

INDUSTRIAL SHOP FOR LEASE

CLARK INDUSTRIAL PARK

2281 ENDEAVOR ST, IDAHO FALLS, ID 83401



Shane Murphy

Principal/Broker

208.542.7979 Office

208.521.4564 Cell

shane@ventureoneproperties.com

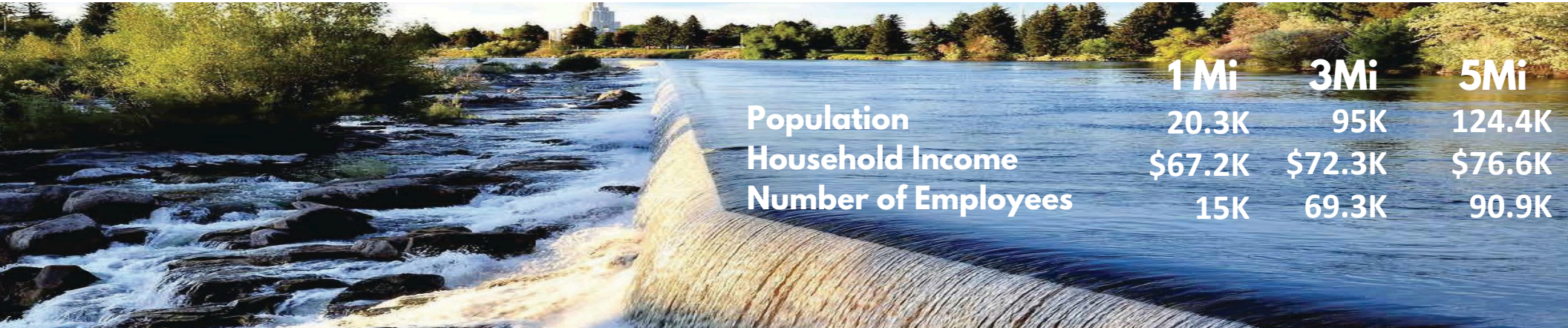
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

INDUSTRIAL SHOP FOR LEASE

CLARK INDUSTRIAL PARK

2281 ENDEAVOR ST, IDAHO FALLS, ID 83401



	1 Mi	3Mi	5Mi
Population	20.3K	95K	124.4K
Household Income	\$67.2K	\$72.3K	\$76.6K
Number of Employees	15K	69.3K	90.9K

HIGHLIGHTS

- 108' x 60' Shop Space
- 2 Grade Level 14 x 14 Overhead Doors, 1 Front Man Doors, 1 Rear Man Doors
- 2 Upper Window Boxes Allowing Natural Light
- 3 Phase Rocky Mountain Power
- Fire Suppression
- Large Front Parking Lot
- Divisible by 3,000 SF & 3,500 SF

AVAILABLE SPACE

NORTH EAST BOX	6,500 SFT
CEILING HEIGHT	Front Clearance - 32'2" Back Clearance - 29'7"
POWER	800 AMP
PRICING	CONTACT AGENT

