

WAREHOUSE W/RETAIL STORE-FRONT BUILDING FOR LEASE

580 N STATE STREET

SHELLEY, IDAHO, 83274

TOK

COMMERCIAL



BLAKE PHIPPEN
208.357.4996
blake@tokcommercial.com

DARREN PUETZ
208.656.2273
darren@tokcommercial.com

MARK BOUCHARD
208.357.4995
mark@tokcommercial.com

BRADLEY NICOLL
208.617.3819
bradley@tokcommercial.com

CONTACT



Excellent Warehouse/Retail store front opportunity located on Yellowstone Highway in Shelley.

Excellent location for companies serving both the Idaho Falls and Blackfoot markets. Centrally located to Shelley business district.

Warehouse with 18" clear height, multiple 16' grade level doors, ability to provide drive through access in the warehouse and 3-Phase Power!

Easy access to Idaho Falls via Yellowstone Highway and multiple access points to Interstate 15!

Potential opportunity for 2+/- acres of yard space to be leased with building.

HIGHLIGHTS



DETAILS



SPACE:	SF:	RATE:
580 N State	40,000 SF	Contact Agent

LEASE TYPE:	NNN
CLEAR HEIGHT:	(3) 20'x16' / (1) 12'x8'
GRADE DOORS:	4
POWER:	3 Phase-Power
ZONING:	HC (Heavy Commercial)

UPDATED: 7.24.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



UPDATED: 7.24.2024

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 7.24.2024

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

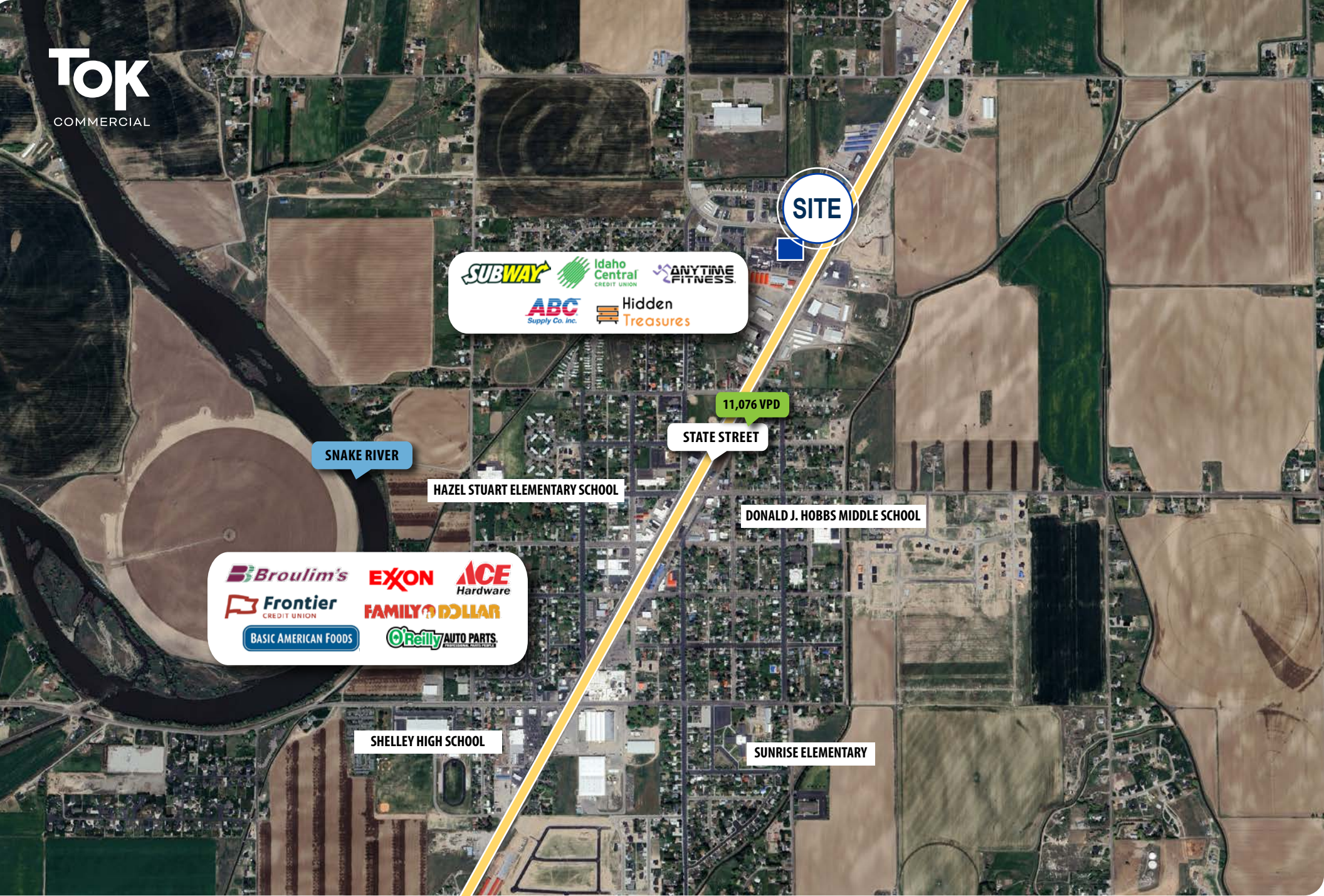
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 7.24.2024

