

Class A Industrial Space

4,800 to 200,000 sqft
Build-to-Suit Options!

Gemini Business Park

778 CHAMPLIN WAY, TWIN FALLS, IDAHO



Peregrine
Commercial
Group

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FOR LEASE



Gemini Business Park

Since 2023, Summit Creek Development (SCD) has constructed over 200,000 SF of brand-new industrial space across four buildings and is planning to deliver another 800,000 square feet in the next several years.

While many projects claim a Class A designation, Gemini Business Park has truly earned this pedigree. Each concrete tilt building is constructed with an insulated sandwich panel design, providing a high R-Value in the walls and roof system. Every building has a high skylight count—reducing the need for interior lighting. The project also features concrete roadways, parking areas, and truck courts. With flexible unit sizes, many dock high and grade-level doors, and 28'-32' clear height, Gemini can accommodate a variety of different tenants.

Located directly adjacent to the area's largest employers and manufacturers, Gemini Business Park is home to many global and national companies.

With the current expansion of Chobani, and the pending expansion of Clif Bar, this is the perfect location for industrial users of all sizes. Interstate 84 is only a few minutes away, as are the amenities of downtown Twin Falls.

As the Developer, Landlord and General Contractor, SCD can streamline the tenant experience by providing a single point of contact for lease negotiations, tenant improvements, and build to suit solutions. For new projects, Summit can deliver a building in an average of 12 months.

With another 56,000 SF set to deliver in Spring of 2026, and the potential to deliver an additional 120,000 SF in the Fall of 2026, Summit Creek Development can help to accommodate your business in a timely and cost-effective way.



What's Available & What's Coming Next?

GEMINI BUSINESS PARK

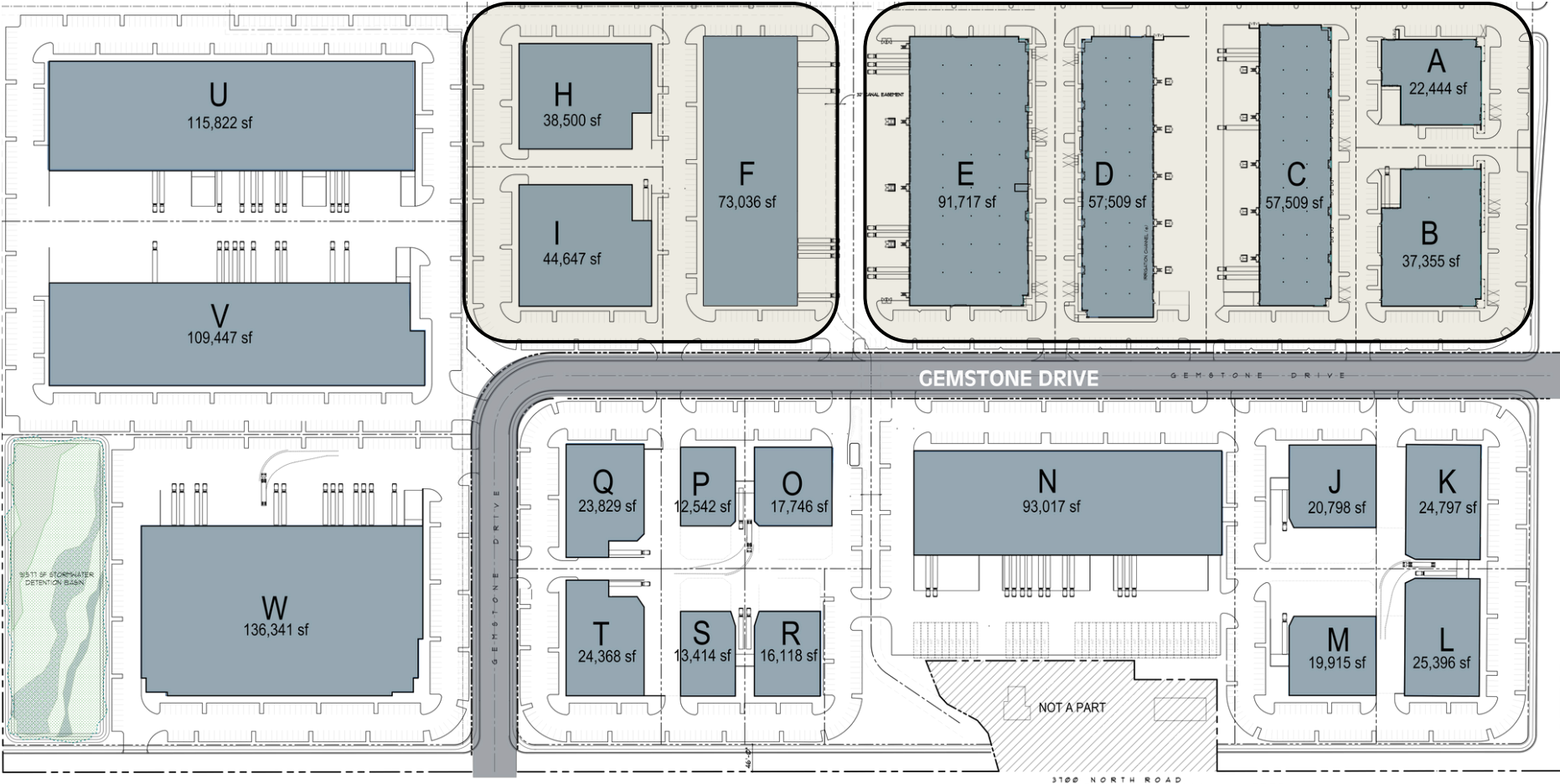
| BUILDING | SIZE (SF) | STATUS | NOTES |
|----------|-----------|-----------------------|------------------|
| A | 23,000 | Leased | Ernest Packaging |
| B | 37,000 | Leased | TBA |
| C | 56,000 | Leased Fall 2025 | CRC Global |
| D | 56,000 | Available Summer 2026 | AVAILABLE |
| E | 92,000 | Leased | CRC Global |
| F-H | Custom | Available Fall 2026 | Build-to-Suit |
| J-W | Custom | TBD | Future Phases |



