



COMMERCIAL

GATEWAY BUSINESS PARK

PLANNED INDUSTRIAL FOR LEASE | 5440 S. DOUG ANDRUS ROAD | IDAHO FALLS, ID 83687



10,575 SF - 96,398 SF + YARD SPACE AVAILABLE

CONTACT



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HIGHLIGHTS



- New planned Industrial complex now pre-leasing.
- Prime exposure on interstate frontage.
- Convenient proximity to the freeway and industrial park.
- Perfect for subcontractors, warehousing, or distribution users.
- Fully sprinklered, ESFR sprinklered.

DETAILS



LEASABLE SPACE:	Up to 64,671 SF (Phase I) Up to 31,727 SF (Phase II) <i>See following pages for details</i>
LEASE RATE:	Contact Agent
LEASE TYPE:	NNN
SPRINKLERS:	ESFR
ZONING:	C-2
CONSTRUCTION TYPE:	II-B/Concrete Tilt-Up
UTILITIES:	Sewer (County), Gas (Natural)
POWER SUPPLY:	3 Phase 480Y/277, 2000amps

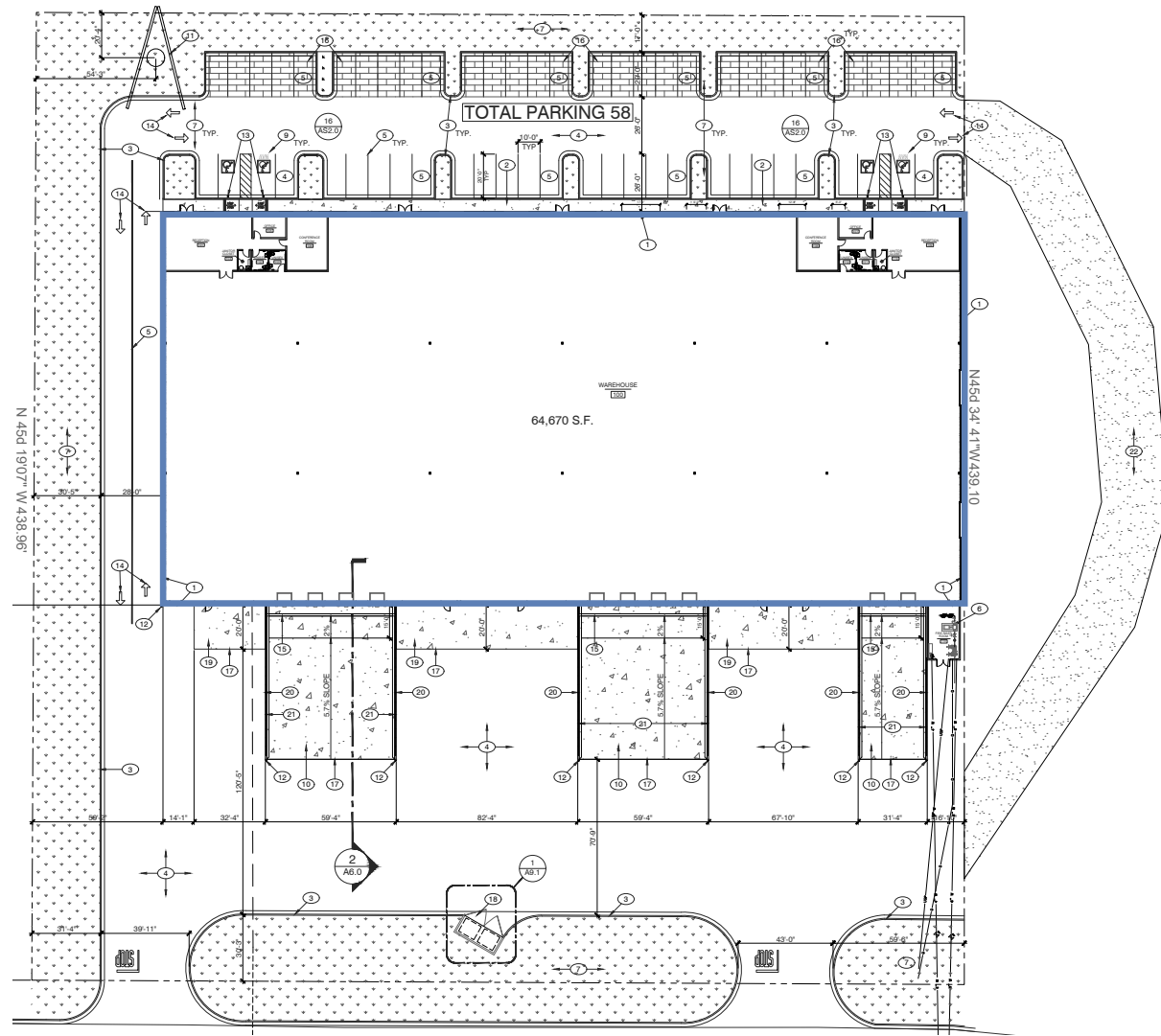
UPDATED: 6.4.2024

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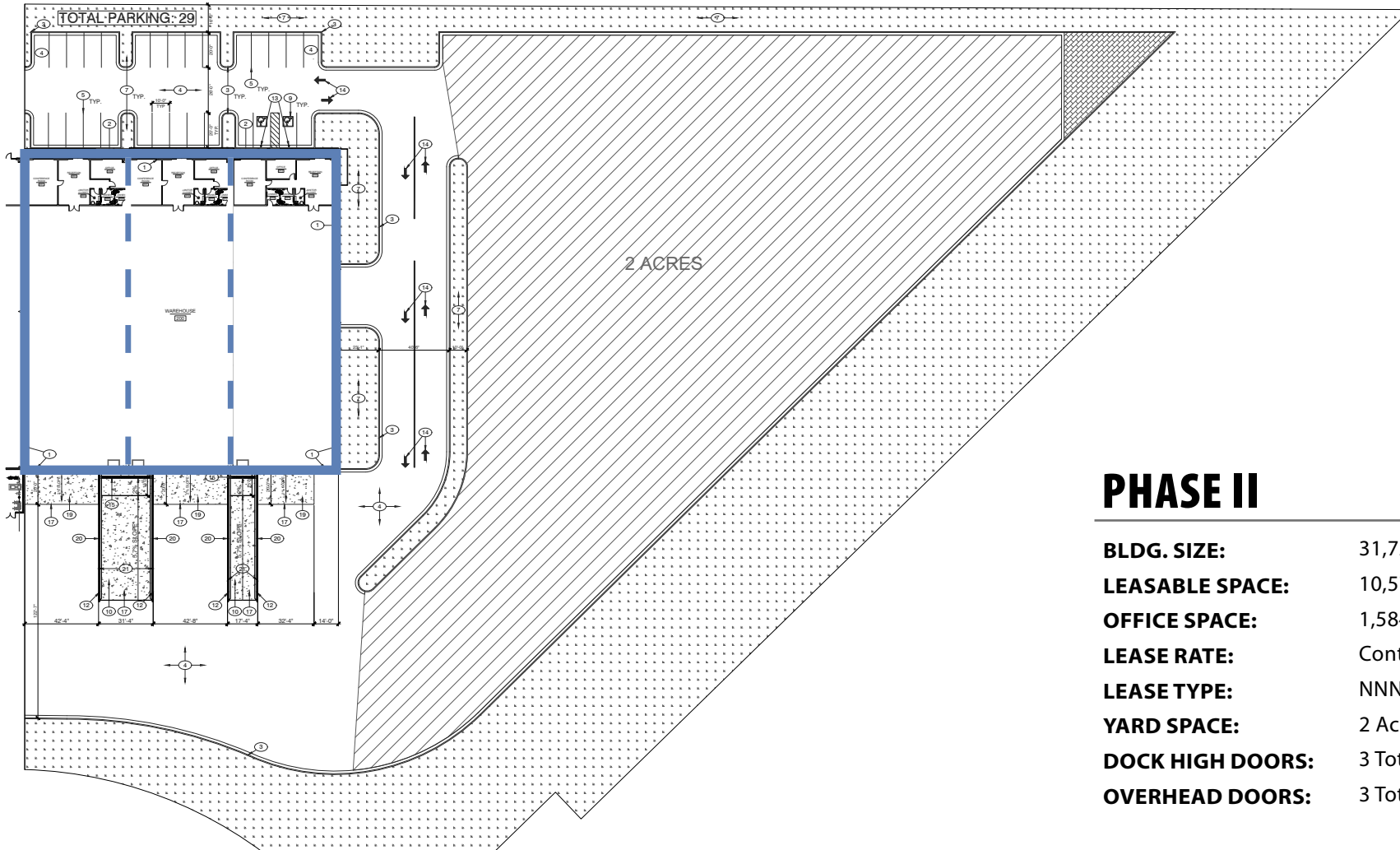
PHASE I