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



SITE

SUBWAY Idaho Central CREDIT UNION ANYTIME FITNESS
ABC Supply Co. Inc. Hidden Treasures

11,076 VPD

STATE STREET

SNAKE RIVER

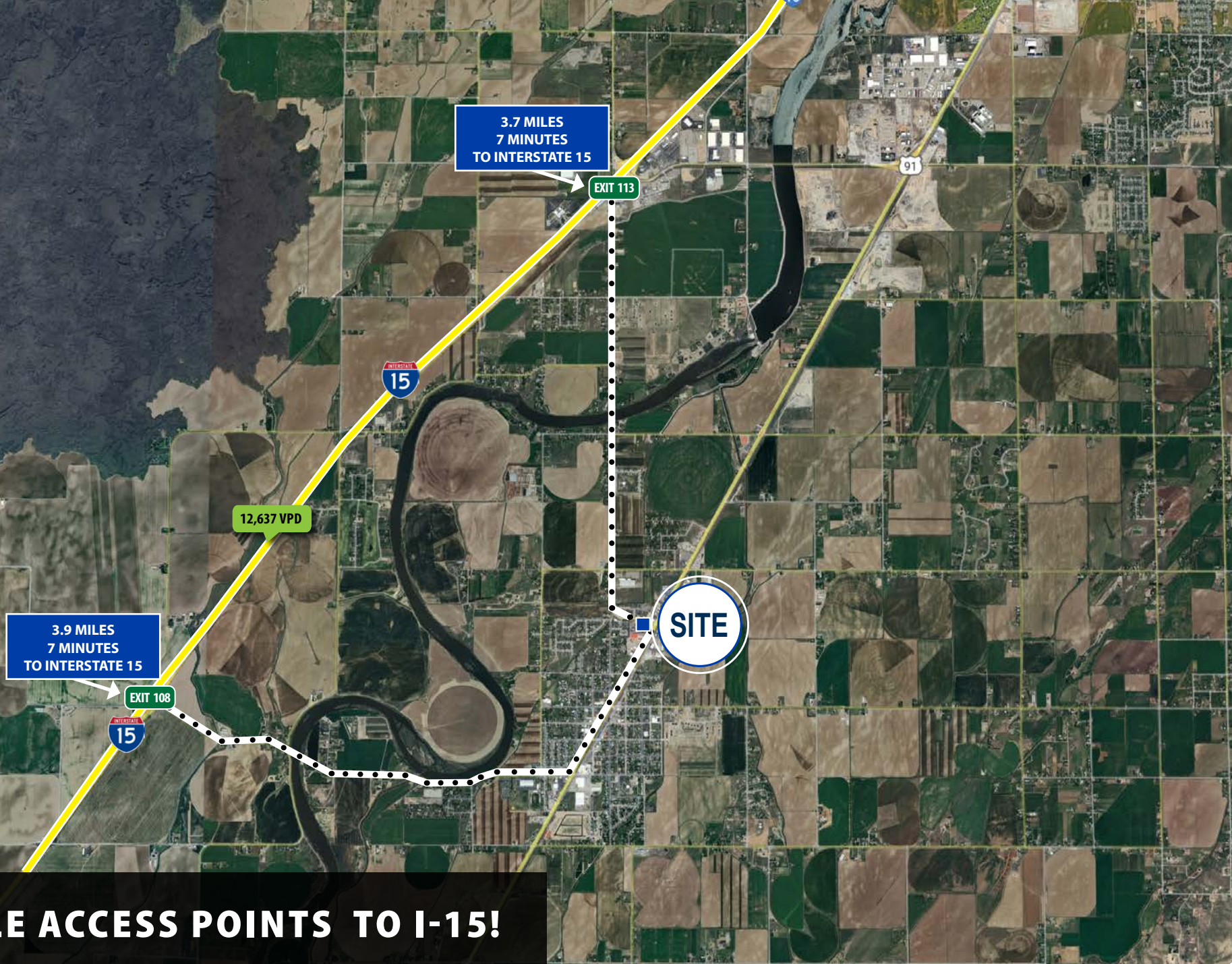
HAZEL STUART ELEMENTARY SCHOOL

DONALD J. HOBBS MIDDLE SCHOOL

Broulim's EXON ACE Hardware
Frontier CREDIT UNION FAMILY DOLLAR
BASIC AMERICAN FOODS O'Reilly AUTO PARTS

SHELLEY HIGH SCHOOL

SUNRISE ELEMENTARY



MULTIPLE ACCESS POINTS TO I-15!

UPDATED: 7.24.2024

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.