

# INDUSTRIAL PROPERTY FOR SALE OR LEASE

## HIGH POWER CAPACITY

1825 E. 16th St., Burley, ID 83318



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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# CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 1825 E. 16th St., Burley, ID 83318 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



# PROPERTY DETAILS

## WAREHOUSE & HOUSE

<b>SALE PRICE</b>	\$1,500,000
<b>LEASE RATE</b>	\$0.65 SF/mo Building Only \$0.72 SF/mo Including House
<b>LEASE TYPE</b>	NNN
<b>SITE AREA</b>	2.1 AC   1.4 AC Excess Land
<b>ZONING</b>	C-1
<b>PARCEL</b>	RP10S23E280616

### WAREHOUSE

<b>SIZE</b>	13,664 SF
<b>LOADING</b>	(4) Loading Docks (2) Grade-Level Roll-Up Doors
<b>CLEAR HEIGHT</b>	20'
<b>POWER</b>	3-Phase, 800 Amps 480v, & 300 Amps 240v
<b>YEAR BUILT</b>	1962

### HOUSE

<b>SIZE</b>	1,100 SF
<b>LAYOUT</b>	(3) BD (2) BA & Exterior Storage
<b>YEAR BUILT</b>	1962



WAREHOUSE

HOUSE

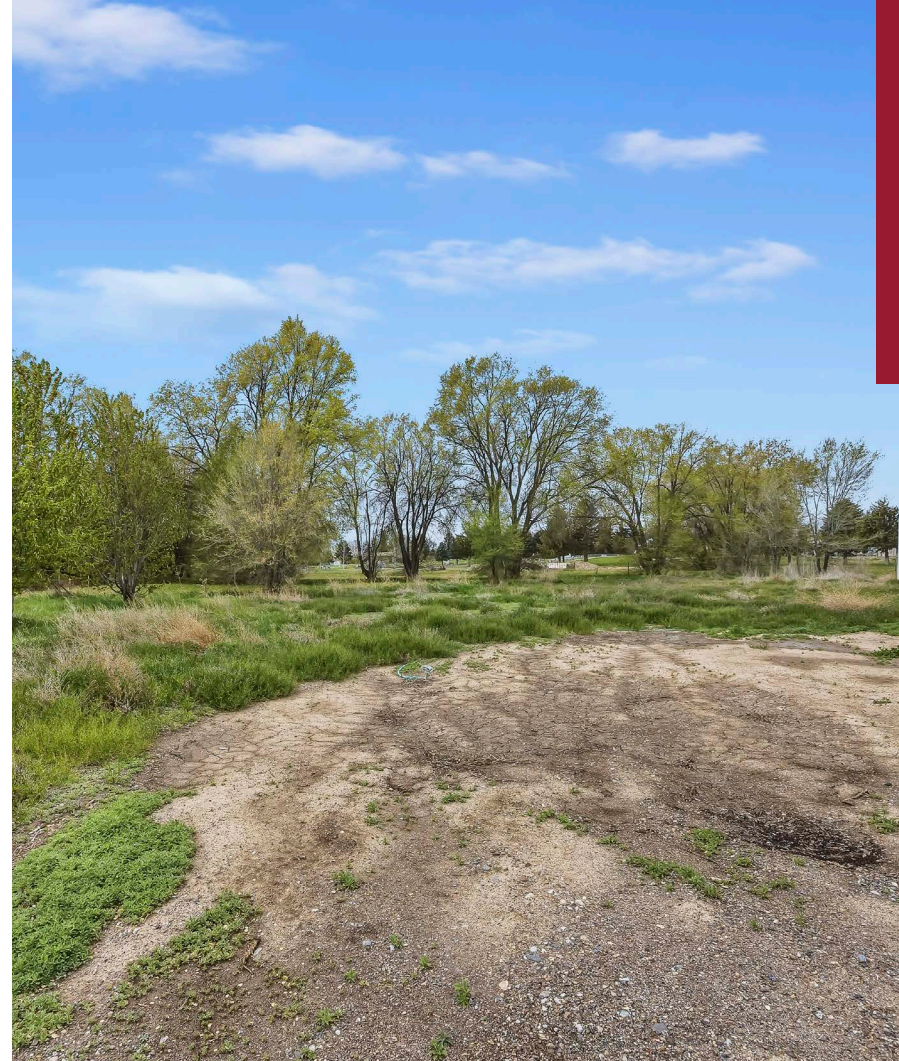
