



 **New Construction**



For Lease

Tami Walker
208 420 4601
tami.walker@colliers.com

Highlights:

- New construction
- Superior Magic Valley location with easy access to I-84 and Hwy 30

Sunset Business Park

Light Industrial & Business Flex Space

2635 Kimberly Road | Twin Falls, ID - 1,100 SF

Property Overview

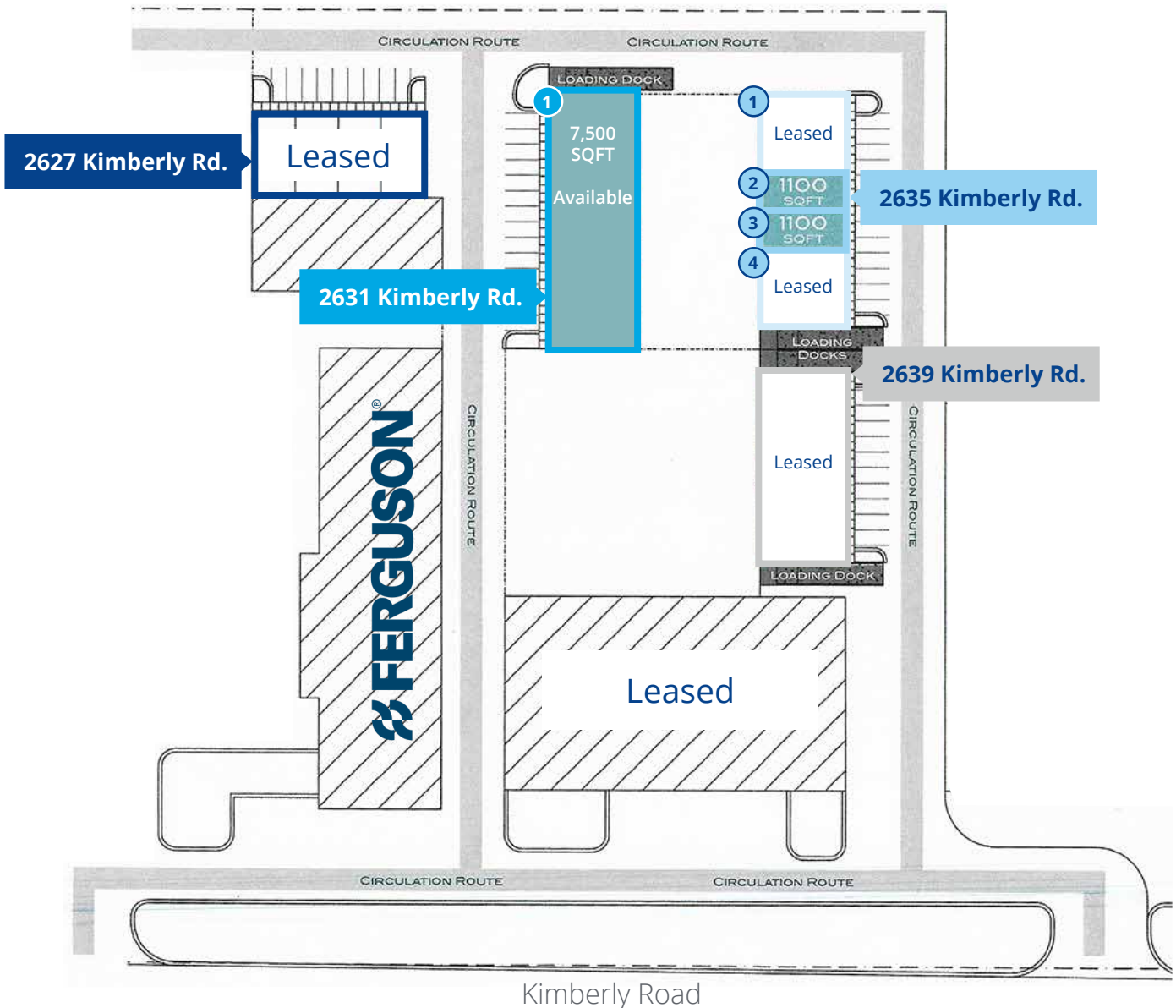
Property Type	Industrial flex
Construction Type	Steel
Year Built	2023
Zoning	C1
Ceiling Height	16'
Grade Level Drive-In Doors	10' x 12'
Power	220 v

