

# ASPIRE 15 INDUSTRIAL PROJECT

INDUSTRIAL BUILDINGS FOR LEASE OR BTS | TBD COMMERCE | HEYBURN, ID 83336



## CONTACT

### DARREN PUETZ

208.656.2273  
darren@tokcommercial.com

### GRAYSON STONE

208.948.0808  
grayson@tokcommercial.com

### BLAKE PHIPPEN

208.357.4996  
blake@tokcommercial.com

## HIGHLIGHTS

New construction industrial buildings with spaces from 3,000 – 12,000 SF, including BTS up to 60,000 SF with lay down yard available.

Expected delivery in 1st quarter 2025.

Excellent accessibility, just south of the freeway and 3 minutes from I-84 access at Exit 211.

Along major transportation corridor, serving as the center point between Salt Lake City, UT and Boise, ID.

## DETAILS

SPACE	RSF	LEASE RATE
Building	3,000-12,000 SF	\$1.00/SF/mo.
BTS Option	60,000 SF	Contact Agent

<b>LEASE TYPE:</b>	NNN
<b>GRADE DOORS:</b>	(1) per 3,000 SF
<b>PARCEL NO:</b>	RPH22120000040 RPH22120000030
<b>UTILITIES:</b>	All to Site
<b>AVAILABILITY:</b>	2025

UPDATED: 8.27.2024

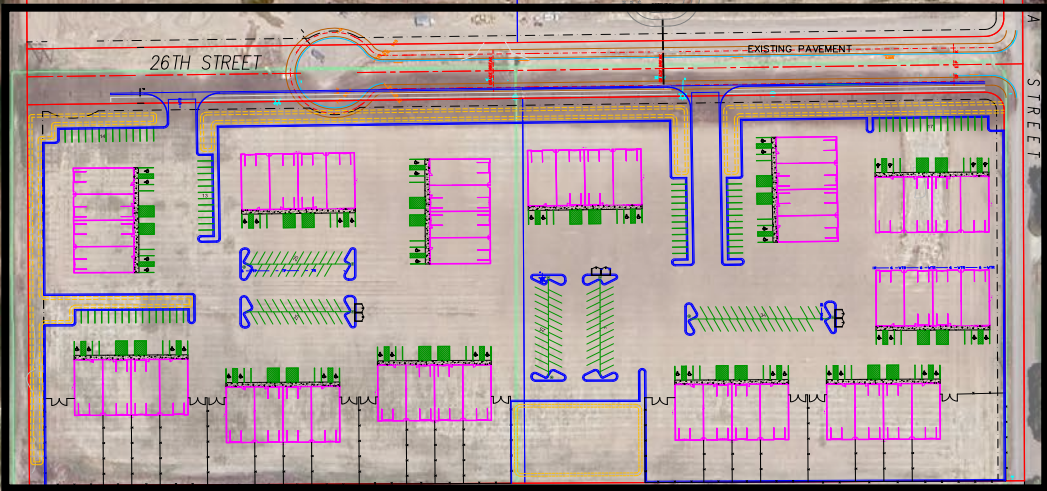
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

INTERMOUNTAIN NEW HOLLAND

PETERBILT TRUCKING

SCHOW'S TRUCK CENTER



# CONCEPTUAL SITE PLAN



UPDATED: 8.27.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



# BUILDING RENDERING

UPDATED: 8.27.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**DIRECT CONNECTION WEST TO**  
TWIN FALLS, JEROME,  
BOISE AND MORE

**DIRECT CONNECTION EAST TO**  
IDAHO FALLS, SALT LAKE CITY  
AND MORE

18,847 VPD

8,017 VPD

**SITE**

**3 MINUTE / 1.2 MILES**  
TO INTERSTATE 84  
ACCESS!



400 South Rd

21st St

W 5TH N

**HEYBURN**

Snake River

Hog Island



**3 MILE RADIUS**



POPULATION  
**2,221**



HISTORIC ANN. GROWTH  
**1.2%**



AVG. HOUSEHOLD INC.  
**\$103,138**

**5 MILE RADIUS**



POPULATION  
**4,130**



HISTORIC ANN. GROWTH  
**1.2%**



AVG. HOUSEHOLD INC.  
**\$98,089**

**15 MILE RADIUS**



POPULATION  
**29,914**



HISTORIC ANN. GROWTH  
**0.6%**



AVG. HOUSEHOLD INC.  
**\$86,810**

UPDATED: 8.27.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.