## EXECUTIVE SUMMARY

The property is currently leased on an NNN basis at \$5,000 per month, with approximately 14 months remaining. The lease is below market, the tenant is willing to vacate if a new user is secured, allowing flexibility for an owner-user or new tenant. Lease rates are approximately \$0.65 per square foot for the industrial space, or \$0.72 per square foot when including the residential component.

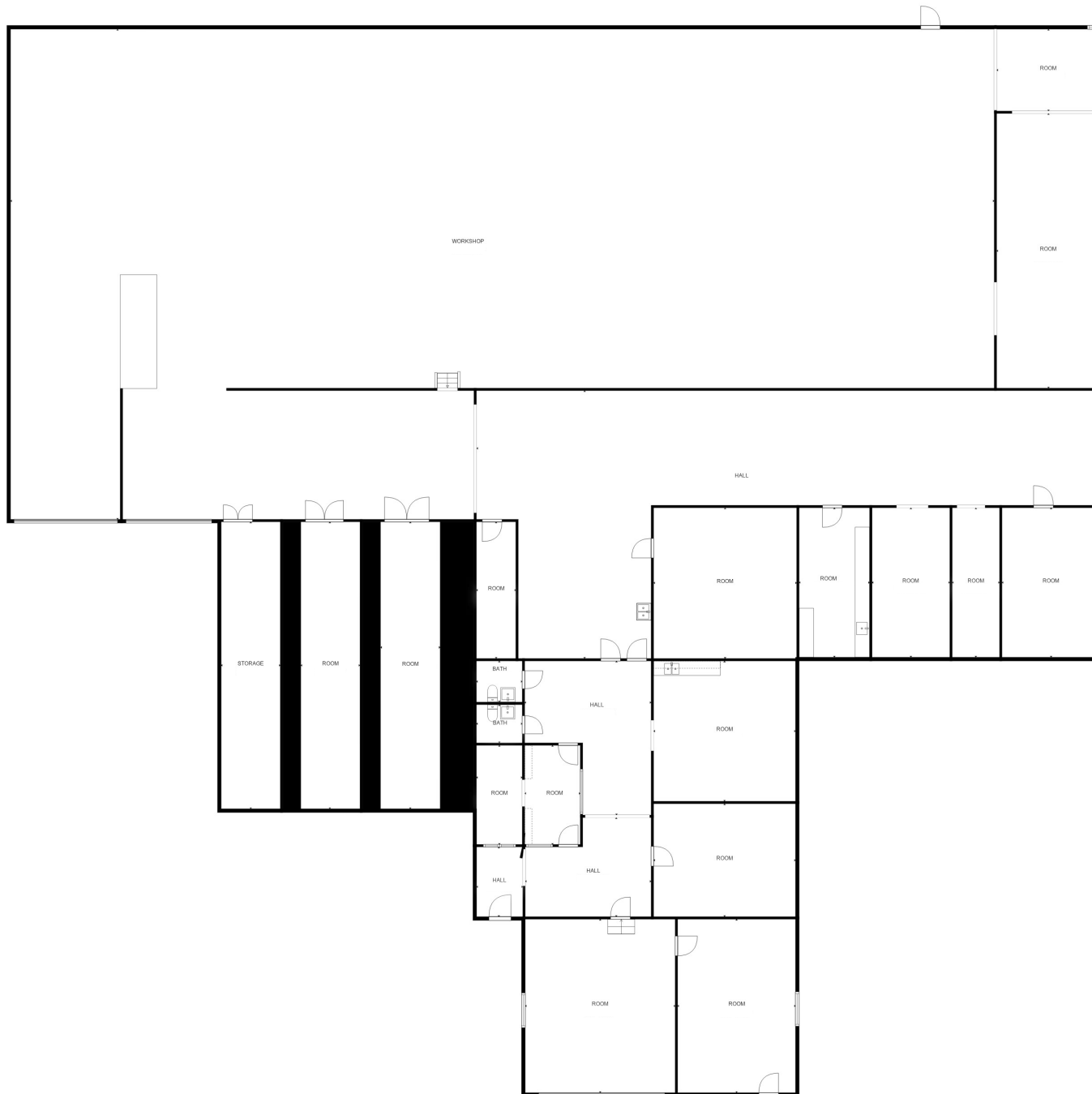
A key highlight is the property's significant electrical capacity, featuring 800 amps of 480-volt power and an additional 300 amps of 240-volt service, ideal for power-intensive users. The site is serviced by both well and city water. Additionally, the property includes a 1,100 square foot, three-bedroom, two-bath home currently leased at \$900 per month to a long-term tenant, providing supplemental income or potential on-site housing. Ownership is also open to seller financing with a significant down payment and a five-year balloon, offering added flexibility for acquisition.