FULL SITE PLAN

BUILDINGS F-H
Build-to-Suit & Custom Footprints
AVAILABLE FALL '26

BUILDINGS A - E
NOW LEASING



C EAST ELEVATION



B EAST ELEVATION

A EAST ELEVATION

AVAILABLE FALL 2026

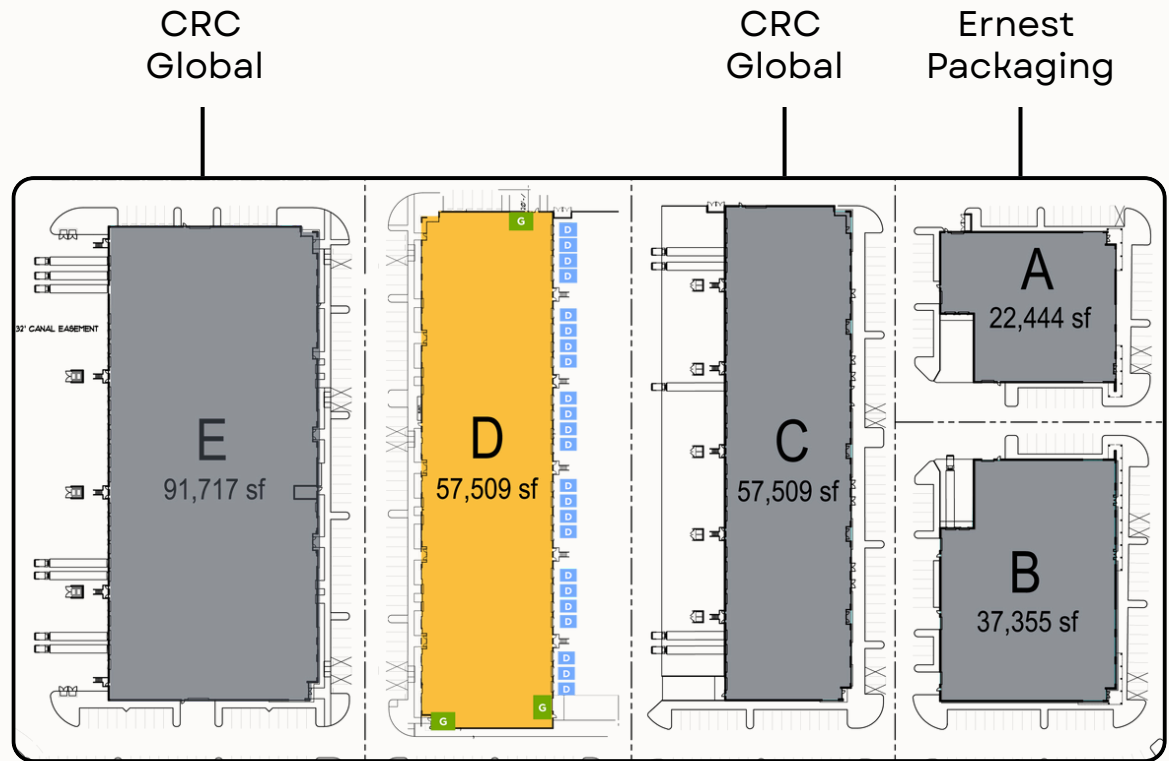
Building D

Property Highlights

- 28' Clear height
- 23 Dock-high doors
- 3 Grade-level doors
- ESFR fire suppression
- Parking Ratio: 1.5/1,000 SF
- 180' Wide truck courts

