



For Sale

# I-84 & Yale Rd Delco Idaho

Just 6 miles south of the interstate 86/  
interstate 84 junction

## Property Highlights

- All four quadrants of Exit 228 on Interstate 84 in Cassia County, Idaho
- This is the interstate 84 - Idaho 81/Yale Road/Declo Exit
- About one minute north of the Cotterel “Gateway” Rest Area on EB and WB Interstate 84
- This would make an excellent location for a Trans-Loading Center, Truck Stop or Maintenance Facility
- Also an excellent materials and commodity handling location for south-central and south-east Idaho

## Property Overview

Property Type	Land
Land Size	114.71 Acres
Property Access	Yale Road, East & West of I-84
Parcel #s	RP10S26E330750, RP10S26E320001, RP10S26E333000, RP10S26E331060, RP10S26E330601

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Asking price:  
\$12,485,000

## Contact us:

**Lew Manglos, CCIM**  
208 472 2841  
lew.manglos@colliers.com

**John Starr**  
208 472 2836  
john.starr@colliers.com

**Colliers**  
755 W. Front St, Ste 300  
Boise, ID 83702  
P: +1 208 343 3124

# Property Location



Google Map



Street View

## Westbound I-86

Boise, ID 170 Miles (2 hr 26 min)  
Seattle, WA 671 Miles (9 hr 51 min)  
Port of Tacoma 683 Miles (10 hr 9 min)

## Eastbound I-86

Pocatello, ID 74.5 Miles (1 hr 6 min)  
Idaho Falls, ID 120 Miles (1 hr 41 min)  
Port of Montana (Butte) 318 Miles (4 hr 27 min)

## Southbound I-84

Ogden, UT 145 Miles (2 hr 7 min)  
Salt Lake City, UT 179 Miles (2 hr 36 min)  
Denver, CO 656 Miles (9 hr 39 min)  
Las Vegas, NV 544 Miles (8 hr 21 min)  
Los Angeles, CA 812 Miles (14 hr 00 min)

Site

N

## Traffic Counts

RP10S26E320001  
RP10S26E333000  
RP10S26E331060  
RP10S26E330750  
RP10S26E330601

N

11,500 VPD  
800 VPD  
660 VPD  
900 VPD  
200 VPD  
1,900 VPD  
200 VPD  
11,500 VPD