## PROPERTY HIGHLIGHTS

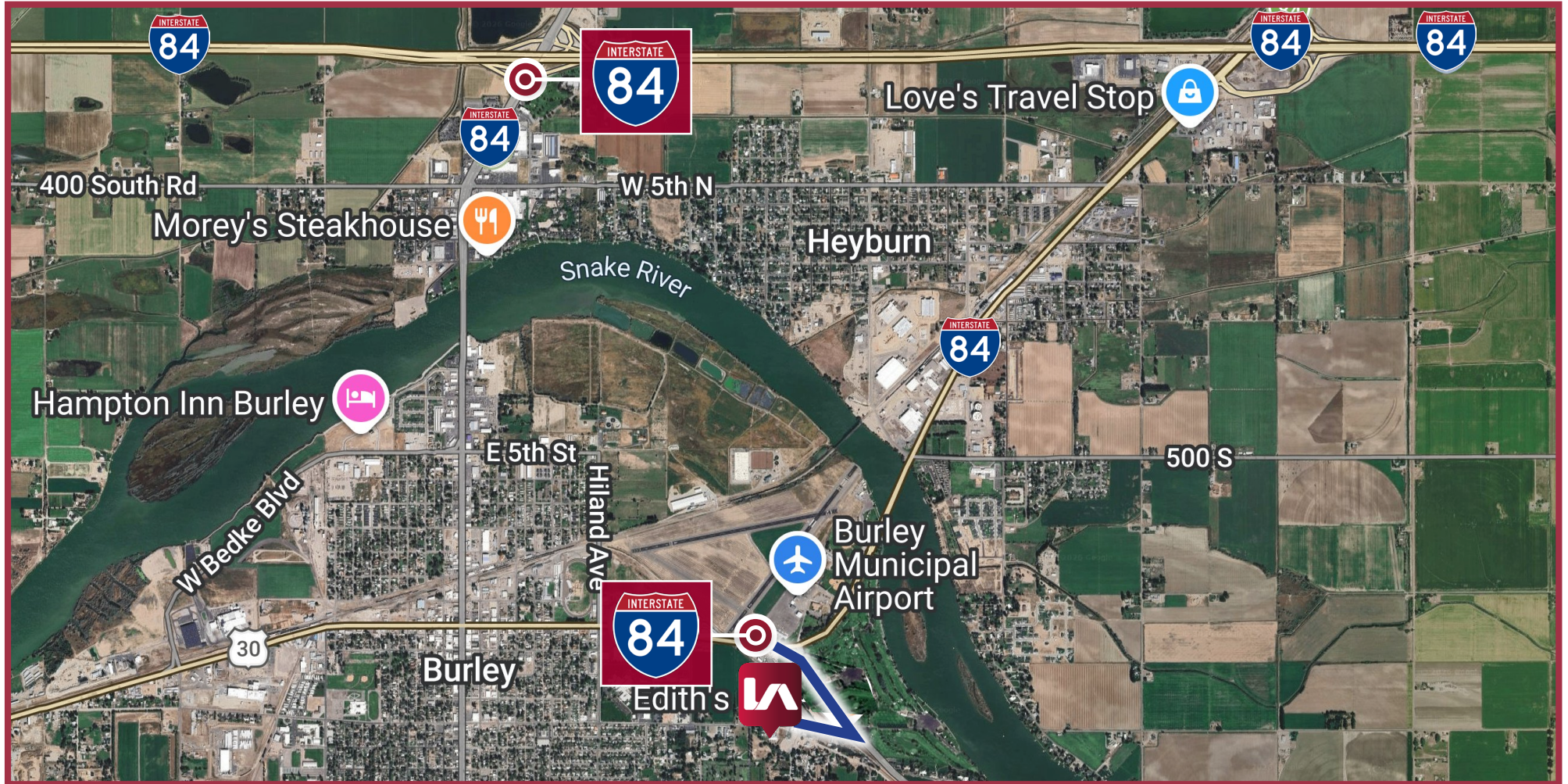
- » 3 Phase - 480v and 300 amps of 240v
- » Off of US Hwy 30 just three miles south of I-84
- » 1,100 sq ft 3 bed, 2 bath home currently leasing for \$900 month to same tenant for over five years; suitable for on-site manager housing or owner residence
- » 14 months left on industrial NNN lease at \$5,000 per month (well below market). Lessee will move out if new tenant is found
- » Owner willing to hold note with significant down payment and 5 yr balloon



