



DAVE NIXON
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Rare industrial flex space (zoned M-2) Inside city limits in south central Twin Falls.

4,300 SF of space, with four 10'-14' (grade level) roll up doors.

Includes small office space with two bathrooms, new HVAC, fans and overhead lift.

Two separate fenced yard spaces, one accessible from the parking area.

Can be demised into two separate spaces of approximately 1,800 and 2,500 SF.

Half a mile south of Kimberly Road.

UNIT:	SIZE:	EST NNN:	LEASE RATE:
Bay 1 & 2	~ 1,800 SF	\$273 mo	\$0.98 SF/mo
Bay 3 & 4	~ 2,500 SF	\$377 mo	\$0.98 SF/mo

LEASE TYPE:	NNN
GRADE DOORS:	4
POWER:	110 / 220 Volt
UTILITIES:	City of Twin Falls
ZONING:	M-2 Heavy Manufacturing Industrial

CONTACT

HIGHLIGHTS

DETAILS

UPDATED: 3.13.2026

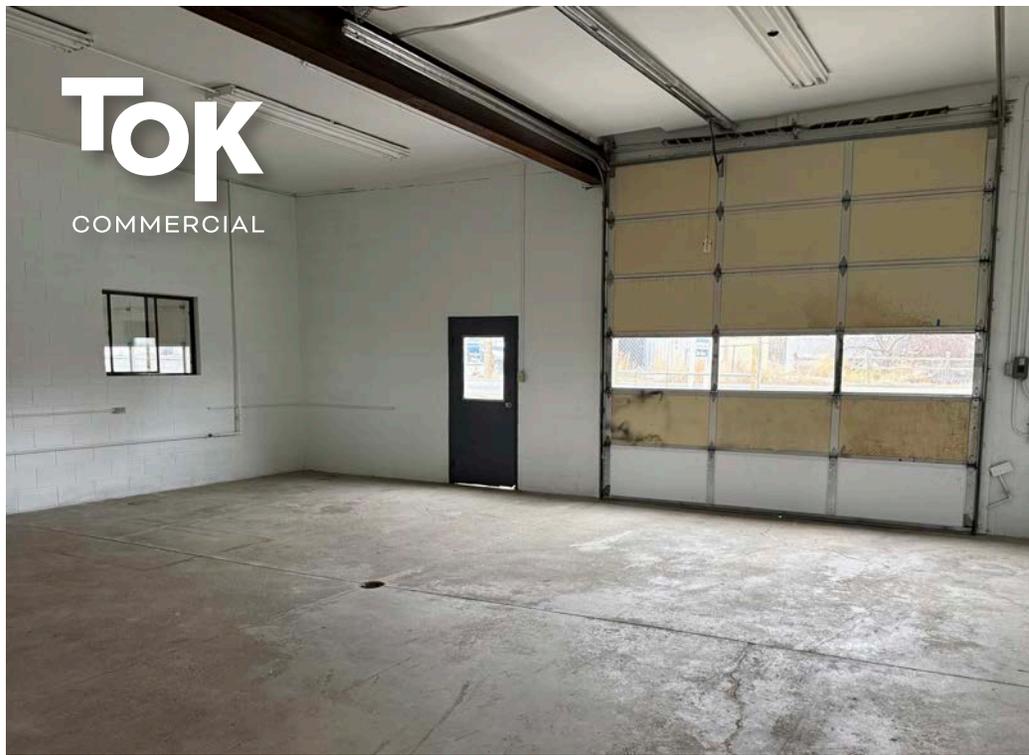
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