

INDUSTRIAL SPACES FOR LEASE

231 TAILWIND CIRCLE

Chubbuck, ID 83202



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$1.00 SF/month
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Bannock
MARKET: Pocatello
SUBMARKET: Chubbuck

BUILDING DATA

TOTAL BLDG. SF: 14,000 SF
YEAR BUILT: 2023
CLEAR HEIGHT: 20'
ZONING: I - (Industrial)

LISTING DATA

AVAILABLE SF: 7,000 SF
SUITES: #100 - 3,500 SF
#200 - 3,500 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present these industrial flex spaces for lease. They are prime end cap suites that are built for functionality. The layout supports a mix of warehouse and office use, making it ideal for contractors, service companies, light manufacturing, or distribution users. The spaces also includes a small adjacent yard area, perfect for outdoor storage, equipment staging, trailers, or parking. Located just off Highway 91 (Yellowstone Hwy), the property provides quick access to Interstates 86 and 15 (Northgate exit), allowing crews and deliveries to move efficiently throughout the region.

Only six minutes from the Pine Ridge Mall corridor, employees benefit from nearby restaurants, retail, and daily conveniences—an added advantage for workforce retention and day-to-day operations. This is a hard-to-find combination of end-cap visibility, yard component, and strong regional access.

PROPERTY HIGHLIGHTS

- Heated shop space with HVAC in the office area
- Additional side yard for outdoor storage
- Convenient access to Highway 91, I-86, and I-15
- On-site and street parking available

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

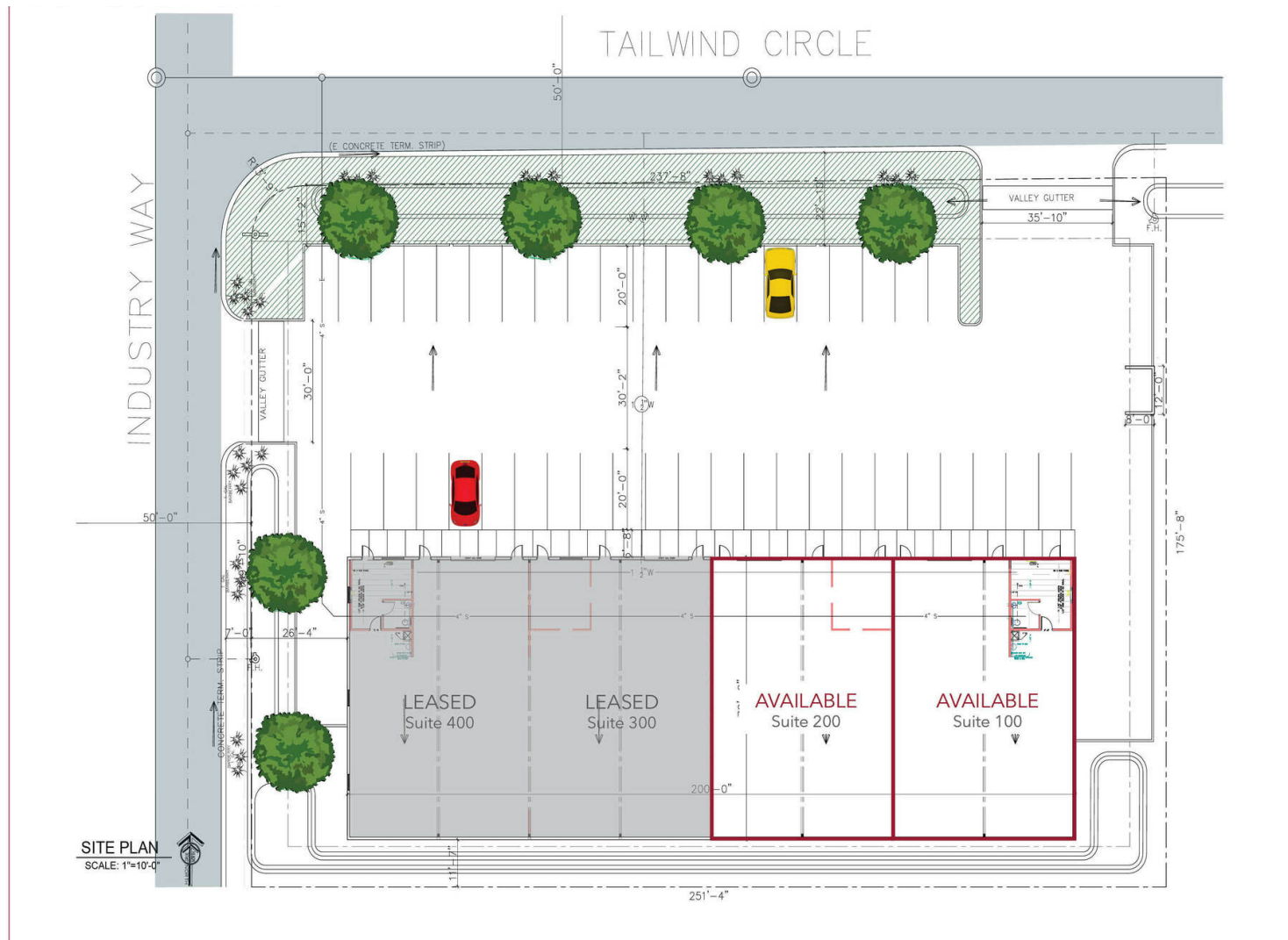
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	3,500 SF	NNN	\$1.00 SF/month
Suite 200	3,500 SF	NNN	\$1.00 SF/month