# FLOOR PLAN



# INTERSTATE MAP



 184-INTERSTATE - 1 MINUTE | 0.5 MILES



# DEMOGRAPHICS



## CASSIA COUNTY

**Population:**  
±26,000 (2024), ±5–7% growth since 2020

**Median Age:**  
±33 years

**Median Household Income:**  
±\$70,800

**Education (Bachelor's+):**  
21%

**Key Traits:**  
Rural, agriculture-based market with steady growth, a younger workforce, and affordable housing.

## JEROME COUNTY

**Population:**  
±26,000 (2024)

**Median Age:**  
±34 years

**Median Household Income:**  
±\$71,700

**Education (Bachelor's+):**  
14%

**Key Traits:**  
Fast-growing, workforce-heavy rural county with strong agriculture/food processing and low housing costs.

## TWIN FALLS COUNTY

**Population:**  
±96,500, ±7% growth since 2020

**Median Age:**  
±36 years

**Median Household Income:**  
±\$67,400

**Education (Bachelor's+):**  
23.5%

**Key Traits:**  
Regional economic hub with diversified industries, higher incomes, and growing housing demand.

## AREA OVERVIEW

### **BURLEY, IDAHO**

Burley, Idaho, is a dynamic city located in south-central Idaho along the Snake River, serving as the county seat of Cassia County. Established in the early 20th century, Burley has strong agricultural roots and has long been a center for farming and food production, particularly known for crops such as sugar beets, potatoes, and grains. The city benefits from its proximity to the river and surrounding fertile farmland, which has shaped both its economy and way of life. Burley also features a welcoming downtown area with local businesses, parks, and community spaces that host events throughout the year, including the popular Spudman Triathlon, drawing participants and visitors from across the region.

Community and quality of life are central to Burley's appeal. The city offers a blend of small-town atmosphere and regional accessibility, with outdoor recreation playing a major role thanks to nearby opportunities for boating, fishing, and hiking. Local schools and civic organizations contribute to a strong sense of community, while the city's location along Interstate 84 provides convenient connections to larger hubs like Twin Falls. As Burley continues to grow, it remains grounded in its agricultural heritage while supporting new development and maintaining a welcoming environment for residents, businesses, and visitors alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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