G Grade-Level Door

D Dock-High Doors



Leased: TBA



OVERVIEW

Gemini Business Park Highlights

- Brand New Class A Industrial Space
- Insulated Wall Panels for High R-Value
- High Skylight Count
- Concrete parking and truck courts
- Minutes from I-84 and downtown Twin Falls
- Unit sizes from 4800-500,000 SF
- Build-to-Suit Available
- Single Point of contact for development, construction, lease negotiation, and property management
- Directly adjacent to Clif Bar, Jayco & Chobani
- M-2 Zoning provides flexibility



| BUILDING | TOTAL SF | OFFICE SF | MIN DIVISIBLE | POWER | DOCK DOORS | GRADE-LEVEL DOORS | PARKING RATIO | AVAILABILITY |
|----------|-----------|-----------|---------------|------------|------------|-------------------|---------------|---------------------------|
| A | 23,000 SF | 2,125 SF | 22,444 SF | 2000A/208V | 2 | 3 | 4/1000 | Leased - Ernest Packaging |
| B | 37,000 SF | 1,450 SF | 16,128 SF | 2500A/480V | 2 | 4 | 3/1000 | Leased - TBA |
| C | 56,000 SF | 2,700 SF | 4,800 SF | 3000A/480V | 19 | 4 | 2/1000 | Leased - CRC Global |
| D | 56,000 SF | 2,700 SF | 4,800 SF | 3000A/480V | 23 | 3 | 1.5/1000 | Available - Summer 2026 |
| E | 92,000 SF | 2,100 SF | 10,000 SF | 2500A/480V | 8 | 7 | 1.5/1000 | Leased - CRC Global |

Smarter Construction = Better Business

Gemini Business Park isn't just another industrial development – it's built with **Total Integrated Panel Systems (TIPS)**, an innovative wall system designed to perform better for tenants and the planet.

What's in it for you?

LOWER OPERATING COSTS

Built-in insulation (up to R-30) helps keep heating and cooling bills in check – without the hassle of pin-up insulation.

LOWER CONSTRUCTION COSTS

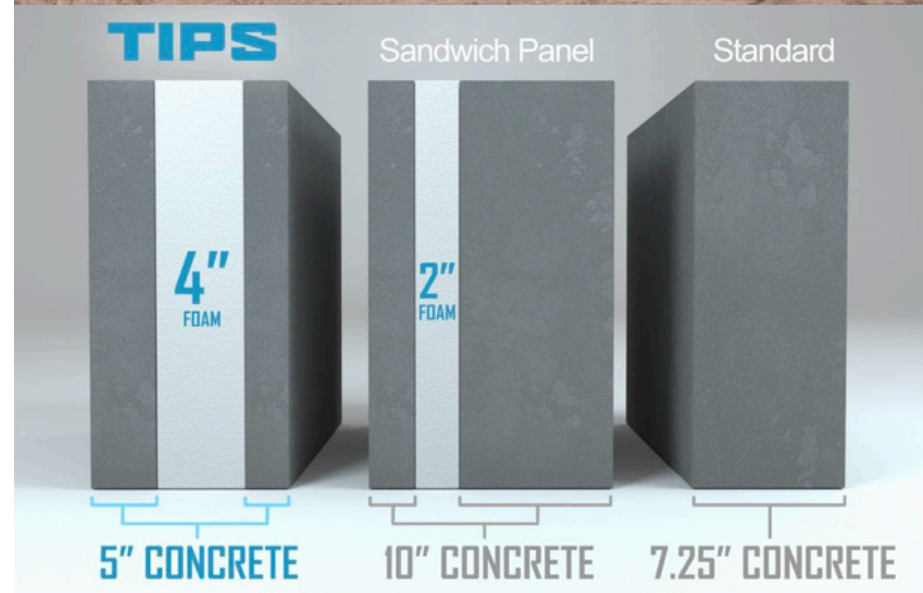
TIPS reduces material needs (50% less concrete + up to 90% less rebar), helping keep project costs down and timelines on track.

DURABILITY

Clean, low-maintenance walls mean fewer repairs & less wear, and more uptime.

SUSTAINABILITY

TIPS panels reduce concrete, rebar, water, and carbon by up to 50% – supporting corporate ESG goals from day one.



LOCATION

