

WAREHOUSE SPACE FOR LEASE

COUNTYLINE RD WAREHOUSE

1 LANDMARK LN | RIGBY, ID | 83442



Shane Murphy
Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

COUNTYLINE RD WAREHOUSE

1 LANDMARK LN | RIGBY, ID | 83442



HIGHLIGHTS

- 3,000 SF Warehouse Including Upper Office Spaces
- 12x14 Foot Grade Level Door
- Office and Restroom on Main Level
- Upper Mezzanine with Large Conference/Playroom
- 20 Foot Ceilings
- Gas Heater
- Split AC Unit servicing each office
- C-2 Commercial-2 Zone

AVAILABLE SPACE

Warehouse	3,000 SFT
Lease Rate:	\$3,000/Month Modified Gross Tenant to Pay Utilities

The Property

Venture One Properties is now offering this prime commercial space for lease. This 3,000 SF warehouse combines functionality with convenience, featuring 20-foot ceilings and a 12x14 foot grade-level door for easy access. The space includes upper office areas with split AC units for year-round comfort, while a gas heater ensures efficient warmth in the warehouse. Zoned C-2 Commercial-2, this property is well-suited for various business operations, including light manufacturing, distribution, or general office use. Located just off Highway 20 at Exit 118 (County Line Rd Exit), the property offers exceptional visibility, accessibility, and ample space for your business to thrive.



Shane Murphy

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

WAREHOUSE SPACE FOR LEASE

COUNTYLINE RD WAREHOUSE

1 LANDMARK LN | RIGBY, ID | 83442



Shane Murphy
Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com

434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

WAREHOUSE SPACE FOR LEASE

COUNTYLINE RD WAREHOUSE

1 LANDMARK LN | RIGBY, ID | 83442



Shane Murphy

Principal/Broker
208.542.7979 Office
208.521.4564 Cell
shane@ventureoneproperties.com
ventureoneproperties.com



434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403