

FOR SALE: RARE SMALL BAY INDUSTRIAL BUILDING | VALUE ADD OPPORTUNITY

# 6248 S BURGGRAF WY IDAHO FALLS, ID 83402



PGW  
Auto Glass

Foothill  
Medical Supply

Swagelok  
Idaho

R&D Wholesale  
Nursery

IDF The Floor  
Store

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We Build Brands.

**Subject  
Site**

Heritage Ln

S Burggraf Wy

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REAL ESTATE INVESTMENT SERVICES



# Executive Summary

This offering presents the opportunity to acquire a **rare small-bay multi-tenant industrial property**, the most highly sought-after industrial asset class due to limited supply, strong tenant demand, and durable cash flow. The property consists of six individual industrial bays totaling 6,144 square feet and is offered at a 6.50% cap rate based on in-place NOI of \$81,113.

Several tenants are currently **month to month**, providing a buyer with **immediate upside through rent increases to market levels** or the ability to restructure leases with longer terms. Additionally, the property features valuable yard space, which may be leased for supplemental income, utilized by tenants, or potentially improved with an additional structure subject to approvals.

The flexible tenancy profile also creates a compelling **owner-user opportunity**, allowing a buyer to occupy space currently held by month-to-month tenants while maintaining income from remaining units. This offering represents a rare opportunity to acquire a bite-sized multi-tenant industrial asset with multiple exit strategies and clear upside in a supply-constrained market.



## OFFERING SUMMARY

ADDRESS	6248 S Burggraf Wy, Idaho Falls, ID 83402
NAME OF INVESTMENT	Idaho Falls Small Bay Industrial
CAP RATE	6.50%
NOI	\$81,113
BUILDING SIZE	6,144 SF
SIZE OF PARCEL	1 Acre
UNITS	6 Small Bay Industrial Units
LEASE TYPE	NNN
INVESTMENT TYPE	Valeu-Add
TENANT PROFILE	Local and regional service and industrial users
OCCUPANCY	100% (Multiple month-to-month tenants)



SALE PRICE: **\$1,248,000**



# Property Highlights

- ◆ Rare bite-sized multi-tenant industrial investment
- ◆ Most highly sought-after industrial asset type nationally
- ◆ Immediate upside through rent increases on month-to-month tenants
- ◆ In-place cash flow with near-term NOI growth potential
- ◆ Valuable yard space suitable for additional income or future expansion
- ◆ Owner-user flexibility due to short-term tenancy structure
- ◆ Small bay configuration drives strong tenant demand and retention
- ◆ Below replacement cost basis
- ◆ Diversified tenant mix across service and light industrial uses
- ◆ Strong liquidity and broad buyer appeal at exit
- ◆ Limited new small-bay industrial supply in the market
- ◆ 2018 Construction





# Rent Roll – Value Add Investment Opportunity

Unit	Occupant	Sqft	Monthly \$/Sqft	Monthly Base Rent	Adjusted (NNN) Rent Estimate	Lease Start Date	Lease Expiration	Lease Term
6272	<b>GoFer It Express</b>	1,024	1.56	\$1,600	211.16	11/10/2025	11/30/2028	3 Years
6266	<b>Sunroc</b>	1,024	1.1	\$1,126.4	211.16	5/20/2025	5/19/2027	2 Years
6262	<b>Sunroc</b>	1,024	1.1	\$1,126.4	211.16	5/20/2025	5/19/2027	2 Years
6258	<b>Strategic Industrial Supply LLC</b>	1,024	1	\$1,024	211.16	5/1/2025	MTM	Month to Month
6252	<b>Medilogix</b>	1,024	1	\$1,024	211.16	6/20/2025	MTM	Month to Month
6248	<b>Royal Game Taxidermy</b>	1,024	1	\$1,024	211.16	4/24/2025	MTM	Month to Month







Tec Distributing  
Idaho

Control System  
Technology, Inc.

Western Hearth  
Distributors

Eagle Rock  
Specialties

Eagle Rock  
Fabrication

Country Touch  
Craft Fair

Wolverine Rocks  
and Rubber

Town & Countr  
Gardens

R&D  
Wholesale  
Nursery

IDF The  
Floor  
Store

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S Burggraf Wy

G | R





Seasons West Inc.