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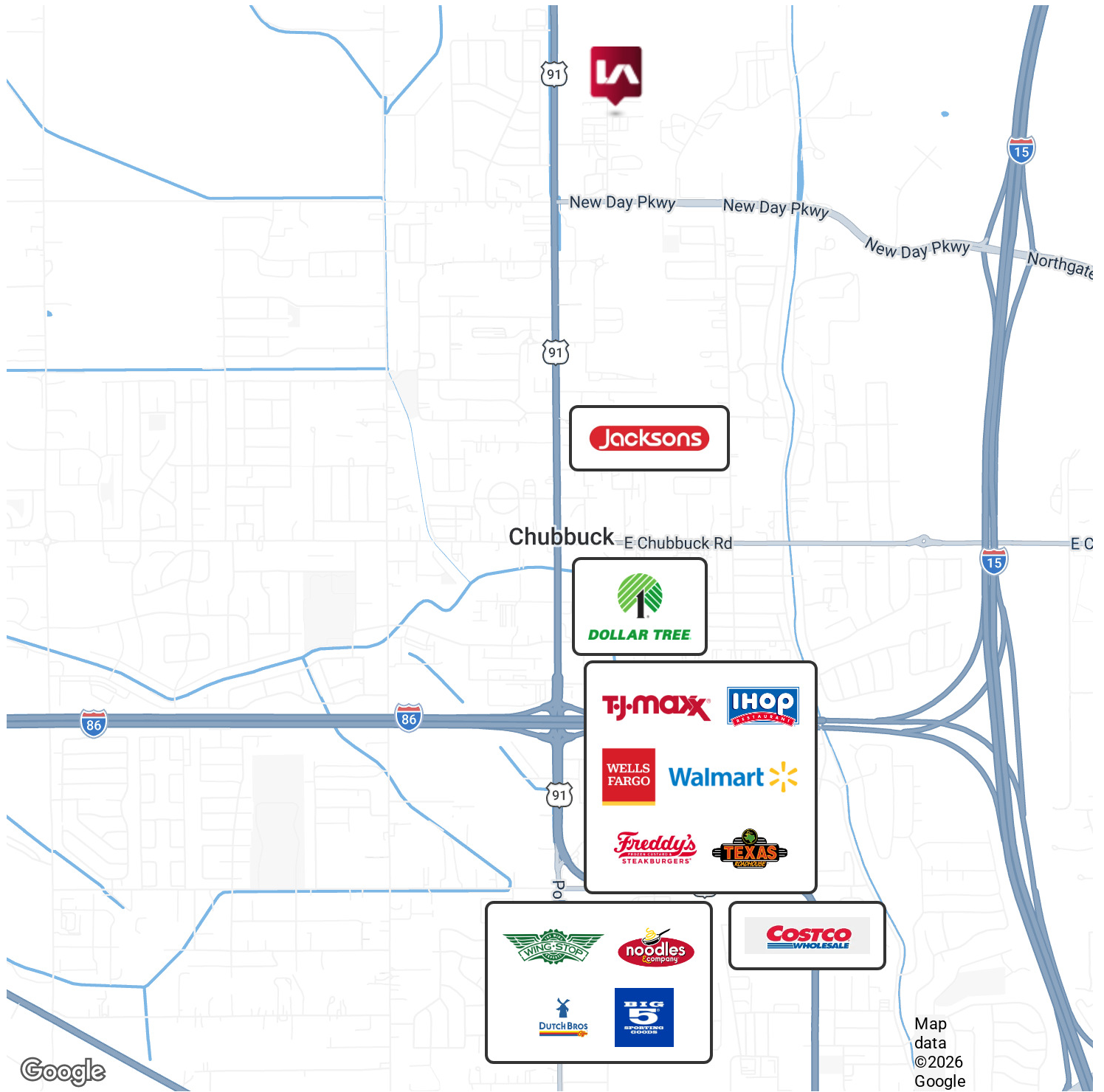


