



Colliers

BUILDING 1

BUILDING 2

Highland Ave E

0.70 ACRE YARD

COLD STORAGE & FOOD PROCESSING

Industrial Space *for Lease*

2032 Highland Ave. E.
Twin Falls, ID 83301

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2032 HIGHLAND AVE. E.

Property Information

PROPERTY DETAILS

Property Type	Cold Storage & Food Processing
Land Size	4.048 Acres
Yard Space	0.70 Acres
Lease Rate	\$0.98 PSF NNN

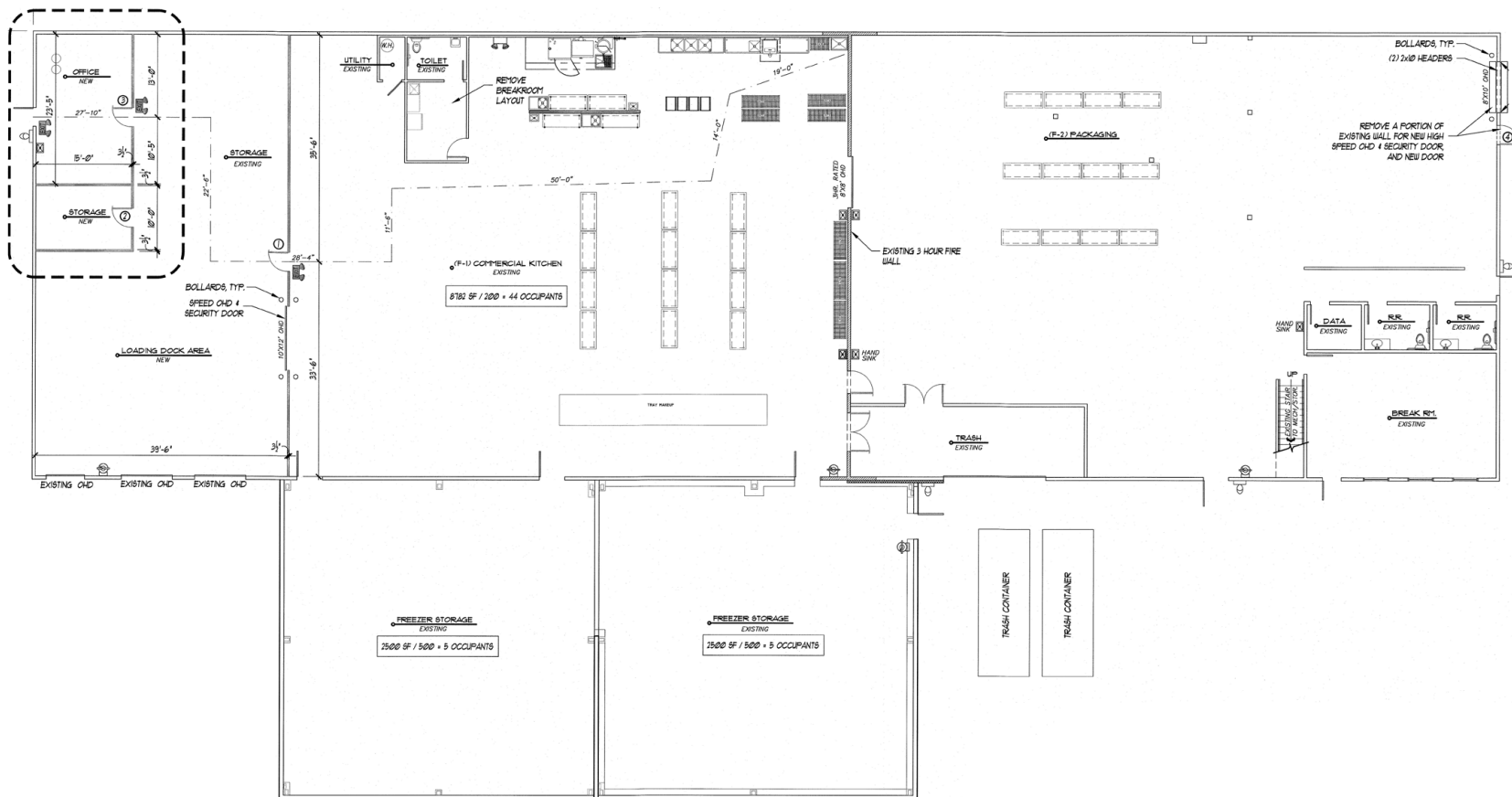
AVAILABLE SPACE DETAILS

Details		Size
Building 1	Food Processing	6,195 SF
	Cold Storage	5,000 SF
	Packing/Storage/Office	9,905 SF
	Mezzanine Office	1,150 SF
	Total:	22,250 SF
Building 2	Cold Storage	6,400 SF
	Shipping & Office	2,900 SF
	Total:	9,800 SF
Total Building Space		32,050 SF
Total Yard Space		0.70 Acres (30,492 SF)



PROPERTY HIGHLIGHTS

