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Rare opportunity for owner-operators or investors seeking highly functional industrial space

Suited for contractors, equipment service operations, fabrication, or industrial storage.

Features opposing bay doors for efficient loading and unloading, along with a 40-foot building depth.

Access to Highway 84 provides excellent connectivity for transportation, logistics, and regional travel.

**LEASE INFORMATION:**

SPACE	RSF	LEASE	MONTHLY RATE
ENTIRE BLDG	4,000 SF	NNN	\$3,000

**SALE PRICE:** \$625,000

**PRICE PER SF:** \$156.25 PSF

**LOT SIZE:** 0.29 Acres

**BUILDING SIZE:** 4,000 SF

**CLEAR HEIGHT:** 16'

**GRADE DOOR:** (4) 14'

**UTILITIES:** On-site

**POWER:** 110/220 Volt | 3-Phase

CONTACT



UPDATED: 3.27.2026

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HIGHLIGHTS



**DO NOT DISTURB TENANT. CONTACT AGENT FOR TOUR.**

DETAILS





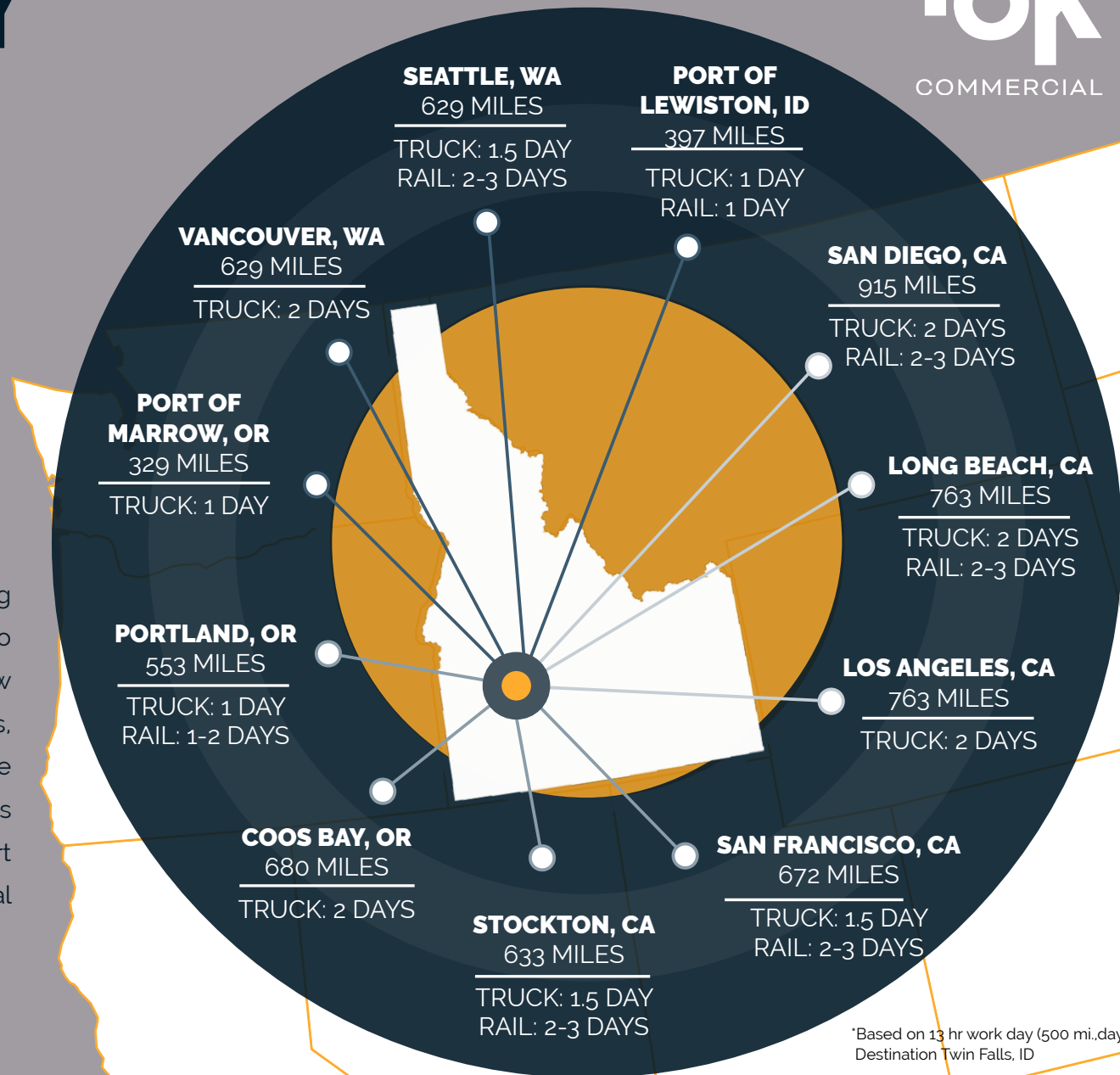
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# ONE DAY DRIVE

## TO EVERYTHING IN THE WEST

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.



\*Based on 13 hr work day (500 mi./day)  
Destination Twin Falls, ID

# TOK

COMMERCIAL

**1 MILE**  
2 MINUTE  
TO EXIT 155

S IDAHO STREET

WENDELL ELEMENTARY SCHOOL

WENDELL MIDDLE SCHOOL

USPS

MAVERICK

WENDELL CITY PARK

E 2950 S / HWY 46

EXIT 155

WILSON'S RV & PARK

INTERSTATE  
84

SITE

EXIT 157

INTERSTATE  
84

**0.2 MILE**  
1 MINUTE  
TO EXIT 157

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