



Build to Suit

95% Occupied

For Lease

Tami Walker

+1 208 420 4601
tami.walker@colliers.com

Jerrika Gonzalez

+1 208 344 6516
jerrika.gonzalez@colliers.com

205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
+1 208 910 2006
colliers.com/idaho

Sunset Business Park

5,000 SF Build to Suit

Kimberly Road | Twin Falls, ID 83301

Highlights:

- Industrial/Retail 5,000 SF Build To Suit
- Kimberly Road Frontage
- Superior Magic Valley location with easy access to I-84 and Hwy 30
- Project developed by a reputable local industrial developer, ensuring high construction standards and reliable delivery.
- Business Park includes National and Regional tenants.
- Commercial Zoning
- Suitable for Auto Parts Store, Feed Store, Appliance showroom, Auto Glass Repair, Paint Store, Hardware Store, Electronics/Tech and many more uses.

Site Plan

| | |
|-------------------|-----------------|
| Property Type | Industrial flex |
| Construction Type | Steel |
| Zoning | C1 |
| Ceiling Height | 16' |

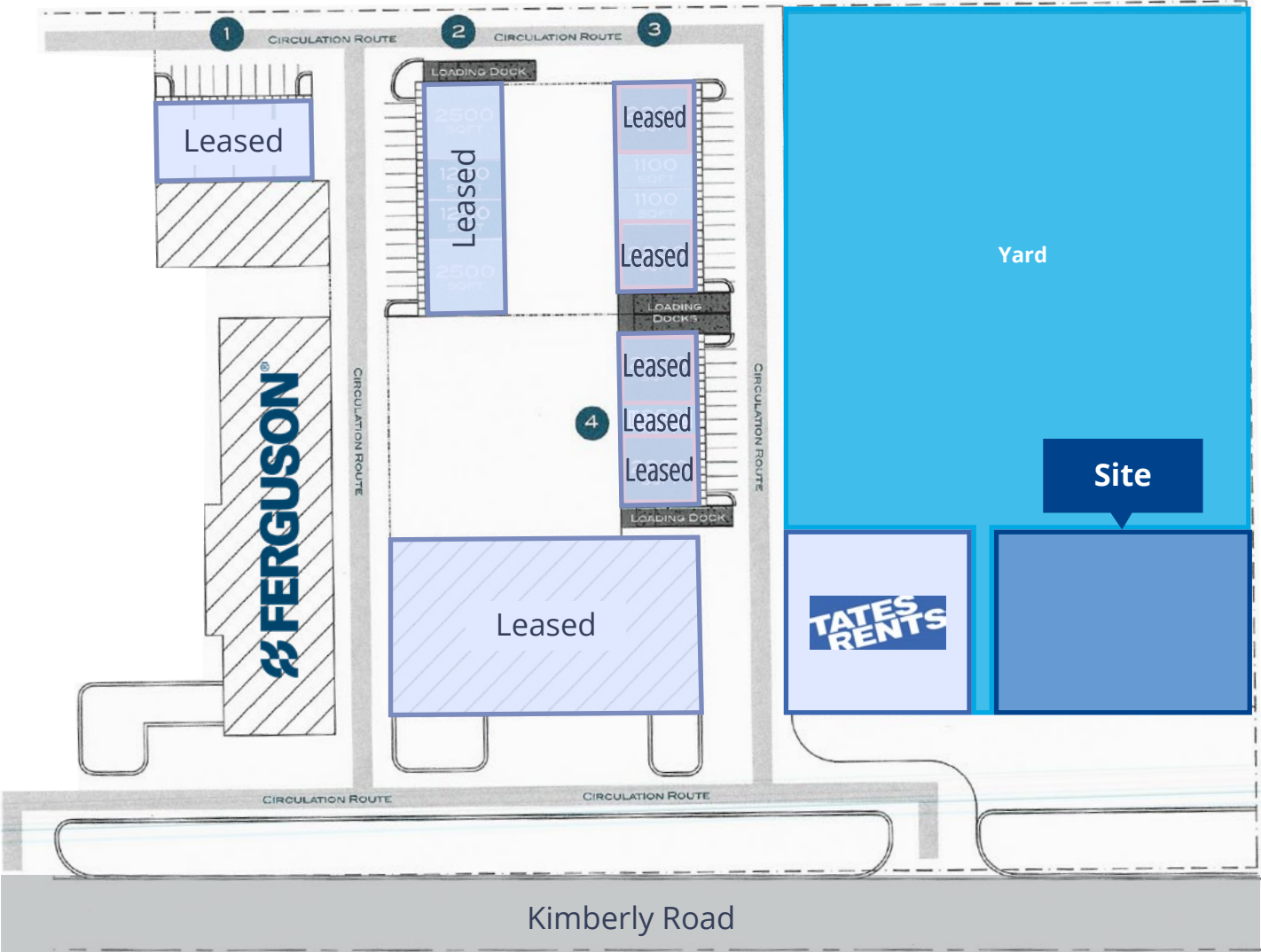
with Grade Level Doors

Space Available

| Size | Rate |
|-----------|------------|
| 5,000 SF* | \$1.30 PSF |

**Space can be split.*

SUNSET BUSINESS PARK



Option 1 (2) 2,500 SF



Option 2 5,000 SF



Property Gallery



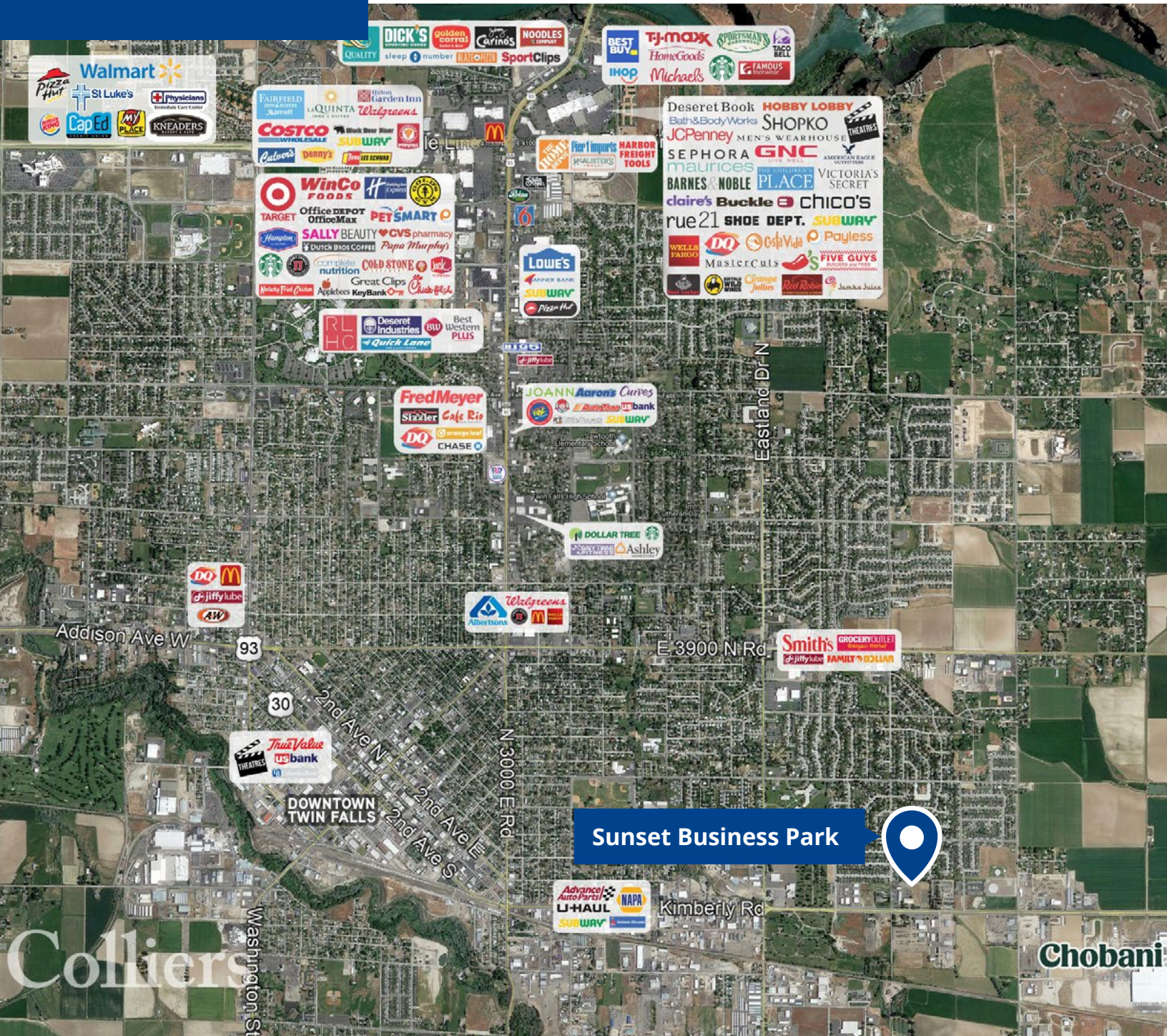
Location



Google Map



Street View



Sunset Business Park



Colliers

205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
+1 208 910 2006
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Magic Valley, LLC.