- 0.70 acres of excess yard space that can be leased
- Kohler 500 generator runs facility in outages
- 1,200 -1,600 Amps of 480v 3-phase
- Fully sprinklered
- Loading: 6 docks, 2 grade doors & 1 hyster grade level door
- Near Chobani
- Newer construction
- 7.6 miles to I-84 Exit 173 & 9 miles to I-84 Exit 182
- Fiber optics to all buildings
- Buildings can be leased separately



Area	Size
Food Processing	6,195 SF
Cold Storage (refrigerated/small freezer space)	5,000 SF
Packing/Storage/Office	9,905 SF
Mezzanine Office	1,150 SF
Total:	22,250 SF

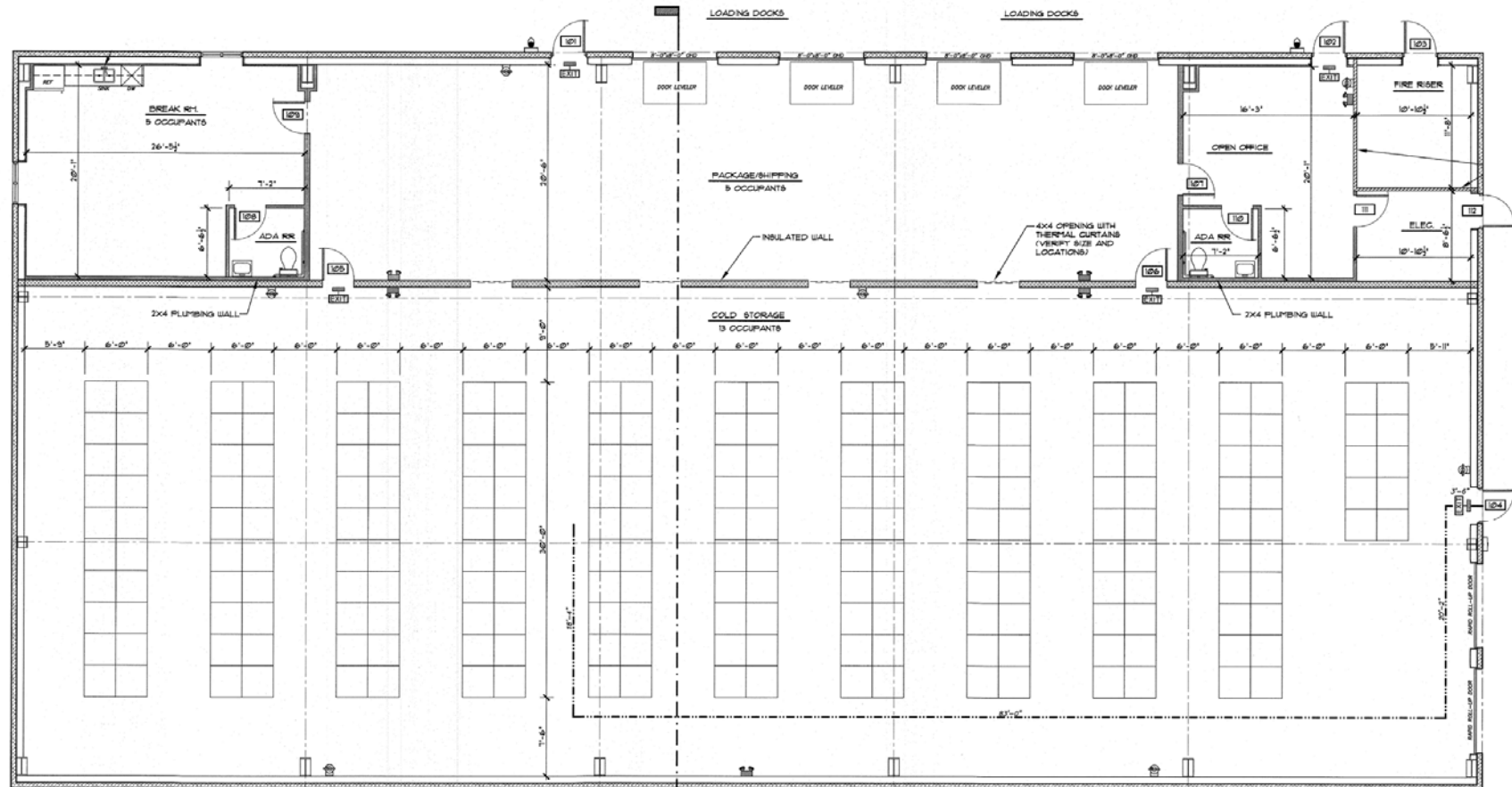
- 1,200 Amps of 480v 3-phase
- Loading: 2 docks, 1 grade door & 1 hyster grade level door
- Large commercial kitchen
- Remodeled and expanded in 2021
- Kohler 500 generator runs facility in outages
- Fiber optics