- BLDG. SIZE:** 64,671 SF Total
- LEASABLE SPACE:** 12,934 SF - 64,671 SF
- OFFICE SPACE:** 1,924 SF per suite
- LEASE RATE:** Contact Agent
- LEASE TYPE:** NNN
- SPRINKLERS:** ESFR
- CLEAR HEIGHT:** 28'
- CONSTRUCTION TYPE:** II-B/Concrete Tilt-Up
- POWER SUPPLY:** 3 Phase 480Y/277, 2000amps



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PHASE II

BLDG. SIZE:	31,727 SF Total
LEASABLE SPACE:	10,575 SF - 31,727 SF
OFFICE SPACE:	1,584 SF per suite
LEASE RATE:	Contact Agent
LEASE TYPE:	NNN
YARD SPACE:	2 Acres
DOCK HIGH DOORS:	3 Total or 1 Per Suite
OVERHEAD DOORS:	3 Total or 1 Per Suite

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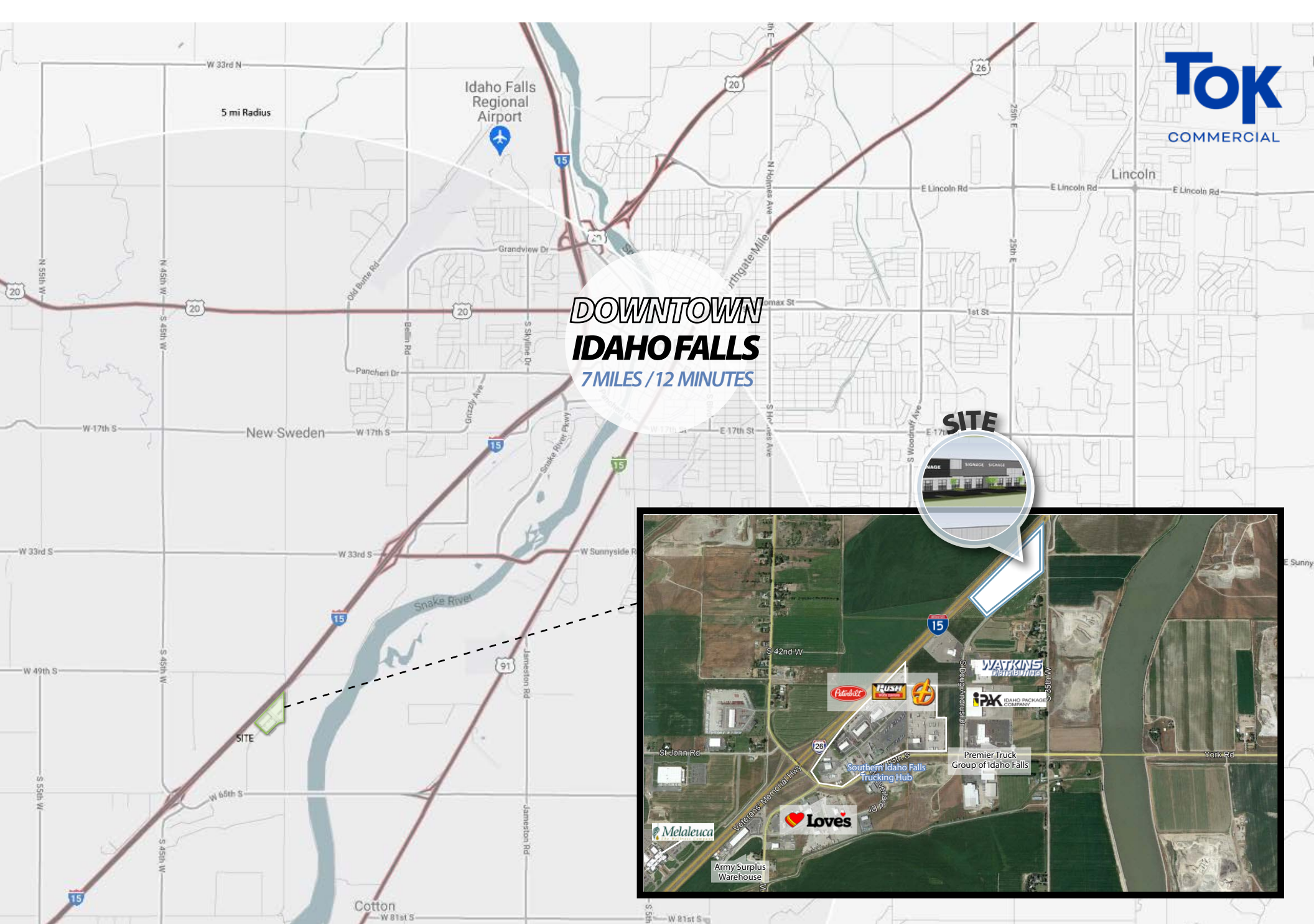