W 65 S

HK Contractors,  
ACRH Company

PGW  
Auto Glass

Foothill  
Medical Supply

Swagelok  
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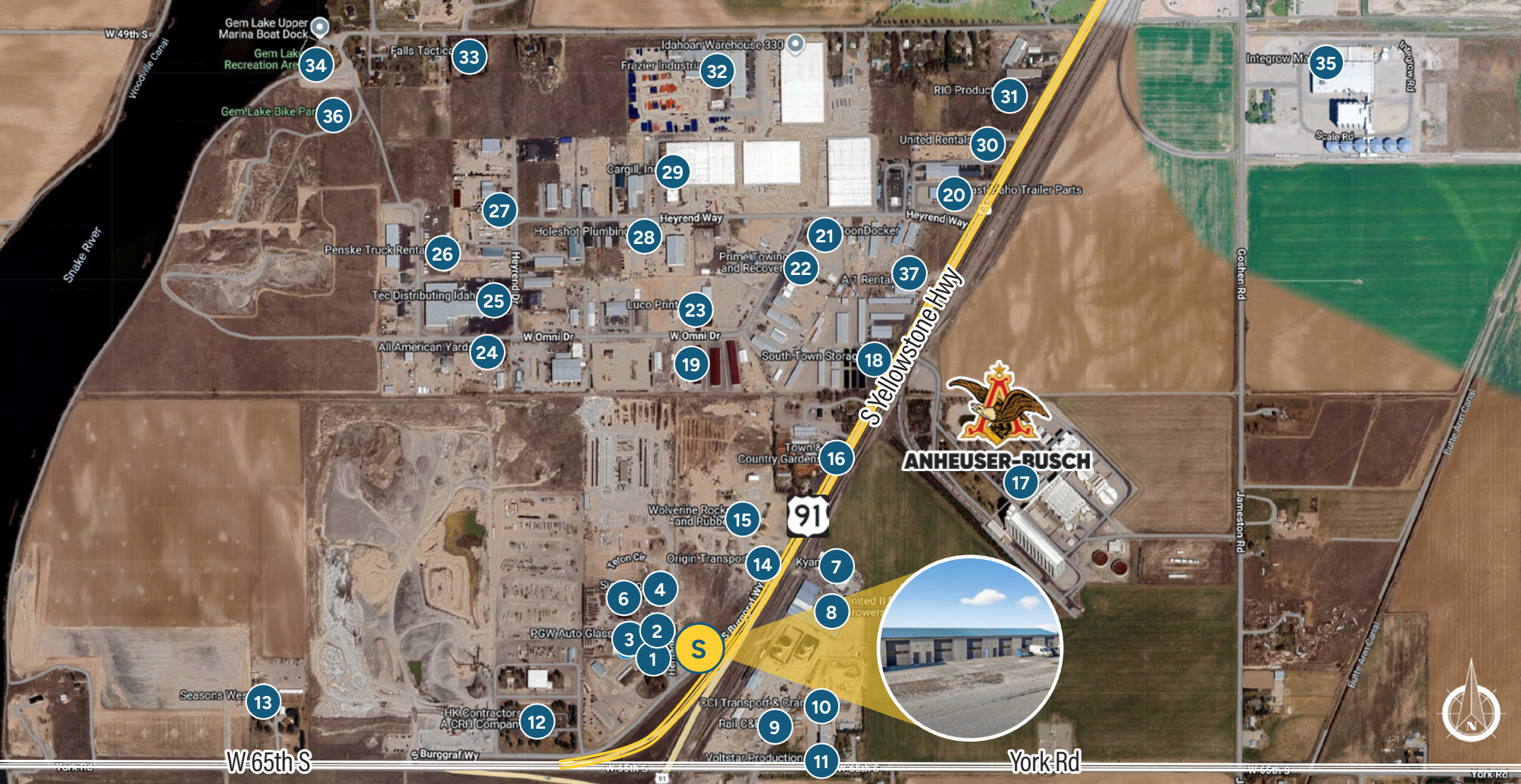
Heritage Ln

