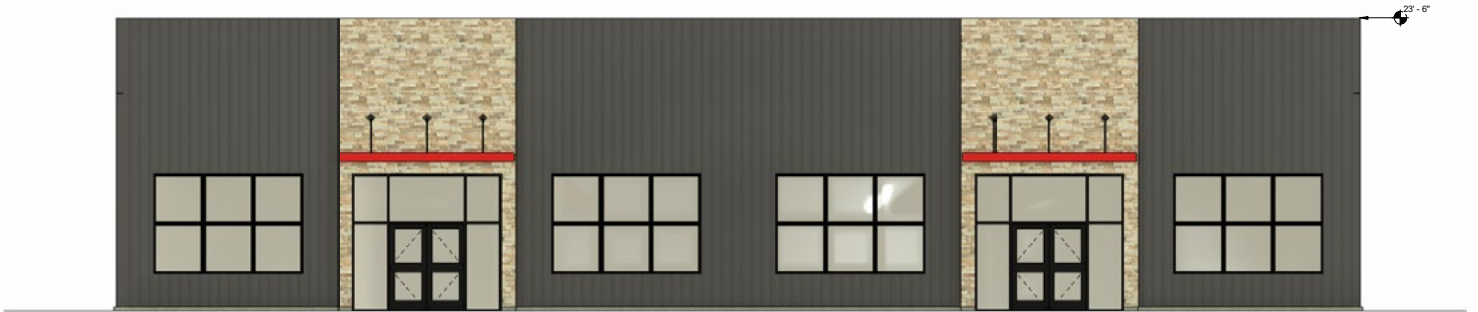
|                            |                          |   |             |
|----------------------------|--------------------------|---|-------------|
| Property Type              | Commercial/Retail/Office | <b>Size</b>                                 | <b>Rate</b> |
| Construction Type          | Steel                    | 5,000 SF*                                   | \$1.35 PSF  |
| Zoning                     | C1                       | <i>*Space can be split.<br/>(Greyshell)</i> |             |
| Ceiling Height             | 16'                      |   |             |
| Grade Level Drive-in Doors | 10' x 12'                |   |             |

## SUNSET BUSINESS PARK



# Example 1

(2) 2,500 SF



# Example 2

5,000 SF



Floor Plan and Building Facade can be customized to suit tenant specifications

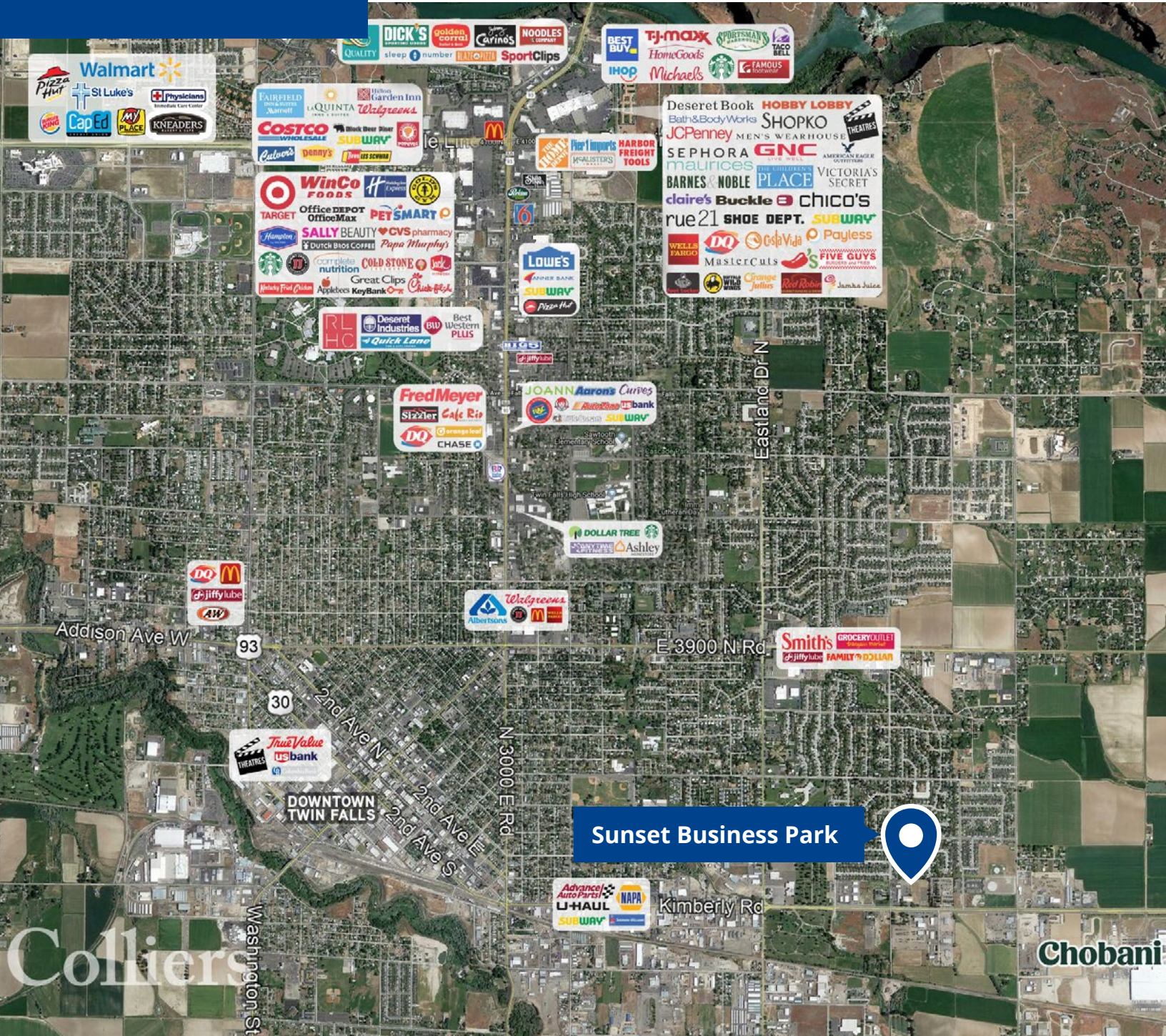
# Property Gallery



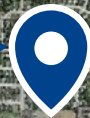
# Location

 Google Map

 Street View



Sunset Business Park



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