

NEW CONSTRUCTION
CLASS A INDUSTRIAL SPACE FOR LEASE



11,000 SF - 31,198 SF AVAILABLE

TOK

COMMERCIAL

UPDATED 3.4.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING 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.

TBD PEDERSEN STREET

TBD PEDERSEN ST | IDAHO FALLS, IDAHO 83404



BRIAN WILSON, CCIM

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BRENT WILSON, CLS

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PROPERTY DETAILS

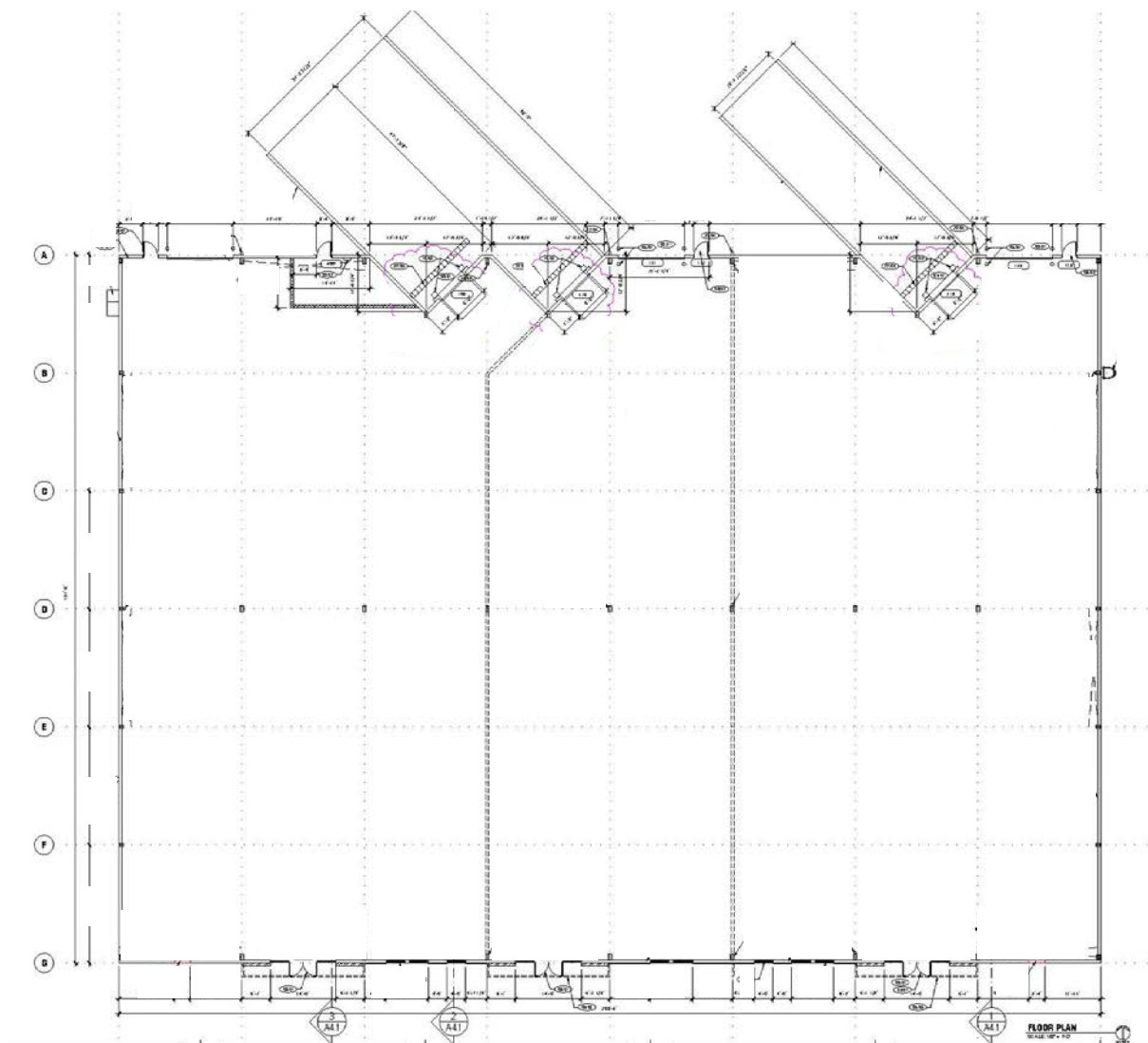
BUILDING SIZE	31,198 SF
BUILDING TYPE	INDUSTRIAL
CLEAR HEIGHT	27'
DOCK DOORS	2
GRADE DOORS	4
SPRINKLERS	ESFR Suppression
ZONING	I-M, City of Idaho Falls
UTILITIES	City of Idaho Falls
POWER	City of Idaho Falls
DELIVERY	October 2026