2032 HIGHLAND AVE. E.

Building 1 *Gallery*



Building 2 *Floor Plan*



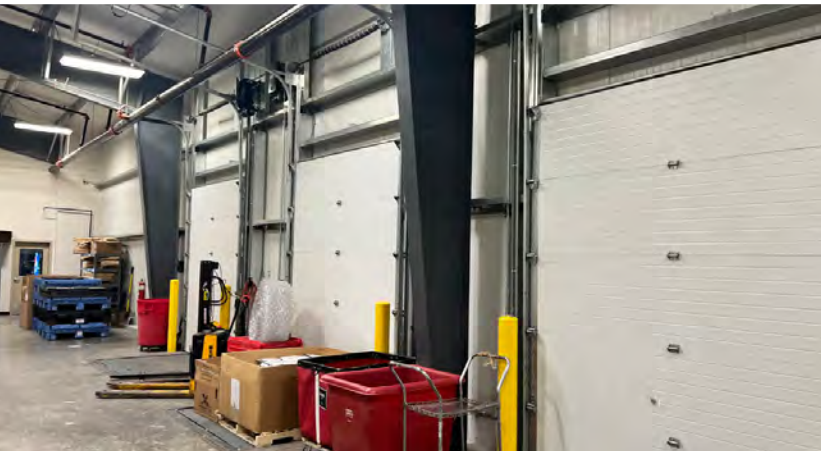
Area	Size
Cold Storage	6,400 SF
Shipping & Office	2,900 SF
Total:	9,800 SF

BUILDING DETAILS

- 1,600 Amps of 480v 3-phase
- Loading: 4 docks & 1 grade doors
- Built in 2021
- Fire suppression system
- Frozen temp -10°

