

SINGLE TENANT OFFICE WITH SHOWROOM

OFFICE / INDUSTRIAL / RETAIL PROPERTY FOR LEASE | 320 N 3RD E | REXBURG, ID 83440



CONTACT

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HIGHLIGHTS

- Single Tenant Office Building
- Excellent Reception/Showroom Area
- Functional Layout Including Open Work Space and Private Offices
- Several Office Spaces - 4 Large, 6 Small
- Garage Space in Back for Additional Storage, Accessible Through a 8 Foot Grade Door
- Covenient Central Rexburg Location Near Amenities, Services and Connectivity to Major Roadways

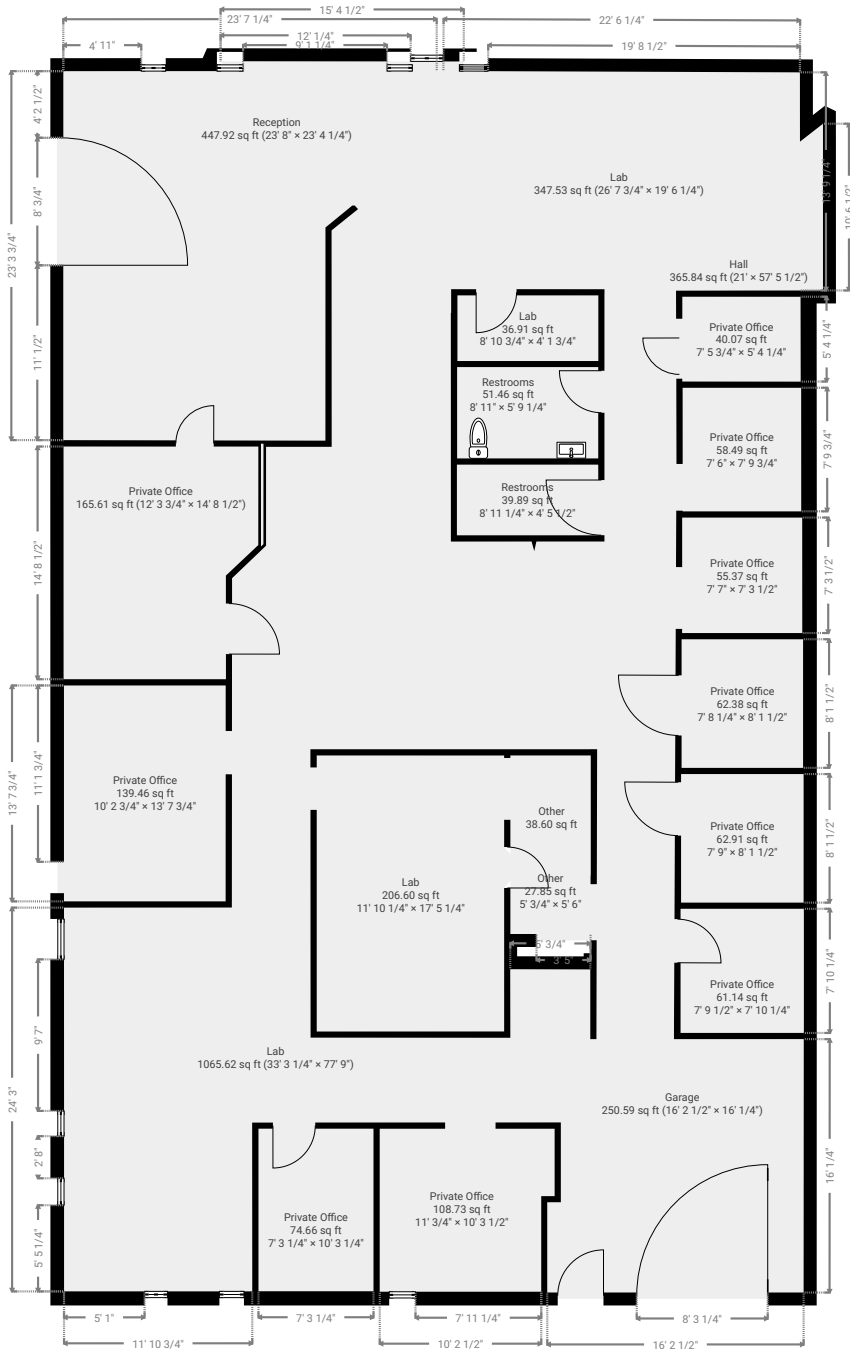
DETAILS

PROPERTY TYPE:	Office / Industrial / Retail
BUILDING SIZE:	3,744 SF
LOT SIZE:	0.66 Acres
LEASE RATE:	\$16.00/SF
LEASE TYPE:	NNN
EST. NNN:	\$2.30/SF
