

AVAILABLE FOR LEASE

Industrial Warehouse with Rail Access



171 MAIN STREET NORTH, HANSEN, IDAHO 83334

INDUSTRIAL WAREHOUSE | DISTRIBUTION | MANUFACTURING | LOGISTICS

kW KELLER WILLIAMS.
SUN VALLEY SOUTHERN IDAHO

Now Leasing for \$4,875 per month



EXECUTIVE SUMMARY

Rare Rail-Served Industrial Opportunity

Position your business for efficiency in one of Southern Idaho's few industrial properties offering direct railroad access.

Located in Hansen, Idaho, this versatile 6,500 square foot industrial warehouse has been designed to accommodate manufacturing, warehousing, agricultural processing, and distribution operations requiring dependable freight capabilities and industrial infrastructure.

The property features three-phase power, a freight elevator, two private office spaces, an an ADA-compliant restroom, providing the infrastructure businesses need to operate efficiently.

Whether your business requires inbound raw materials, outbound shipping, or regional distribution, this property provides the flexibility and functionality to support your operations.



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PROPERTY HIGHLIGHTS



- 6,500± SF Industrial Warehouse
- Direct Railroad Access
- Rail Loading Dock
- M-1 Industrial Zoning
- Three-Phase Electrical Service
- Freight Elevator
- Two Private Offices
- ADA Restroom
- Flexible Warehouse Configuration
- Additional Expansion Space Available
- 6-10 Parking Spaces
- Full-Service Lease



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PROPERTY OVERVIEW

LEASE RATE

\$0.75 PSF Monthly
(\$9.00 PSF Annually)

LEASE TYPE

Full Service
Tenant responsible for utilities

PROPERTY TYPE

Industrial Warehouse

AVAILABLE SPACE

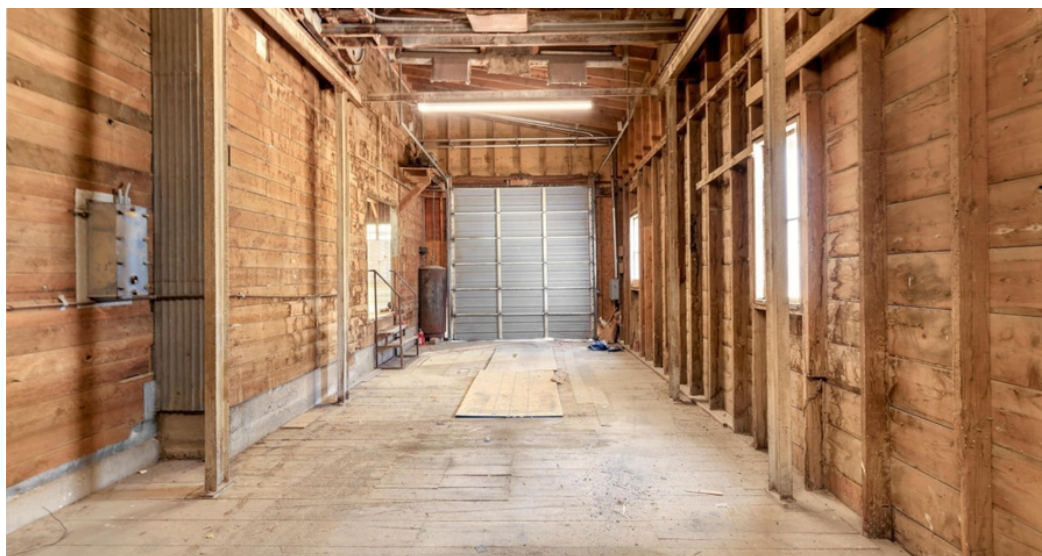
6,500 ± SF
(\$9.00 PSF Annually)

ZONING

M-1 Industrial

PARKING

6 - 10 Spaces



WHY THIS PROPERTY?



Rail Access

One of the property's greatest competitive advantages is its direct railroad access and dedicated rail loading dock.

For companies moving heavy equipment, bulk materials, agricultural products, or manufactured goods, rail shipping offers significant transportation savings while improving logistics efficiency.



