

MLS Number: SI2176150A (Active) (10 Hits)

4113 E 648 N RIGBY, ID 83442



Days on Market 2
Lease Rate: \$0.95
Rate Type: \$/SF/Month
Type Lease:
Current Use: Industrial, Office
Buildings: 1
Offices/Unit(s): 3
Restrooms: 3
Stories: 1
Handicap Access: No
Apx Total SqFt: 9000
Apx Year Built: 2022
Parking: Parking Lot
Off Street Parking:

Unit #:
County: Jefferson
Sub Area:
Zoning-General: COMMERCIAL
Zoning-Specific: JEFFERSON-C1-COMMERCIAL 1 ZONE

Lot Size (Apx SqFt): **Apx Acreage:** 1.18 **Frontage:** **Depth:** **Flood Plain:** U
Location: High Traffic , Industrial Park, Interstate Exit/Access **LID (Local Improvement District):** Unknown
Parcel #: RP05N39E335698 **Enhanced Septic Fee:** \$0.00
Short Term Rental: Unknown **Winter Access:** Yes

Abv Grade SqFt: 9000 **Blw Grade SqFt:** 0 **Fire Suppression:**
Overhead Doors: Yes **# Overhead Doors:** 3 **Door Height:**
CeilgHgt: **MinClgHgt:** **MaxClgHgt:**
Sep Utilities: \$/SqFt **Annually:** 11.4 **Estimated Triple Net Charges:**
Sublease: **MinTrmLse:** 3 Years **PrmLseExp:**

Construction/Status: Metal Frame
Foundation: Concrete Perimeter
Roof: Metal
Heat Source/Type: Forced Air
Air Conditioning:

Water: Shared Well
Sewer: Public Sewer
Provider/Other Info: Rocky Mountain Power
Commercial Amenities: High Traffic Location, High Visibility

Inclusions: NA

Exclusions: Owner / Tenants Personal Property

Public Info: This impressive 9,000 sq ft steel building offers unmatched functionality and exposure, making it the ideal space for your growing business. Situated on 1.18 acres with direct visibility from Highway 20, the property boasts three large 14'x14' overhead doors, perfect for easy access and large equipment. Inside, you'll find three spacious offices, three bathrooms, and a 600-amp, 3-phase power system to support demanding operations. With efficient gas heat, the building is equipped for year-round use. Don't miss your chance to elevate your business presence in this prime location!

Private Info: Contact Jason Grider for showings @ 208-313-2003 or jasongrider.realty@gmail.com. One of the 3 bays is available to see with an appointment. Alarm must be disarmed by owner remotely before opening door for showings.

Driving Directions Beginning At: Heading North on I-15, take exit 325. Turn left & continue on to E Menan Lorenzo Hwy. Turn left onto N 4100 E then left onto 648 N. The building will be set back from the road on the right.

Owner Name: Ball

Business Name:

Contract Type:

Key Box Type: Infrared

Key Box Time:

Key Location: LOCKBOX

Sign: Yes

Agent Owned: No

Buyer Exclusions: Yes

Duplicate Entry: Yes

Other MLS#:

Showing Instructions: Vacant, Other-See Remarks

Pending Date:

VOW AVM: No

VOW Comments: No

List Date: 5/1/2025

Expire Date: 12/31/2025

Display on Internet: Yes

Display Address: Yes

Co-List Office:

Co-List Agent:

Listing Office: eXp Realty LLC (#:5345)

Main: (208) 890-7776

Fax:

Co-Listing Office: eXp Realty LLC (#:5345)

Co-Main: (208) 890-7776

Co-Fax:

Listing Agent: Grider Peterson Real Estate Team (#:9041)

Agent Email: info@petersonteam.net

Contact #: (208) 227-5389

Co-Listing Agent: Jason Grider (#:8582)

Co-Agent Email: jasongrider.realty@gmail.com

Co-Contact #: (208) 313-2003

Information Herein Deemed Reliable but Not Guaranteed