



COMMERCIAL

IDAHO FALLS AIRPORT BUILD-TO-SUIT OPPORTUNITY

NEW CONSTRUCTION INDUSTRIAL SPACE FOR LEASE OR BTS | TBD INTERNATIONAL DRIVE | IDAHO FALLS, ID



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HIGHLIGHTS



Industrial buildings for lease divisible to 4,000 square feet.

Delivery Spring 2025.

Location central to Idaho Falls Regional Airport (1-minute commute).

Location provides access to Rexburg (Northeast) and Pocatello (South) via Freeway/Highway interchange (4-minutes commute to I-15 and Highway 20).

DETAILS



PROPERTY TYPE: Industrial/Flex

AVAILABLE SPACE: 4,000 - 30,000 SF

LOT SIZE: 4.76 Acres

LEASE RATE: Contact Agent

ZONING: LM & Heavy Commercial

****Contact Agent for Build-to-Suit Options****

UPDATED: 8.27.2024

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PROPERTY ZONING

LM & HEAVY COMMERCIAL ZONE

LM Light Manufacturing and Heavy Commercial Zone. This zone provides a light industrial zone in which the primary use of land is for non-nuisance industries, and heavy commercial establishments. This Zone is characterized by a wide variety of businesses, warehouses, equipment yards, and light manufacturing and industrial uses, and located convenient to transportation systems.



CLICK FOR MORE INFORMATION





**CLOSE PROXIMITY TO
IDAHO FALLS REGIONAL AIRPORT**

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POPULATION
78,084
5 MI. RADIUS



HISTORIC ANN. GROWTH
1.7%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$87,227
5 MI. RADIUS

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