

ANDERSON ST.



WAREHOUSE  
16,630 SF

**Fred Meyer**

YARD

# 16,630 SF DISTRIBUTION WAREHOUSE FOR LEASE

665 E Anderson St., Suite A & B | Idaho Falls, ID | 83401

SHANE MURPHY

Principal Broker

208.542.7979

shane@ventureoneproperties.com



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## PROPERTY HIGHLIGHTS

- 3 Phase Power
- Two upgraded self-leveling loading docks
- New dock bumpers and dock seals
- Large secured outdoor storage yard, approx. 1.3 AC
- Excellent semi-truck access and turnaround
- High-visibility location on a major commercial corridor
- Across from Fred Meyer and less than 1 mile from Costco, under 2 miles to Downtown Idaho Falls, and approximately 1 mile to Highway 20
- Ideal for distribution, warehouse, contractors, service businesses, and light industrial users

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| Building Size: | 54,357 SF         |
| Available SF:  | 16,630 SF         |
| Suite A:       | 11,195 SF         |
| Suite B:       | 5,435 SF          |
| Yard:          | ±1.3 AC           |
| Lease Rate:    | \$0.75/SF/MTH NNN |



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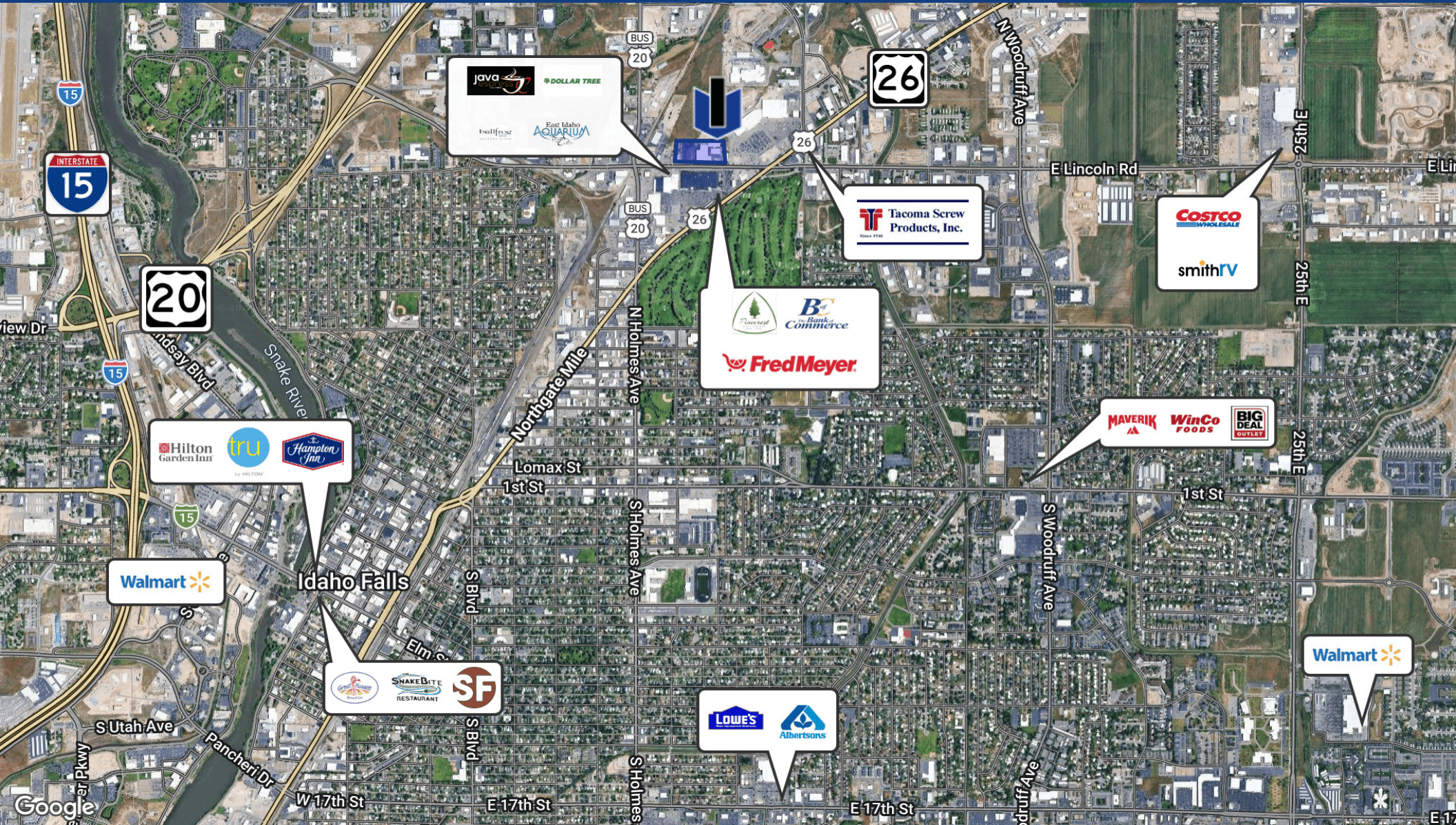
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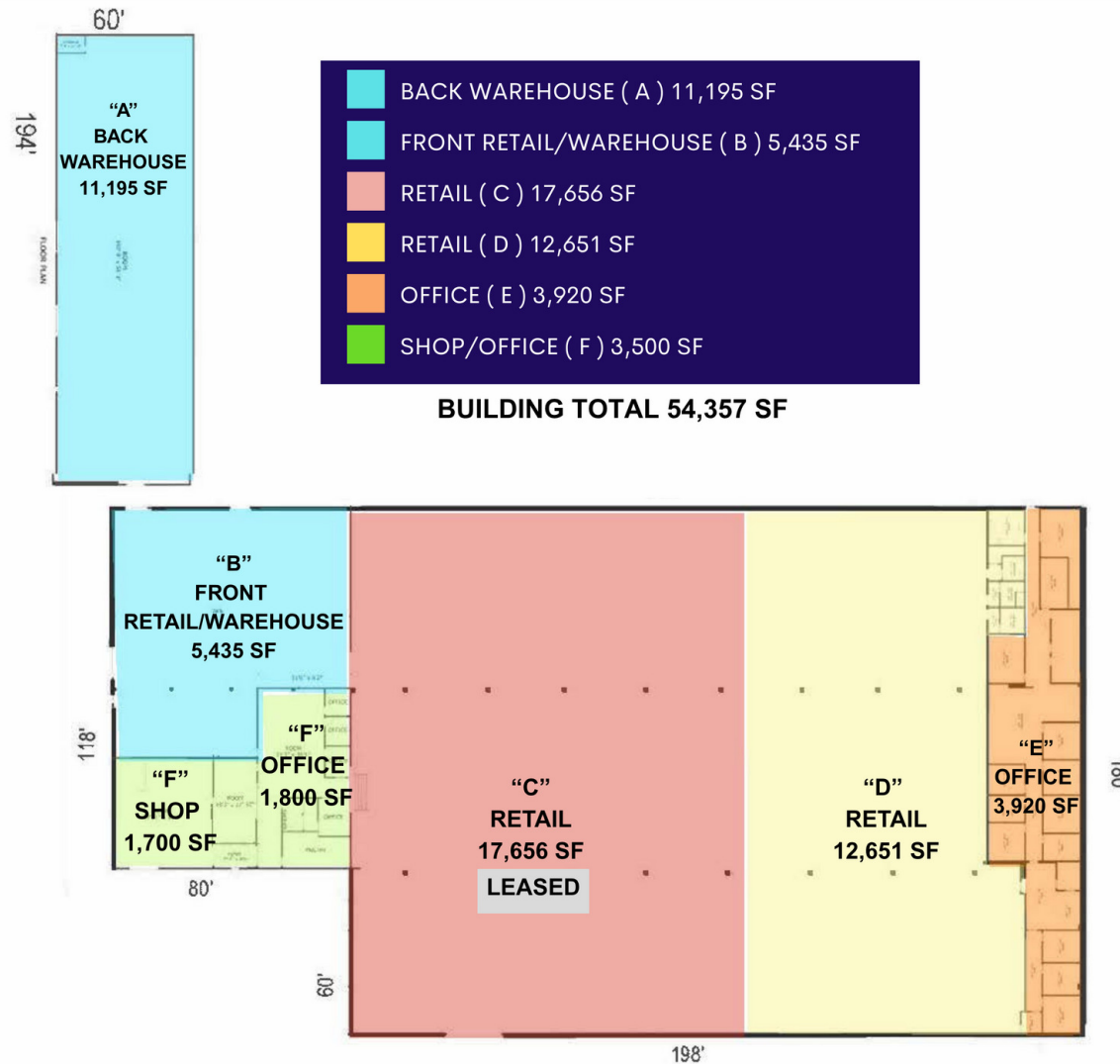
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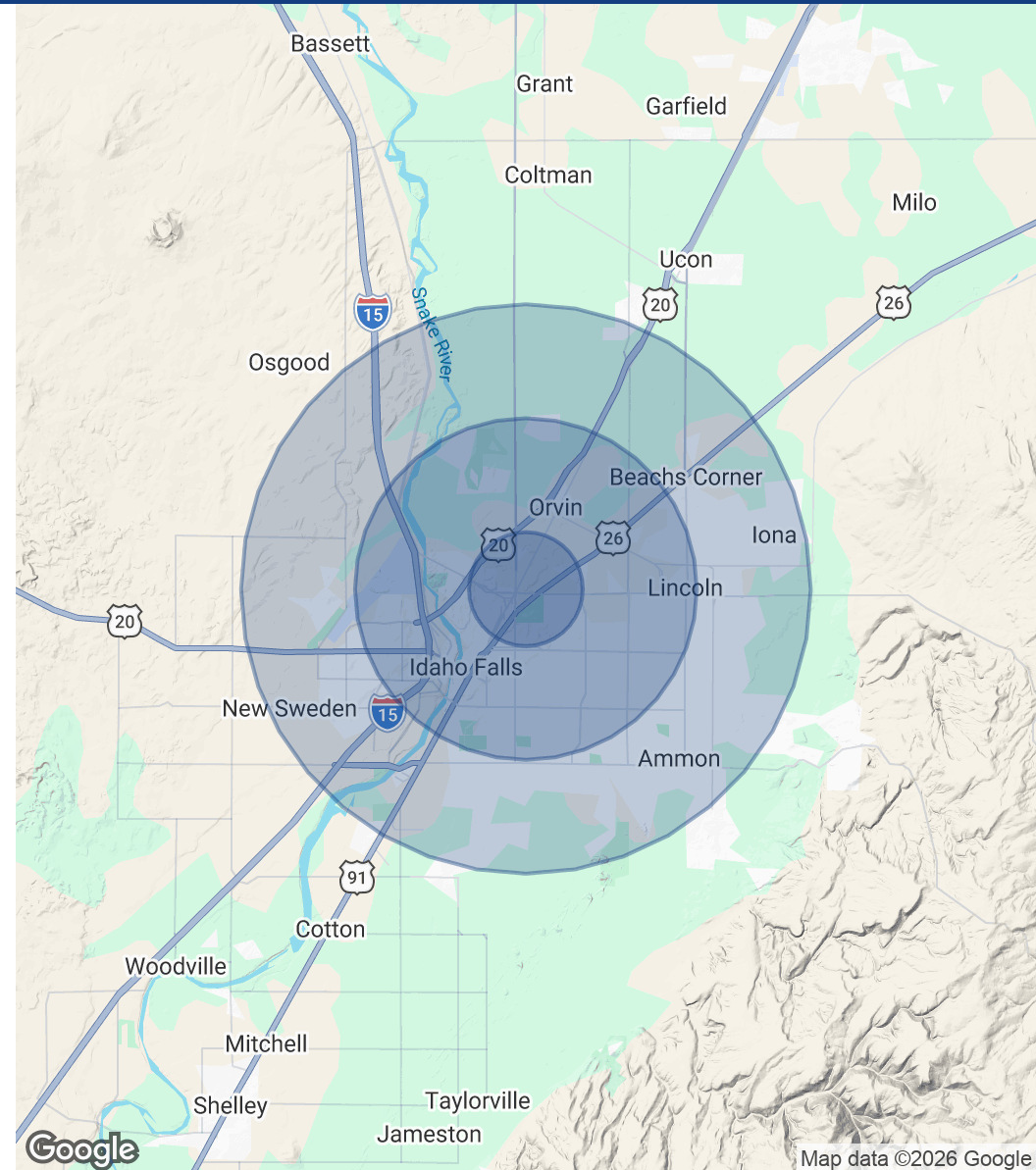
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,102  | 56,707  | 100,767 |
| Average Age          | 32.9   | 33.0    | 33.3    |
| Average Age (Male)   | 36.6   | 33.1    | 33.0    |
| Average Age (Female) | 35.1   | 33.6    | 34.5    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,084     | 20,869    | 34,860    |
| # of Persons per HH | 2.9       | 2.7       | 2.9       |
| Average HH Income   | \$65,673  | \$81,351  | \$93,494  |
| Average House Value | \$218,835 | \$295,391 | \$329,542 |

2023 American Community Survey (ACS)



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## AREA INFORMATION

### EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,000+. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

### GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 10-15% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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