

297 WYCOFF CIRCLE,

INDUSTRIAL SPACE FOR LEASE | TWIN FALLS, ID 83301



CONTACT

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HIGHLIGHTS

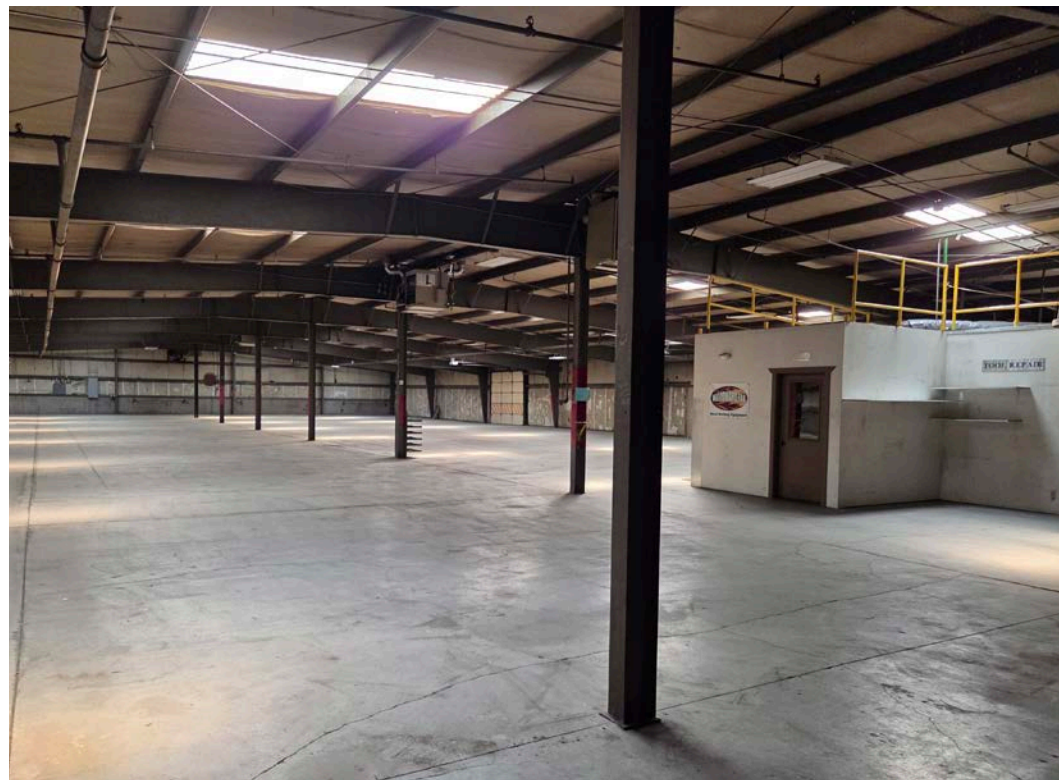
- Convenient access to Highway 30 and Kimberly Road
- Multiple grade-level doors at the front and sides for efficient loading and maneuverability
- 3,000 SF of well-appointed office space
- 1.1 acres of fully fenced and secured yard space
- Fire suppression system in place
- M-1 zoning suitable for light manufacturing

DETAILS

Space:	RSF:	RATE:
Main Bldg	Office 3,000 SF	\$0.75/SF
	Whse 17,000 SF	
	Total 20,000 SF	
Auxiliary Building	3,500 SF	\$0.75/SF
LEASE TYPE:	NNN	CLEAR HEIGHT: 14'
LOT SIZE:	2.41 Acres	DOCK DOOR: (2) Main Bldg
BLDG SIZE:	20,000 SF	GRADE DOOR: (5) 10' (1) 14'
ZONING:	M-1	PARKING: Ample
POWER:	240-480 volt 3 Phase	AVAILABLE: Immediate