Site Plan

Space Available

2635 Kimberly Road

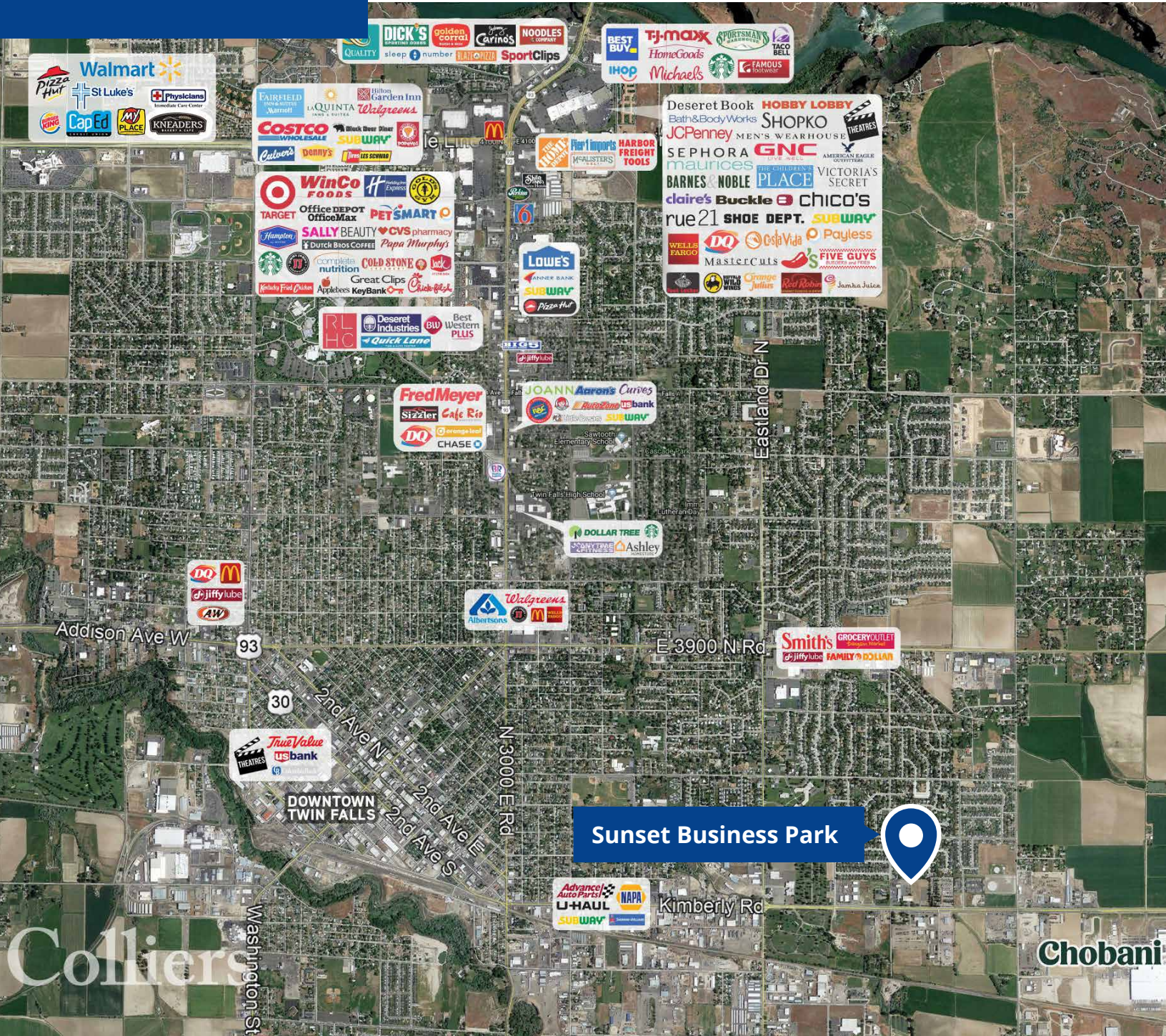
Unit	Size	Rate	Yard Available
2	1,100 SF	\$1.20 PSF	Yes
3	1,100 SF	\$1.20 PSF	Yes



Location

 Google Map

 Street View



Sunset Business Park



205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
208 910 2006
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Magic Valley, LLC.