ZONING:	Community Business Center
GRADE DOORS:	1

UPDATED: 9.25.2025

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FLOOR PLAN | 3,744 SQ. FT.



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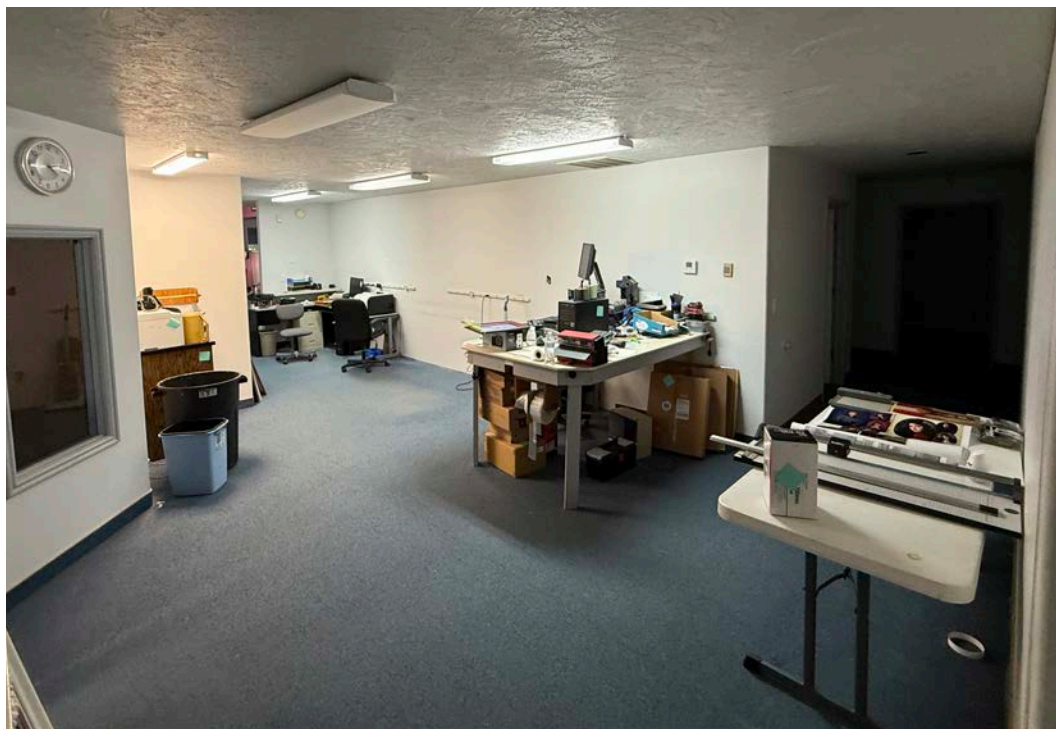
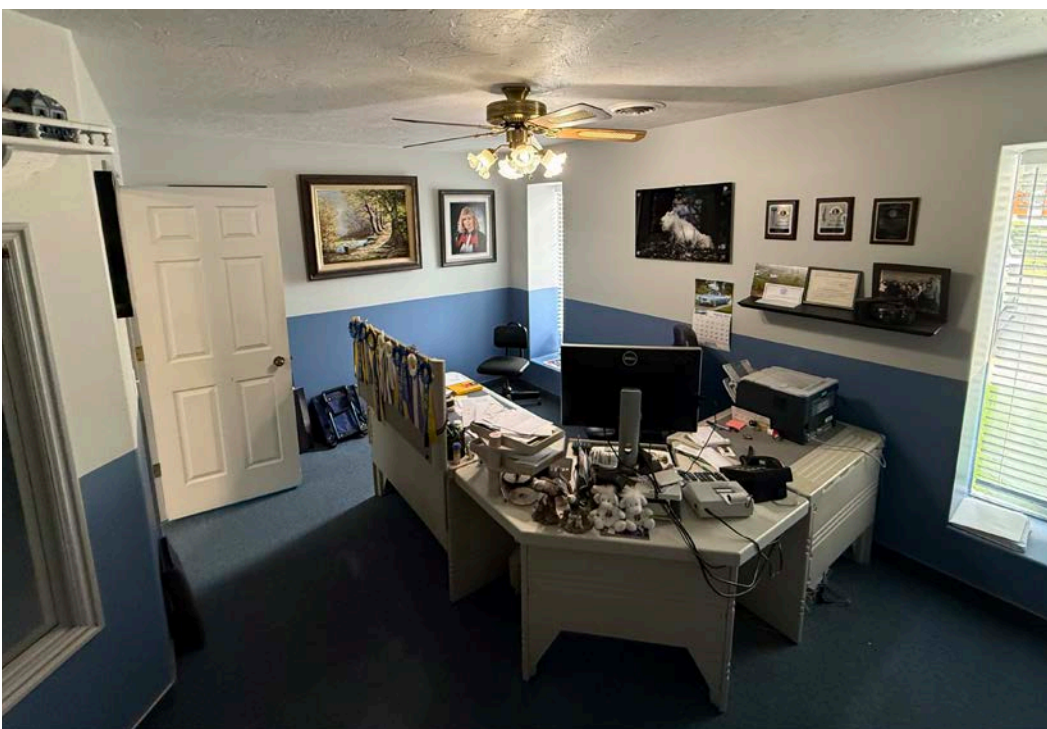
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5 MINUTES | 2.1 MILES
NORTH TO HIGHWAY 20'S
EXIT 337