AVAILABLE SPACE

SPACE:	SIZE:	RATE:
TBD Pedersen	11,000 - 31,198 SF	Contact Agent

LISTING HIGHLIGHTS

NEW CONSTRUCTION INDUSTRIAL PROJECT
27' CLEAR HEIGHT
MULTIPLE DOCKS AND GRADE-LEVEL DOORS
CAN BUILD TO SUIT TENANT'S SPECS

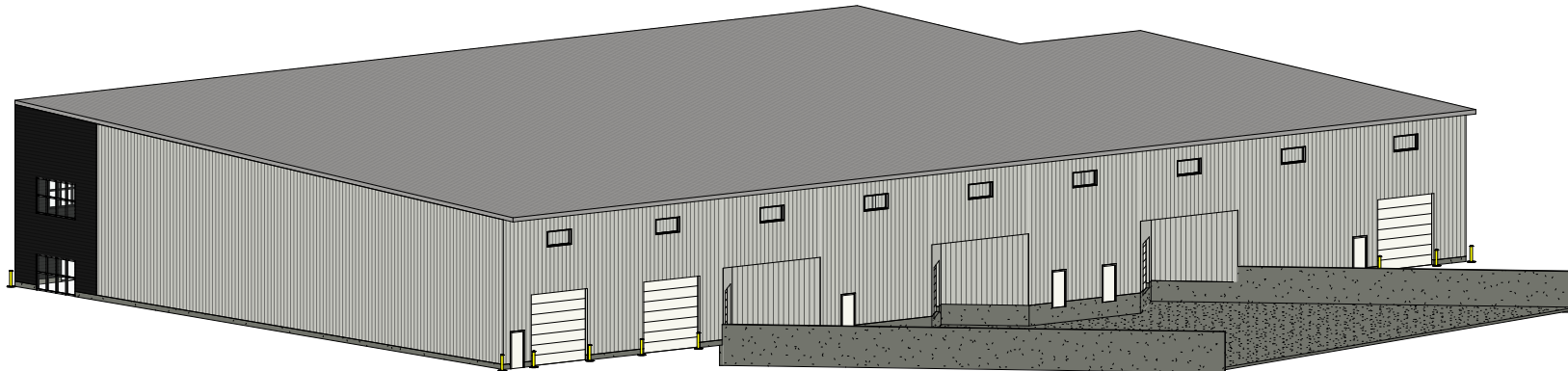
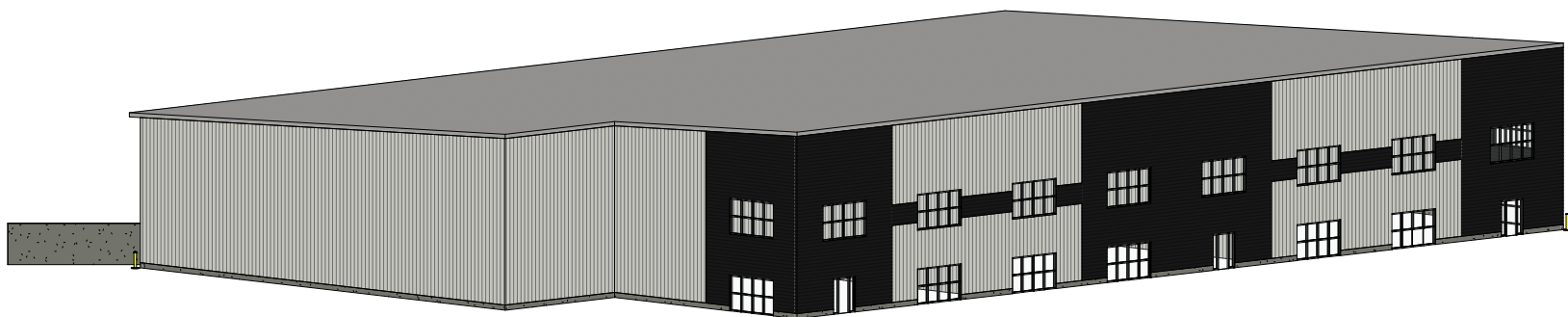


SITE PLAN

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RENDERINGS

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**2.2 MILES / 6 MINUTES
TO INTERSTATE 15!**

SITE

DOWNTOWN IDAHO FALLS



POPULATION
80,567
5 MI. RADIUS



HOUSEHOLDS
30,561
5 MI. RADIUS



MEDIAN HOUSEHOLD INC.
\$76,668
5 MI. RADIUS

DEMOGRAPHICS!

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