



# 735 MINIDOKA AVENUE

TWIN FALLS, IDAHO 83301

INDUSTRIAL PROPERTY FOR LEASE



**GRAYSON STONE**

208.948.0808 | grayson@tokcommercial.com

**JOSH WEINSTEIN**

208.927.3456 | joshw@tokcommercial.com

## PROPERTY INFO

<b>PROP. TYPE</b>	Industrial
<b>BUILDING SIZE</b>	3,132 SF
<b>LEASE RATE</b>	\$2,200/Mo.
<b>EST NNN</b>	\$326.06/Mo.
<b>AVAILABLE</b>	Immediately
<b>DOCK DOORS</b>	2
<b>POWER</b>	220 Volt
<b>ZONING</b>	C-B, Central Business

## PROPERTY HIGHLIGHTS

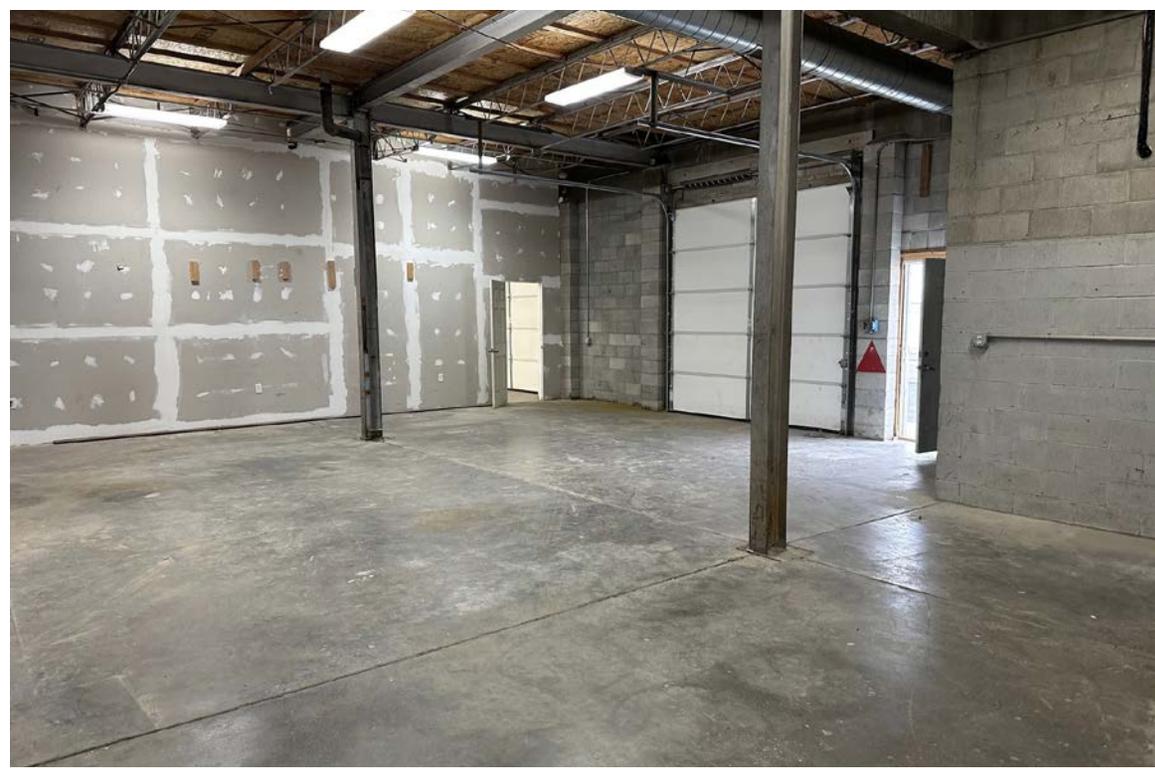
Excellent location directly off major arterial, 2nd Avenue & Minidoka Avenue, and just off Blue Lakes Boulevard.

Large parcel with ample excess storage area.

Multiple access points on 2nd Avenue S and Nevada Street.

Easy access from both North and South Twin Falls, between Blue Lakes and Shoshone Street.

Building has two, conveniently located, dock doors and office space with a bathroom.