4 MINUTES | 1 MILE
SOUTH TO DOWNTOWN
REXBURG

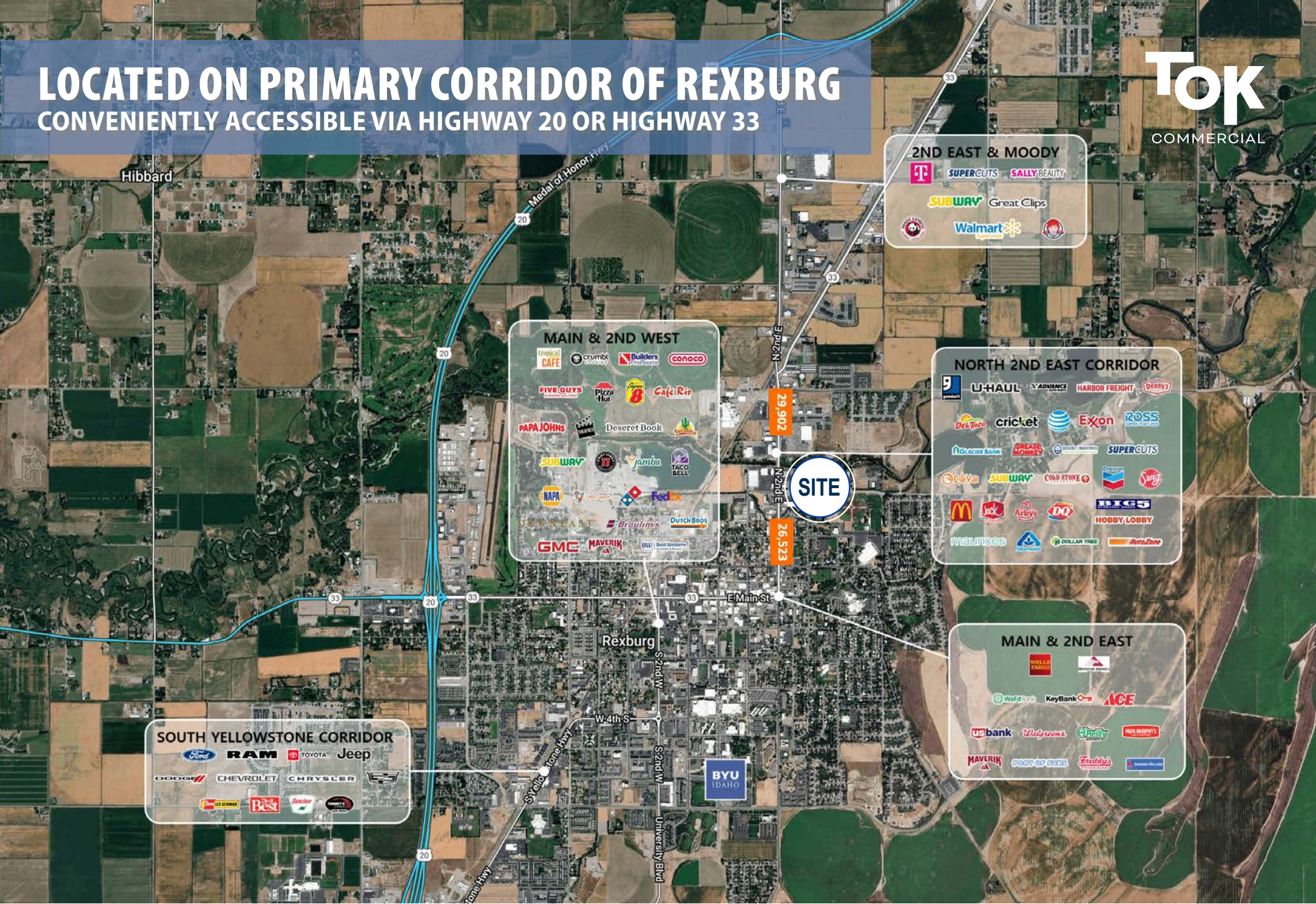
AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI 10,715	1 MI 2,386	1 MI \$59,654	1 MI 4,709
3 MI 45,929	3 MI 10,548	3 MI \$58,861	3 MI 9,065
5 MI 50,491	5 MI 11,812	5 MI \$62,913	5 MI 9,900

LOCATED ON PRIMARY CORRIDOR OF REXBURG

CONVENIENTLY ACCESSIBLE VIA HIGHWAY 20 OR HIGHWAY 33

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2ND EAST & MOODY

- T-Mobile
- SUPER CUTS
- SALLY BEAUTY
- SUBWAY
- Great Clips
- Walmart

MAIN & 2ND WEST

- Tropical CAFE
- crumbt
- Builders FirstSource
- CONOCO
- FIVE GUYS
- Pizza Hut
- 8
- Cafe Rio
- PAPA JOHN'S
- Deseret Book
- SUBWAY
- Jamba
- TACO BELL
- NAPA
- FedEx
- Broulim's
- DutchBoos
- GMC
- MAVERIK
- BU Best Western

NORTH 2ND EAST CORRIDOR

- U-HAUL
- ADVANCE
- HARBOR FREIGHT
- Deser's
- Del Taco
- cricket
- Exxon
- ROSS
- GLACIER BANK
- GREASE MONKEY
- SUPER CUTS
- Subway
- COLD STONE
- McDonald's
- Swiggy
- McDonald's
- Jack-in-the-Box
- Arby's
- DO
- BIG G
- HOBBY LOBBY
- maunices
- DOLLAR TREE
- AutoZone

SOUTH YELLOWSTONE CORRIDOR

- Ford
- RAM
- TOYOTA
- Jeep
- DODGE
- CHEVROLET
- CHRYSLER
- Best
- Smucker
- Wendy's

MAIN & 2ND EAST

- WELLS FARGO
- ACE
- us bank
- Walmart
- KeyBank
- Walmart
- Walgreens
- O'Reilly
- POPS MOPNETS
- MAVERIK
- POINT OF PURCHASE
- Frederick's

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