2032 HIGHLAND AVE. E.

Building 2 *Gallery*



2032 HIGHLAND AVE. E.

0.70 Acre Excess Yard

YARD SPACE

- 0.70 Acres (30,492 SF)
- Available for lease or to be built on

YARD DETAILS

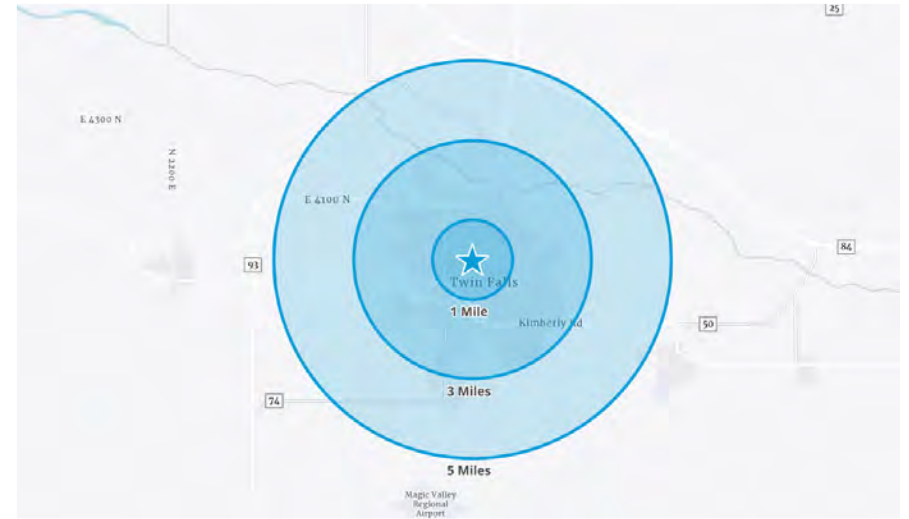
- Option to fence yard
- Use for parking or additional storage
- Gravel base



2032 HIGHLAND AVE. E.

Nearby Merchants & Demos

DEMOGRAPHICS 2026	1 Mile	3 Miles	5 Miles
Population	11,800	55,984	65,777
Households	4,778	21,230	24,451
Med. Income	\$59,763	\$65,145	\$67,309



Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

www.visitsouthidaho.com



2024
population
55,471



Unemployment
Rate
2.7%



2024 Average
Household Income
\$86,049



Average
Weather
63°

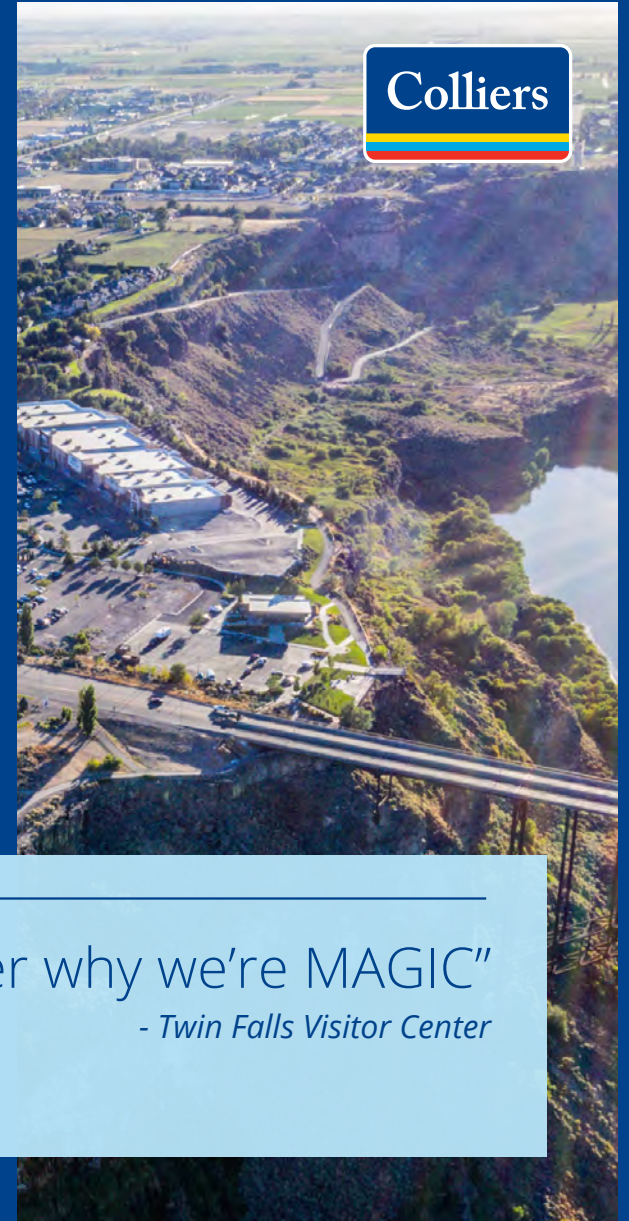
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Best Performing Small
City - Twin Falls