**735 MINIDOKA AVENUE**

**Tok**COMMERCIAL.COM

2ND AVENUE E

COMMERCIAL AVE

MAIN AVENUE S

2ND AVE S

**SITE**

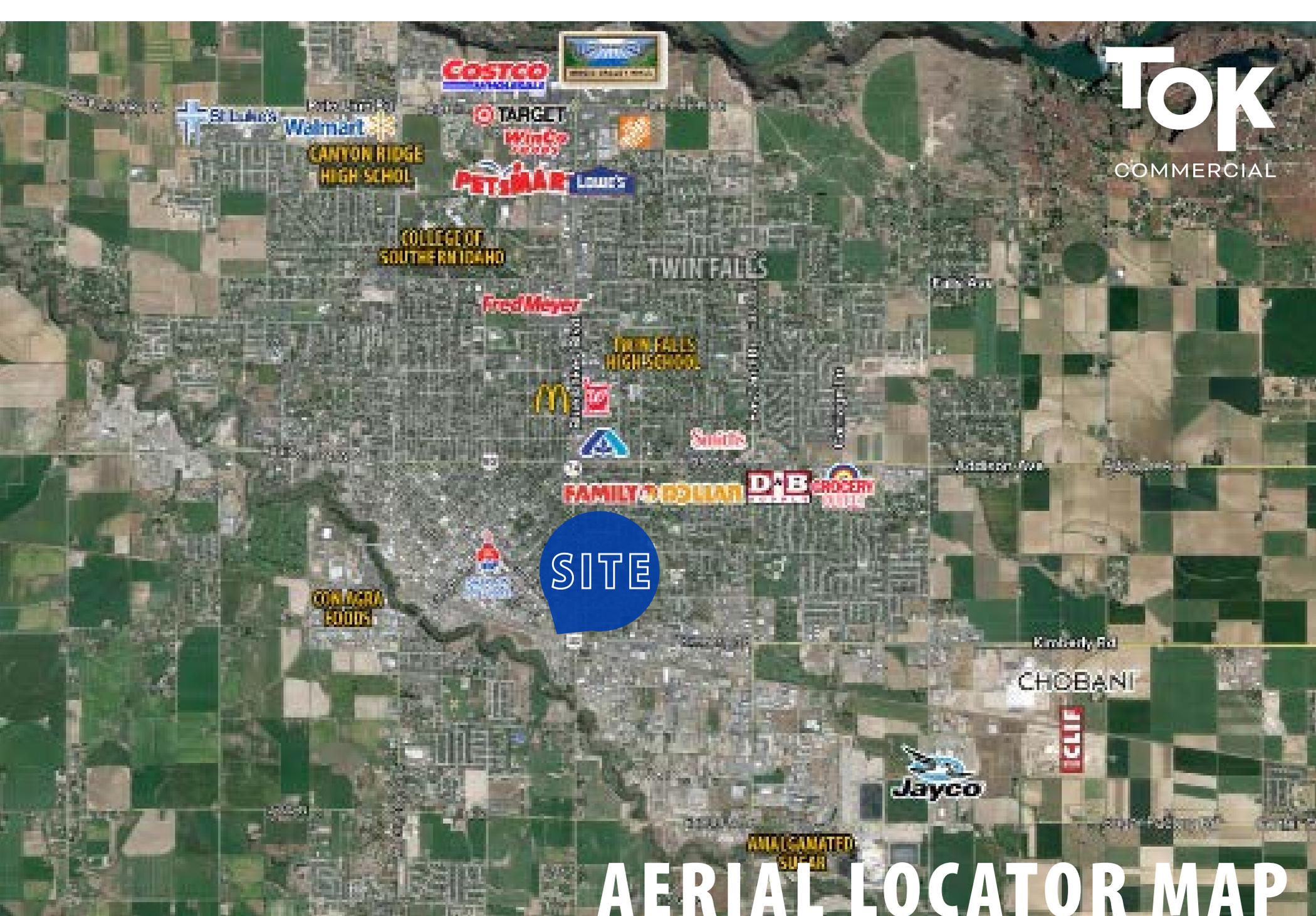
BLUE LAKES BLVD

NEVADA STREET E

MINIDOKA AVENUE

**TRAFFIC COUNTS**  
2ND AVENUE S: 5,978 VPD  
2ND AVE/MINIDOKA/NEVADA INTERSECTION: 8,618 VPD

**735 MINIDOKA AVENUE**



**SITE**

# AERIAL LOCATOR MAP