**Subject  
Site**

S Burgraff Wy

G | R





## NEARBY TENANTS

### S 6248 S Burggraf Wy (Subject Site)

- 1 Foothill Medical Supply
- 2 Swagelok Idaho
- 3 PGW Auto Glass
- 4 Sign Pro
- 5 IDF The Floor Store
- 6 R&D Wholesale Nursery
- 7 Kyani
- 8 United II Potato Growers-Idaho

- 9 Rail C&B
- 10 CCI Transport & Crane Inc
- 11 Voltstar Productions
- 12 HK Contractors
- 13 Seasons West Inc
- 14 Origin Transport
- 15 Wolverine Rocks and Rubber
- 16 Town & Country Gardens
- 17 Anheuser Busch
- 18 South Town Storage

- 19 Eagle Rock Specialties
- 20 East Idaho Trailer Parts
- 21 BoonDocker
- 22 Prime Towing and Recovery LLC
- 23 Luco Prints
- 24 All American Yards Inc
- 25 Tec Distributing Idaho LLC
- 26 Penske Truck Rental
- 27 2M Co Inc
- 28 Holeshoot Plumbing

- 29 Cargill
- 30 United Rentals
- 31 RIO Products
- 32 Frazier Industrial
- 33 Falls Tactical
- 34 Gem Lake Recreation Area
- 35 Integrow Malt
- 36 Gem Lake Bike Park
- 37 A-1 Rentals



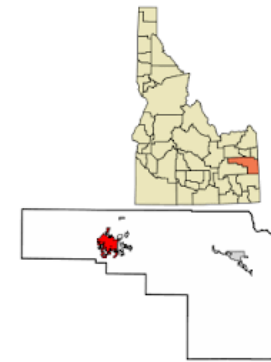
# About Idaho Falls

For the third time in four years, the City of Idaho Falls is once again America's Best-Performing Small City, according to an independent study. The 2024 Milken Institute Best-Performing Cities Index objectively ranks cities on their economic performance. According to the study, Idaho Falls' strong job and wage growth pushed the city to the top of the list in 2021 and 2023. "It's a tremendous honor for Idaho Falls to top the Milken list yet again. This prestigious recognition reflects hard work from talented citizens all throughout our city that has allowed Idaho Falls to continue to be a top location for economic opportunity," said Idaho Falls Mayor Rebecca Casper. "This community has made great strides when it comes to supporting technology and all types of innovation in a cyber-secure environment primarily because we have visionary leaders across all business sectors who look for opportunities to grow, transform and adapt their businesses and services to compete in the 21st century marketplace." The annually published index reflects Idaho Falls' ability to leverage our resources to promote economic growth and provide residents access to essential services and infrastructure needed for success. The index looks closely at job creation, wage growth, and the high-tech sector's output growth.

Idaho Falls, situated in Bonneville County, Idaho, stands as a dynamic and thriving city, proudly serving as the county seat. As the largest city in the state outside of the Boise Metropolitan Area, it has experienced remarkable population growth, boasting a staggering 26% increase between 2010 and 2023. The city's current population of nearly 117,000 within a 5-mile radius of the property underscores its significance and appeal.

Functioning as a crucial transportation gateway to the Northwest, Idaho Falls plays a pivotal role in connecting various regions. The upcoming \$45 million expansion project at the Idaho Falls Regional Airport, located conveniently within 15 minutes from the property, is a testament to the city's commitment to enhancing its infrastructure. This project is poised to further elevate the city's status as a transportation hub, fostering increased connectivity and accessibility.

Idaho Falls holds the esteemed position of being the principal city in the Idaho Falls Metropolitan Statistical Area, contributing significantly to the broader Idaho Falls-Blackfoot-Rexburg region. The city's influence extends beyond its boundaries, supported by robust surrounding demographics, a business-friendly leadership ethos, and a high quality of life that makes it an attractive destination for both residents and businesses alike.





SMALL BAY INDUSTRIAL | LARGE YARD SPACE | PRICED BELOW REPLACEMENT COST

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