FEB
2024



Colliers



"Discover why we're MAGIC"
- Twin Falls Visitor Center

Major Employers



Chobani

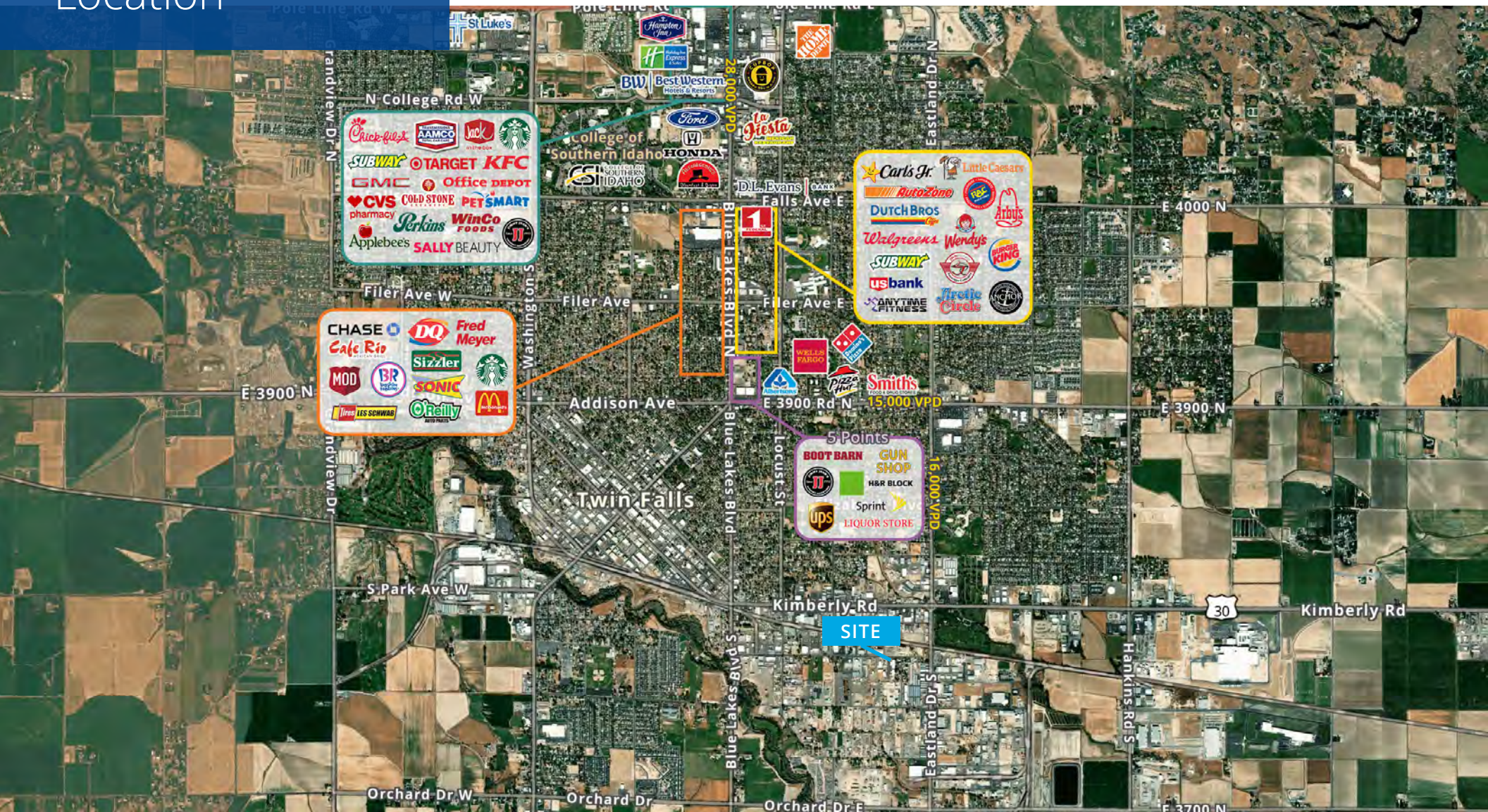


Academic Institutions Near Twin Falls



2032 HIGHLAND AVE. E.

Location



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