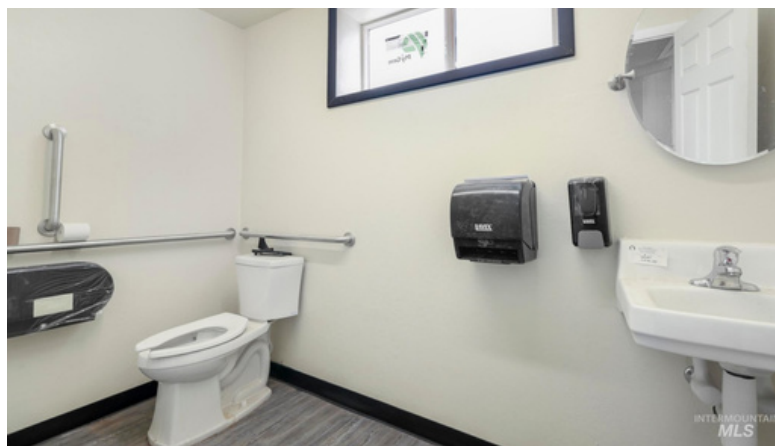
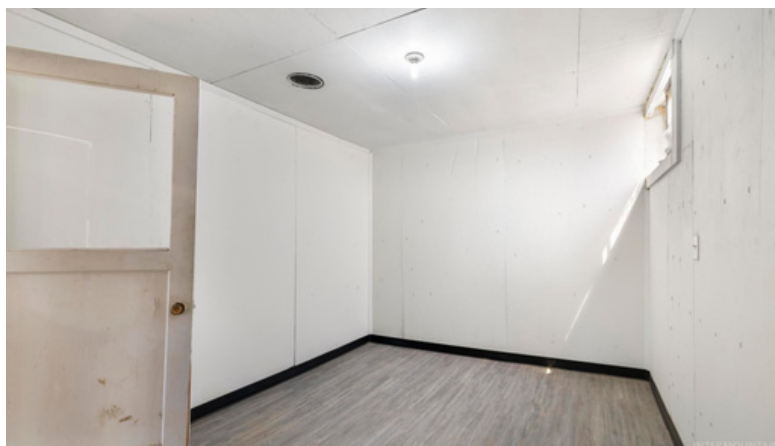
IDEAL FOR:

- Agricultural processing
- Fertilizer suppliers
- Manufacturing
- Steel fabrication
- Equipment distributors
- Building material suppliers
- Regional warehousing





Built for **INDUSTRIAL OPERATIONS**



INDUSTRIAL FEATURES

- Three-phase electrical power
- Flexible warehouse space
- Paved access
- Freight elevator
- Office area
- Industrial lighting
- Rail loading dock
- ADA restroom

The building includes industrial features rarely available in facilities of this size.

IDEAL USES



This property is well suited for a wide variety of industrial operations including:

- **Manufacturing**
- **Distribution**
- **Warehousing**
- **Agricultural processing**
- **Equipment sales**
- **Cold storage conversion**
- **Building material distribution**
- **Food processing**
- **Logistics operations**
- **Regional shipping hub**



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LOCATION



3.3 MILES TO KIMBERLY
9.7 MILES TO TWIN FALLS

3.7 MILES TO I-84
ONRAMP

9.4 MILES TO MURTAUGH
30.2 MILES TO BURLEY

RAILROAD

INDUSTRIAL WAREHOUSE
WITH RAIL ACCESS FOR LEASE

HANSEN, IDAHO

Strategically located in Southern Idaho, Hansen provides convenient access to regional transportation corridors while maintaining lower occupancy costs than larger metropolitan industrial markets.

Its proximity to Twin Falls makes it an attractive location for businesses serving Southern Idaho, Northern Utah, and Eastern Oregon.

PRESENTED BY



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Eliza Mendoza is a Southern Idaho real estate professional specializing in residential, commercial, new construction, investment, and development opportunities. With a strong understanding of the local market and a network of builders, contractors, lenders, and industry professionals, Eliza helps clients identify opportunities and navigate complex transactions with confidence. From commercial properties and investment assets to land and development projects, she brings a strategic, relationship-driven approach focused on maximizing value and creating long-term opportunity.



kw KELLER WILLIAMS
SUN VALLEY SOUTHERN IDAHO



KIT CARNEY

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Kit was born and raised in the Magic Valley. Growing up in a rural setting gave Kit the understanding for the importance of owning property and the freedoms that come with it.

Kit and his wife, Kallie, own and operate the Carney Real Estate Team. Kit has leaned into the commercial and ag world, and has a passion for helping business owners reach their goals.

Deeply involved in the community, Kit has served on several local boards, including Urban Renewal, youth football, and Ag Preservation.