UPDATED: 10.2.2025

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AUXILIARY BUILDING



MAIN BUILDING



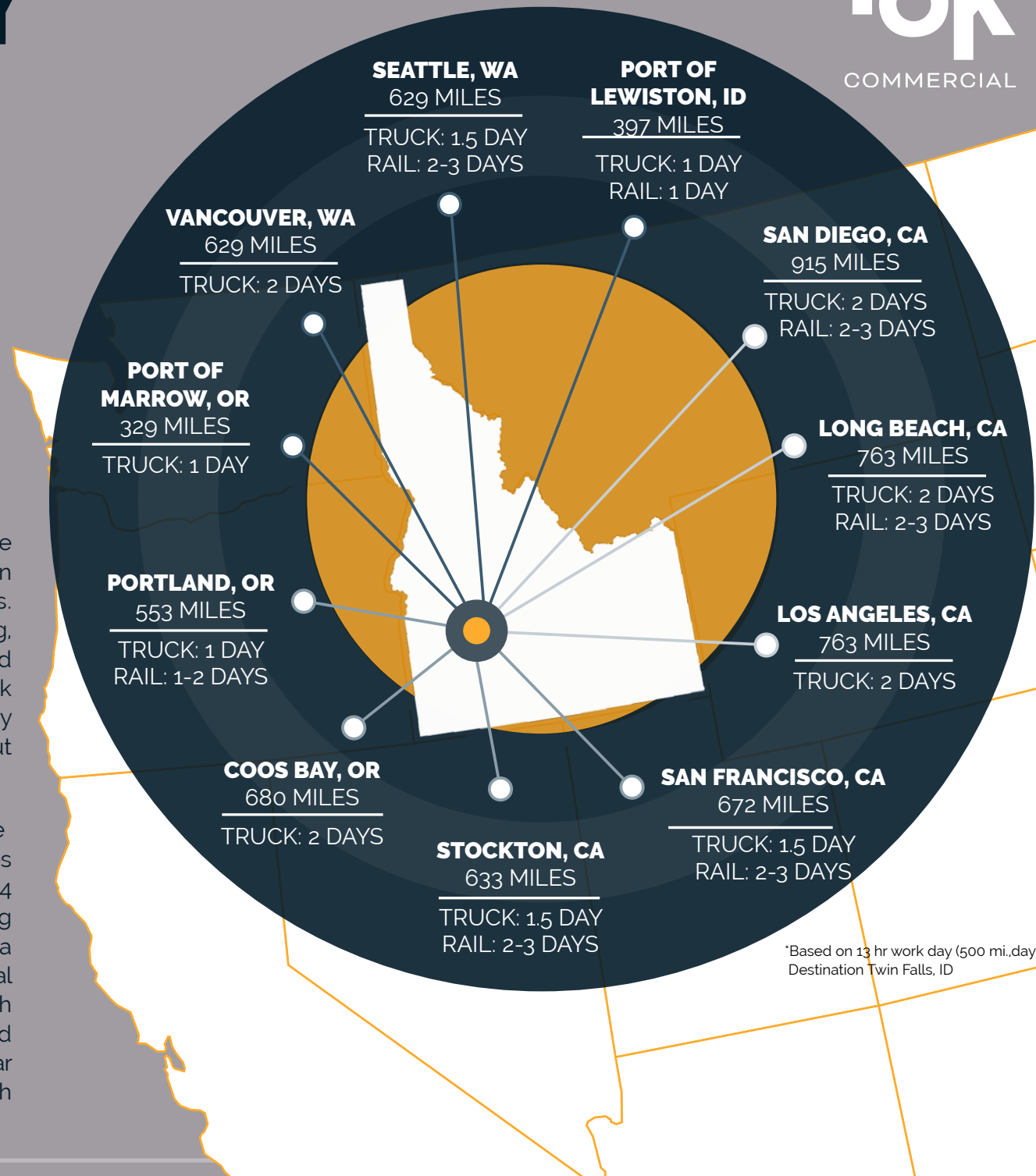
ONE DAY DRIVE

TO EVERYTHING IN THE WEST

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.

North Bridge Junction is strategically located at the intersection of I-84 and US-93, two major arteries that serve the county and State. Interstate-84 crosses the southern portion of the County, linking the Pacific Coast to eastern destinations, and is a source of substantial commercial activity at a national level. U.S. Route 93 connects I-84 with North-South destinations as far north as the Canadian border and down to Arizona to the South. Additionally, the popular tourist destinations of Sun Valley and the Sawtooth Mountains are accessed using this crossroads.

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