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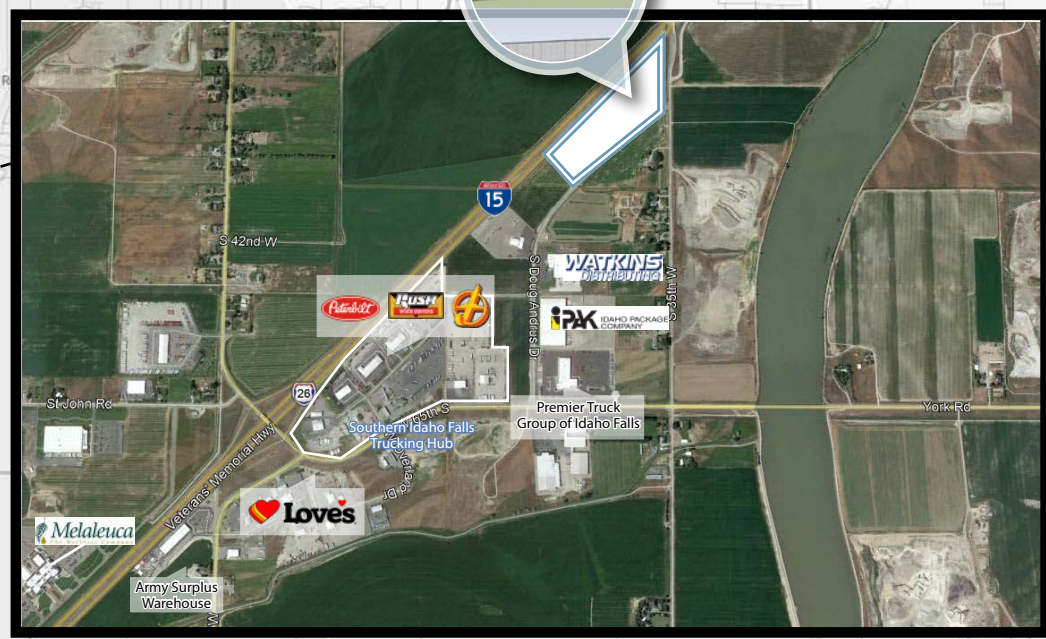
PHASE I