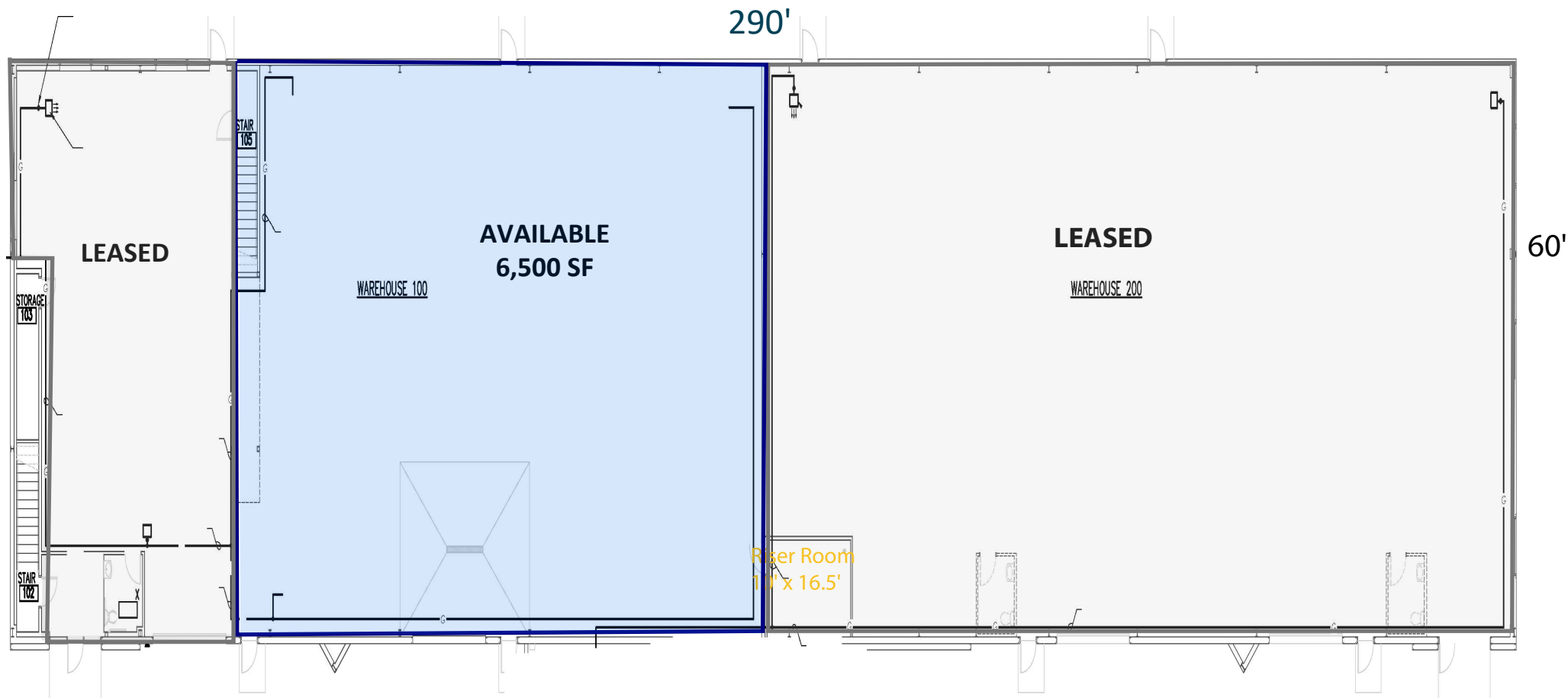


Shane Murphy

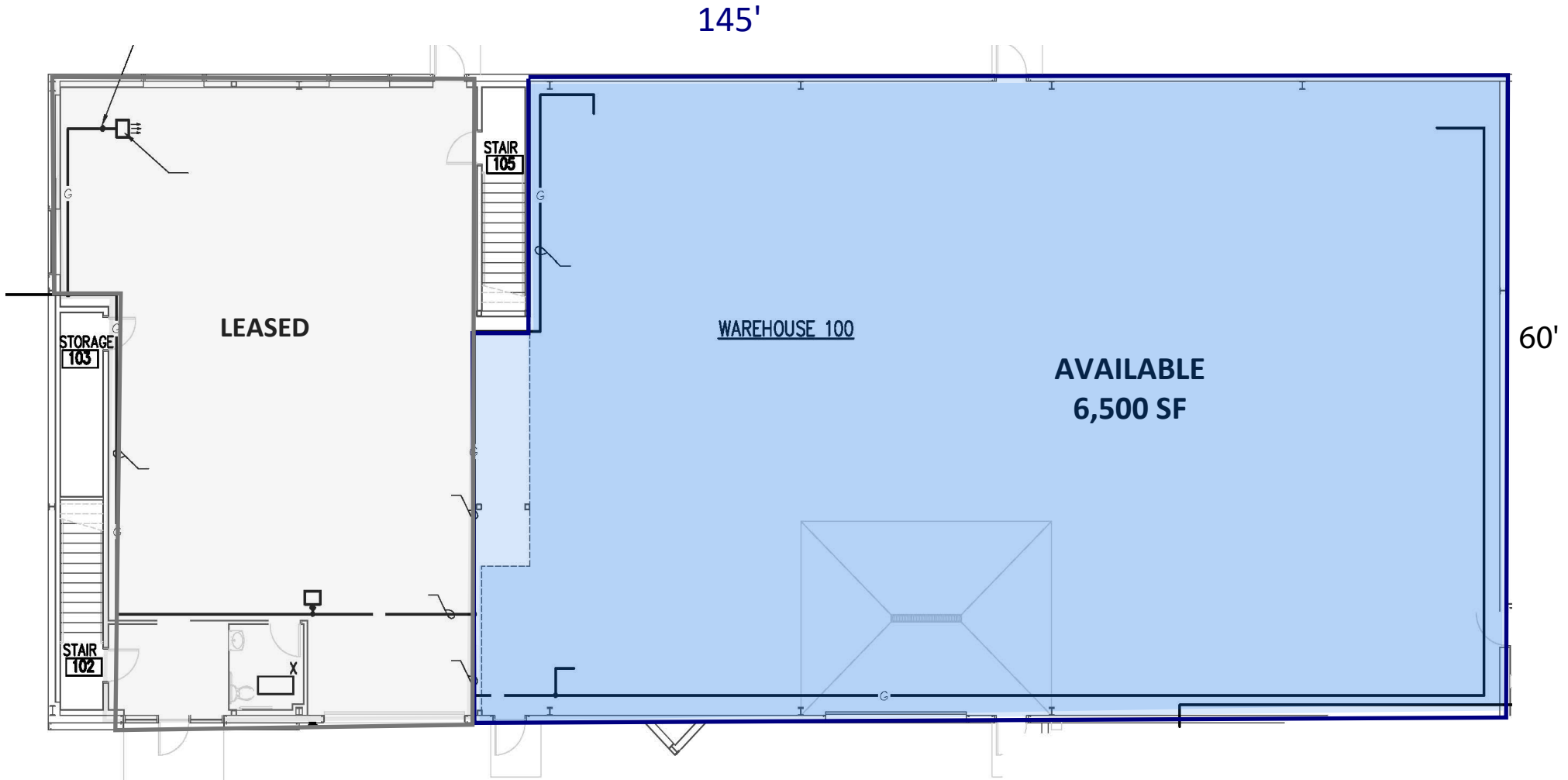
Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

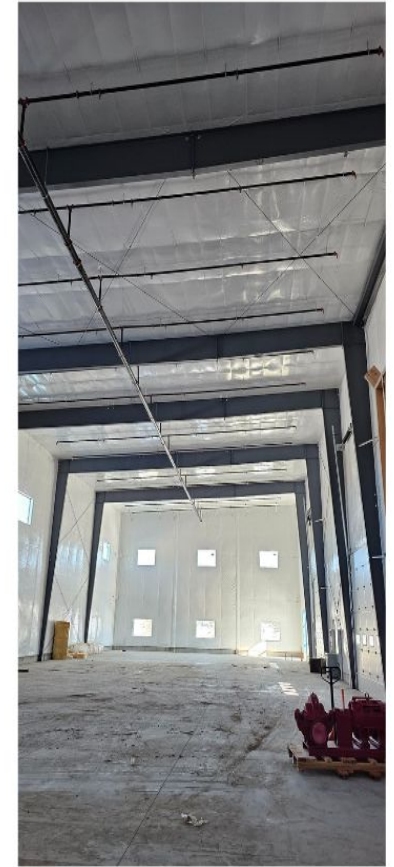
17,400 SFT BUILDING FOOTPRINT



6,500 SFT NORTH EAST BOX



PHOTOS



INDUSTRIAL SHOP FOR LEASE

CLARK INDUSTRIAL PARK

2281 ENDEAVOR ST, IDAHO FALLS, ID 83401



Shane Murphy

Principal/Broker

208.542.7979 Office

208.521.4564 Cell

shane@ventureoneproperties.com

ventureoneproperties.com

434 Gladstone St.

P.O. Box 2363

Idaho Falls, ID 83403

AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. 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, characterized by impressive Class A office buildings. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



Shane Murphy

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com



434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403