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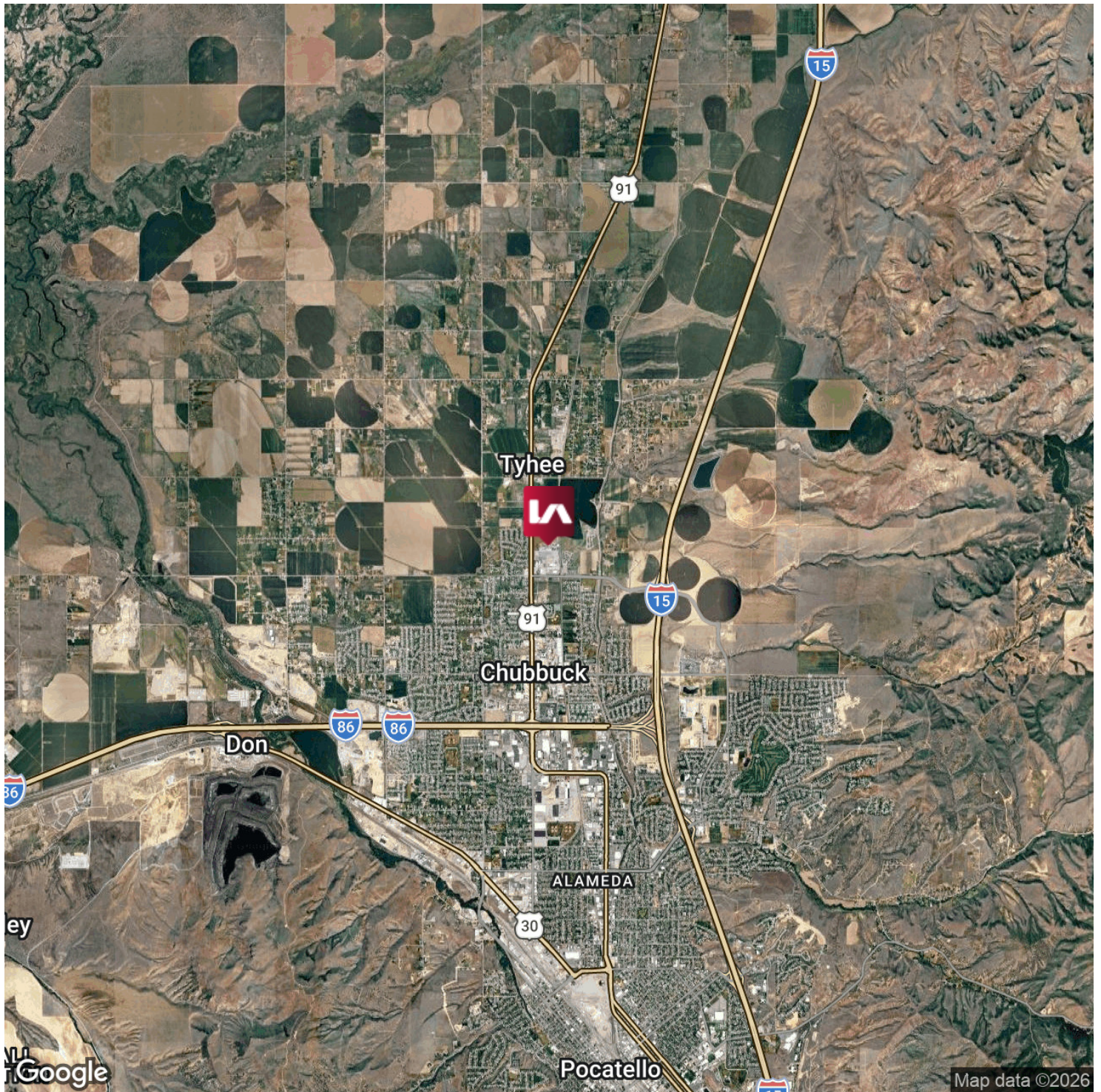
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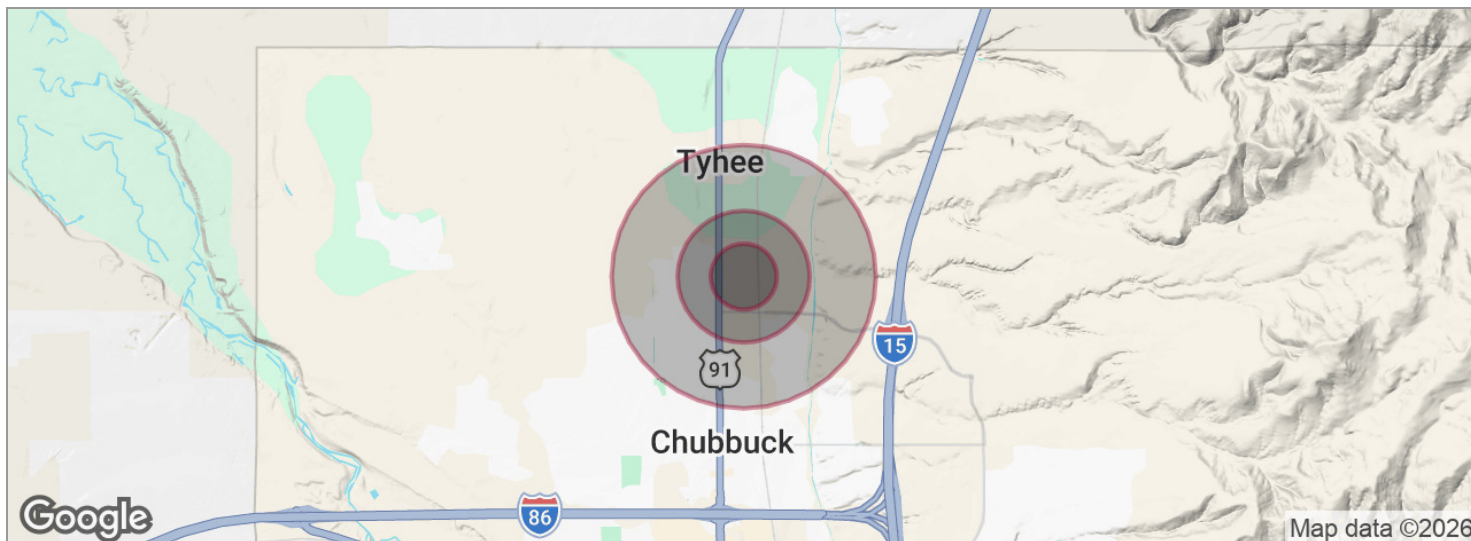
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	347	1,747	5,797
Median age	41.1	36.4	33.9
Median age (Male)	40.5	36.1	32.8
Median age (Female)	41.5	38.2	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	115	575	1,962
# of persons per HH	3.0	3.0	3.0
Average HH income	\$122,378	\$101,495	\$94,455
Average house value	\$345,443	\$332,780	\$338,827

* Demographic data derived from 2020 ACS - US Census

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