



# For Lease

297 Wycoff Circle,  
Twin Falls, Idaho

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# Property Overview

Property Type	Industrial
Year Built	1974
Building Size (Single User)	Main building is 20,000 SF with app 3,000 SF office space Auxiliary building is 3,500 SF
Space Available	5 Offices 1 Conference Room 1 Breakroom 2 Bathrooms 1 Office in Shop Area
Construction Type	Steel
Land Size	2.41 Acres
Zoning	M-1 - Manufacturing, Light
Yard	46,525 SF
Ceiling Height	15'
Dock High Doors	2 - Located in Building 2
Grade Level Drive-In Doors	2 - 10' Located in Building 1, 1 - 14' in building 1, 3 - 10' located in Building 2
Fire Suppression	Sprinkled
Power	240 & 480
Lighting	Fluorescent
Heating & Cooling	Building 1 is conditioned
Lease Rate	\$0.75 PSF / Monthly
Lease Type	NNN
Property Access	Call Agent

## Key Highlights

- Located near truck route
- Previously used as metal fabrication shop



# Location



 Google Map

 Street View



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