



727 2ND AVENUE

— TWIN FALLS, IDAHO 83301

INDUSTRIAL PROPERTY FOR LEASE



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PROPERTY INFO

PROP. TYPE	Industrial
BUILDING SIZE	3,336 SF
LEASE RATE	\$2,200/Mo.
EST NNN	\$308.58/Mo.
AVAILABLE	Immediately
OVERHEAD DOORS	3 CAT5 Cables
POWER	220 Volt, 3-Phase
ZONING	C-B, Central Business

PROPERTY HIGHLIGHTS

- Excellent location directly off major arterial, 2nd Avenue & Minidoka Avenue, and just off Blue Lakes Boulevard.
- Prominent 2nd Avenue frontage, visible from Minidoka Ave.
- Multiple access points on 2nd Avenue S and Nevada Street.
- Easy access from both North and South Twin Falls, between Blue Lakes and Shoshone Street.
- Building has two, conveniently located, bay doors at back of building.
- Includes office space and bathroom.

2ND AVENUE E

COMMERCIAL AVE

MAIN AVENUE S

SITE

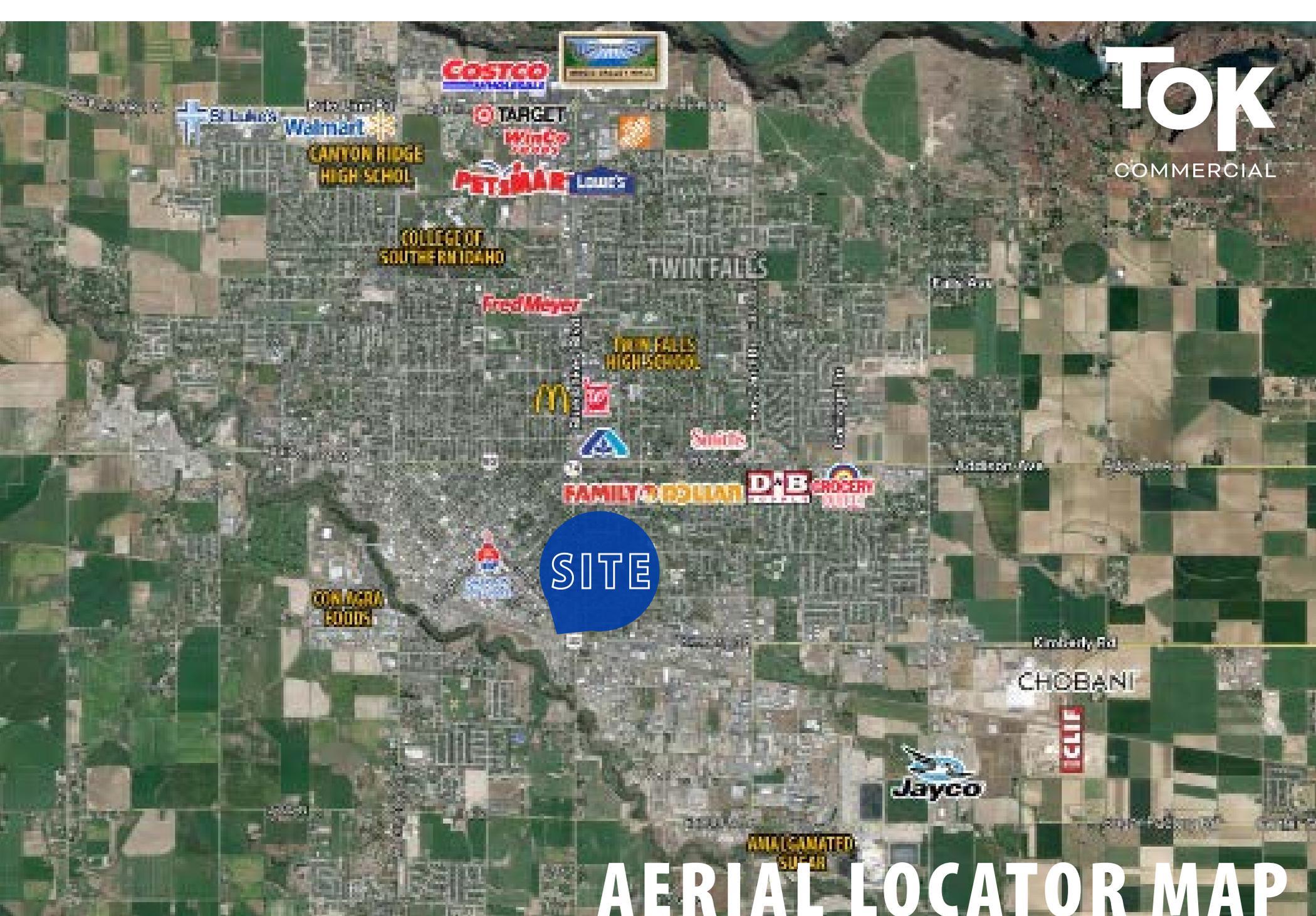
2ND AVE S

BLUE LAKES BLVD

NEVADA STREET E

MINIDOKA AVENUE

TRAFFIC COUNTS
2ND AVENUE S: 5,978 VPD
2ND AVE/MINIDOKA/NEVADA INTERSECTION: 8,618 VPD



SITE

AERIAL LOCATOR MAP