

FOR LEASE

INDUSTRIAL FLEX



## PROPERTY DETAILS

180 W. Main St., Rigby, ID 83442

- 4,021 SF industrial flex space with versatile layout options
- Prime Main Street location in Rigby with strong visibility and access
- Overhead door for easy loading, deliveries, and equipment access
- Existing enclosed area suitable for office use, complemented by an updated restroom
- Flexible configuration for shop, storage, or light industrial operations- equipped with both heating and A/C
- Lease Rate: \$0.85/SF NNN

## 2025 DEMOS



### EST. POPULATION

1 MILE » **5,993**  
3 MILE » **18,089**  
5 MILE » **25,541**



### EST. HOUSEHOLDS

1 MILE » **2,049**  
3 MILE » **5,672**  
5 MILE » **8,040**



### EST. AVERAGE HH INCOME

1 MILE » **\$90,621**  
3 MILE » **\$98,907**  
5 MILE » **\$101,663**

**NEWMARK**

**MOUNTAIN WEST**

**DUSTIN MORTIMER**

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direct 208.874.0230

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COMMERCIAL REAL ESTATE**

482 Constitution Way, Suite 211

Idaho Falls, ID 83402

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# NEWMARK

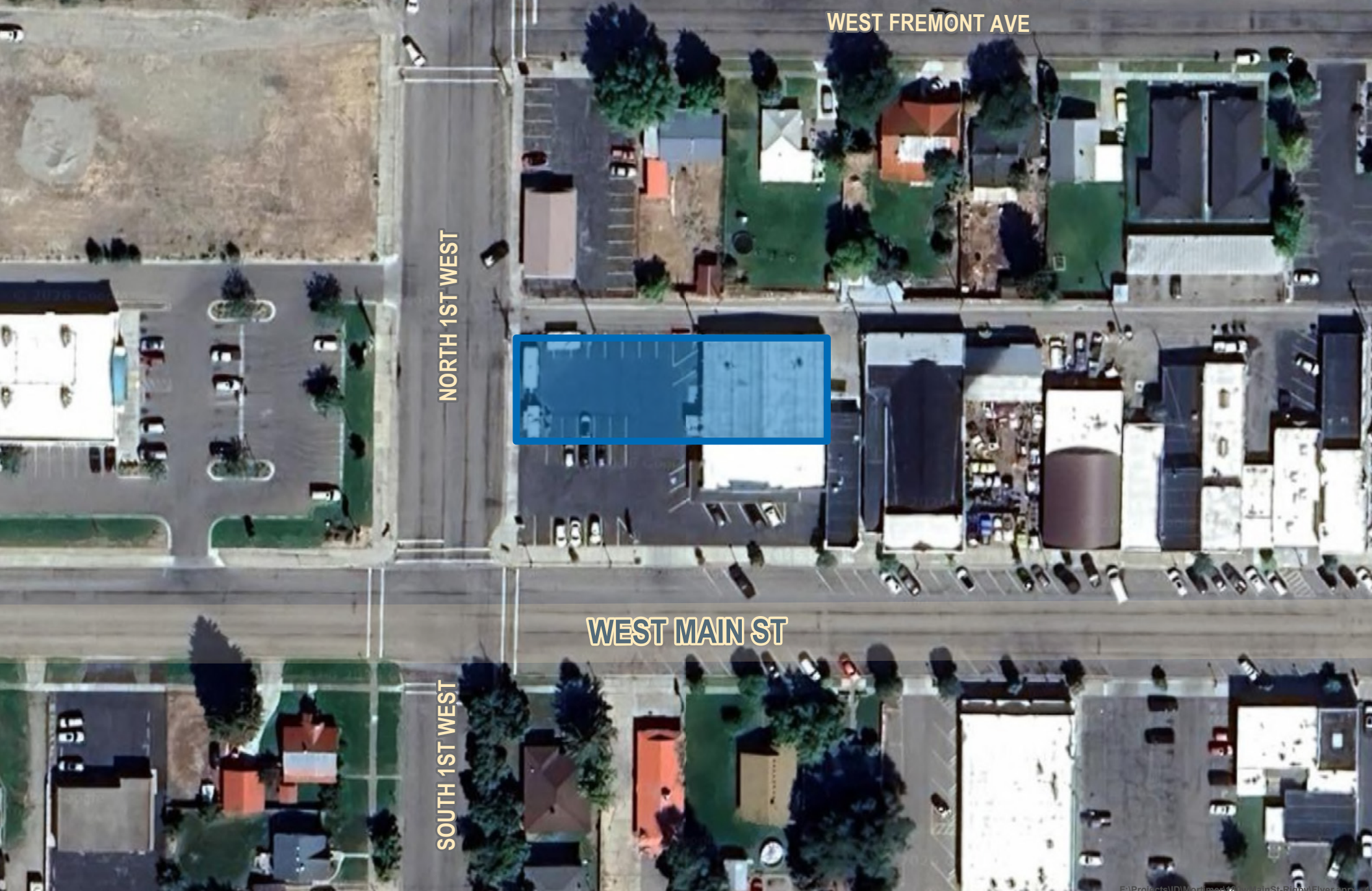


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WEST FREMONT AVE

NORTH 1ST WEST

WEST MAIN ST

SOUTH 1ST WEST



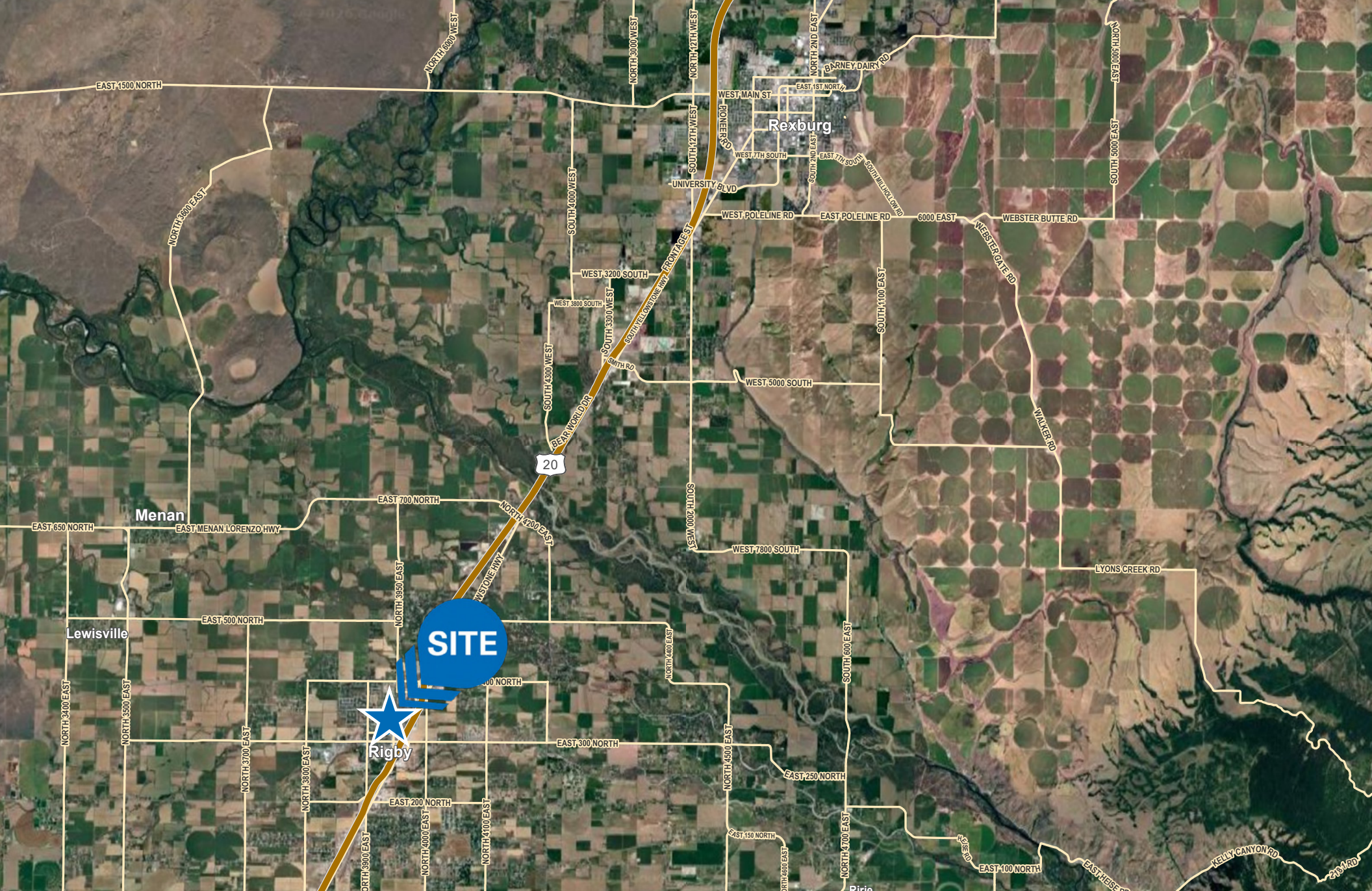
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