PHASE II





**DOWNTOWN
IDAHO FALLS**
7 MILES / 12 MINUTES



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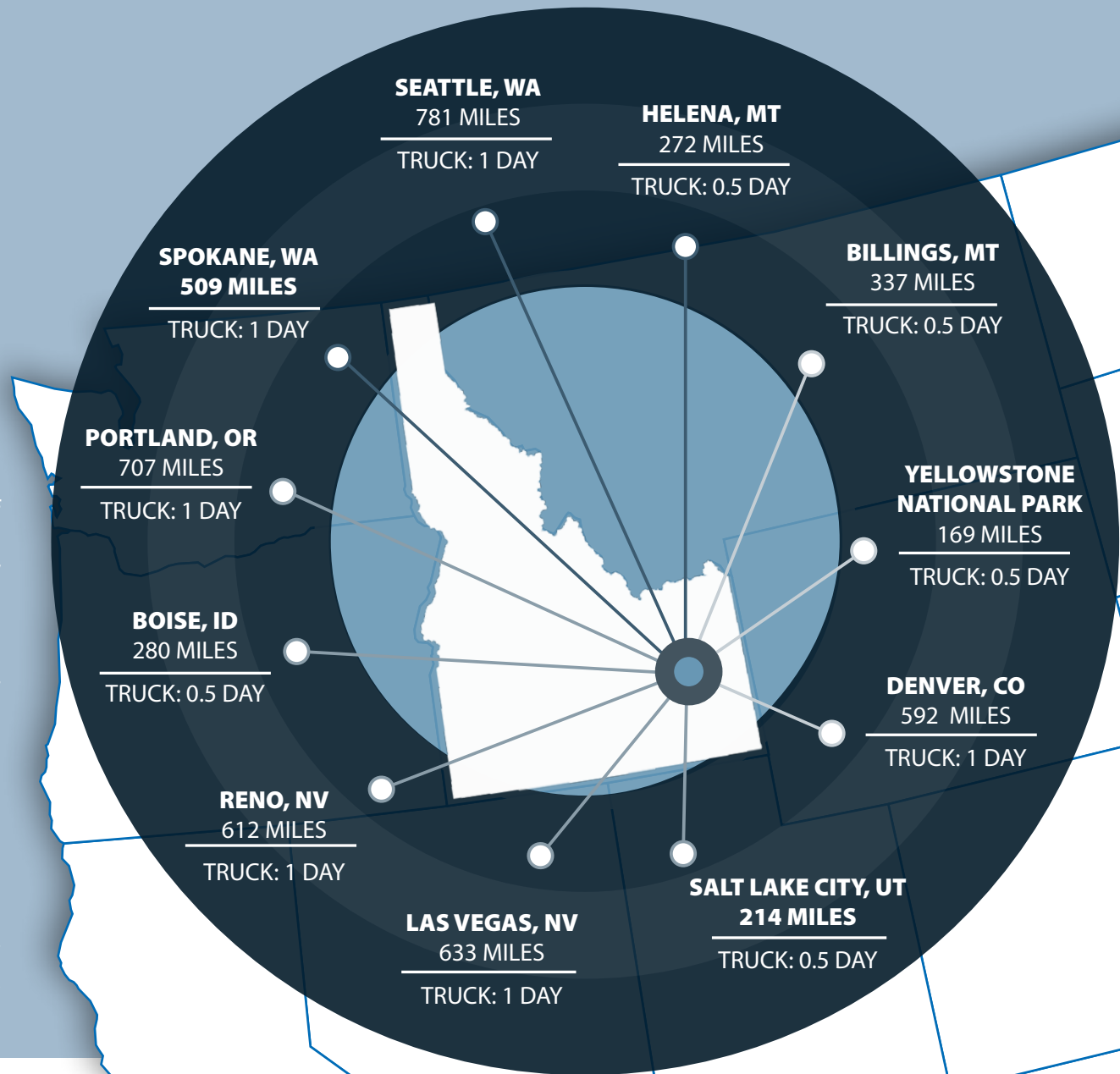
ONE DAY DRIVE

INTO ANYWHERE IN THE WEST

The Eastern Idaho region is known as the mecca of outdoor activities with its proximity to Yellowstone National Park, Grand Teton National Park and many others.

It is also home to some of Idaho's top college's such as Idaho State University, and Brigham Young University - Idaho. The largest employers of this area are Idaho National Laboratory, ON Semiconductor and Philo Farnsworth. This area of the state is also known for its strong agricultural roots - producing potato, barley, alfalfa and wheat.

Industrial demand in the state of Idaho remains strong. This project offers a wide variety of industrial users a highly prized location which is positioned in a highly accessible region, close to many other major west hubs.



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