NEW CONSTRUCTION
CLASS A INDUSTRIAL SPACE FOR LEASE

12,000 SF TO 40,000 SF AVAILABLE

TBD PEDERSEN STREET

TBD PEDERSEN ST | IDAHO FALLS, IDAHO 83404

TOK COMMERCIAL

UPDATED 2.25.2025

BRENT WILSON, CLS
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PROPERTY DETAILS

SUBMARKET	IDAHO FALLS/AMMON
BUILDING TYPE	INDUSTRIAL
ZONING	I-M, CITY OF IDAHO FALLS
UTILITIES	CITY OF IDAHO FALLS
POWER	CITY OF IDAHO FALLS
CLEAR HEIGHT	± 28'
DOCK DOORS	2
GRADE DOORS	4
AVAILABILE	Q4 2025 / Q1 2026

AVAILABLE SPACE

SPACE:	SIZE:	RATE:
TBD Pedersen	12,000 - 40,000 SF	Contact Agent

LISTING HIGHLIGHTS

NEW CONSTRUCTION INDUSTRIAL PROJECT

± 28' CLEAR HEIGHT

MULTIPLE DOCKS AND GRADE-LEVEL DOORS

CAN BUILD TO SUIT TENANT'S SPECS
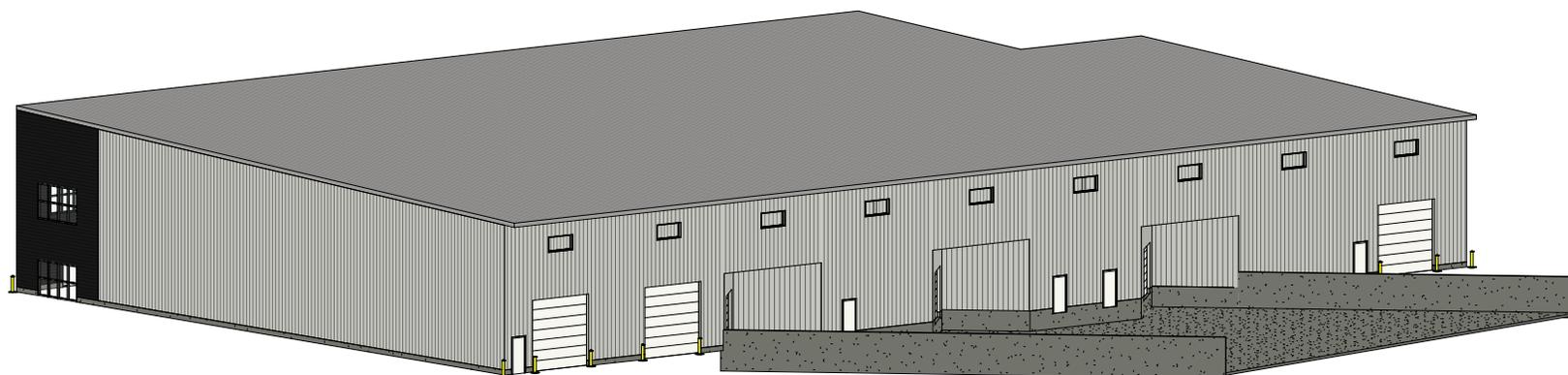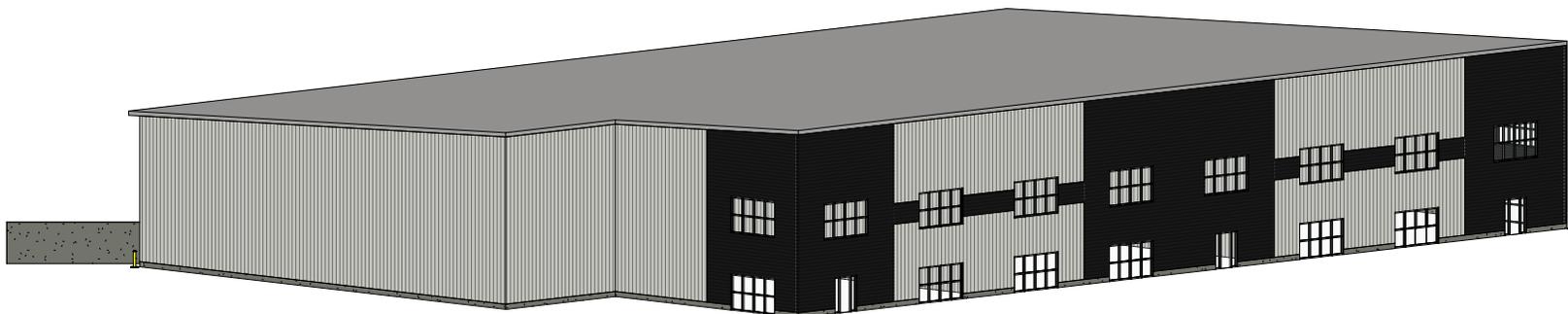
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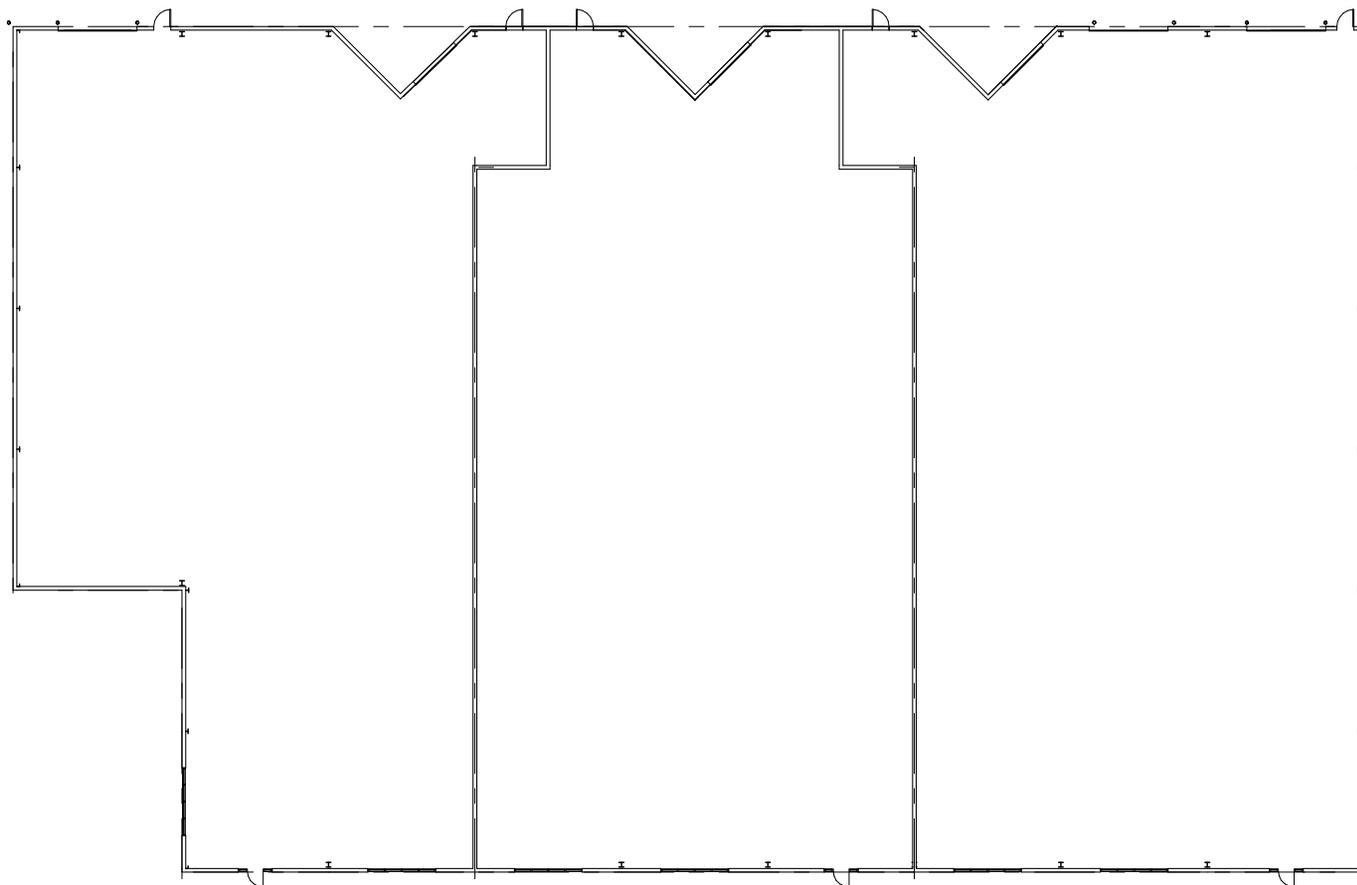
SITE PLAN

UPDATED: 2.25.2025
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RENDERINGS

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DOWNTOWN IDAHO FALLS

17th S

Snake River Pkwy

Interstate 15

YELLOWSTONE HWY

2.2 MILES / 6 MINUTES
TO INTERSTATE 15!

SUNNYSIDE RD

16,259 VPD

SITE

W 17th St

POPULATION
80,567
5 MI. RADIUS

HOUSEHOLDS
30,561
5 MI. RADIUS

MEDIAN HOUSEHOLD INC.
$76,668
5 MI. RADIUS

DEMOGRAPHICS!

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