

SHOP & OFFICE SPACES FOR LEASE

# AIRPORT INDUSTRIAL PARK

1230 N. SKYLINE DRIVE | IDAHO FALLS 83402



Shane Murphy

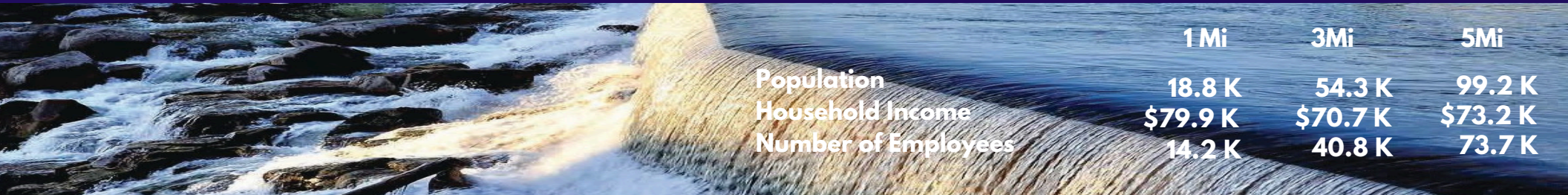
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434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403

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## Highlights

### Building -

- Excellent exposure on Skyline Dr. with high daily traffic count
- Minutes from Idaho Falls Regional Airport and downtown
- Quick access to I-15 and US-20
- Large Shared Parking Lot

### Suite A -

- 3 Private Offices
- Open Front Lobby
- Work Room perfect for conference room or flex space
- Shop/Warehouse great for production or storage

### Suite E -

- Large, Spacious Shop Space with 8x10 Grade Level Door
- Front private office
- Mezzanine for additional space
- Open Reception area and Show Room

## Property Details

Suite A- Total	2,022 SF
Shop	733 SF
Lobby	480 SF
Work Room	261 SF
Offices	475 SF
Suite E - Total	2,519 SF
Shop	1,440 SF
Show Room	719 SF
Office	174 SF
Lease Rate	\$9.60/SF/YR
	NNN \$2.44/SF/YR



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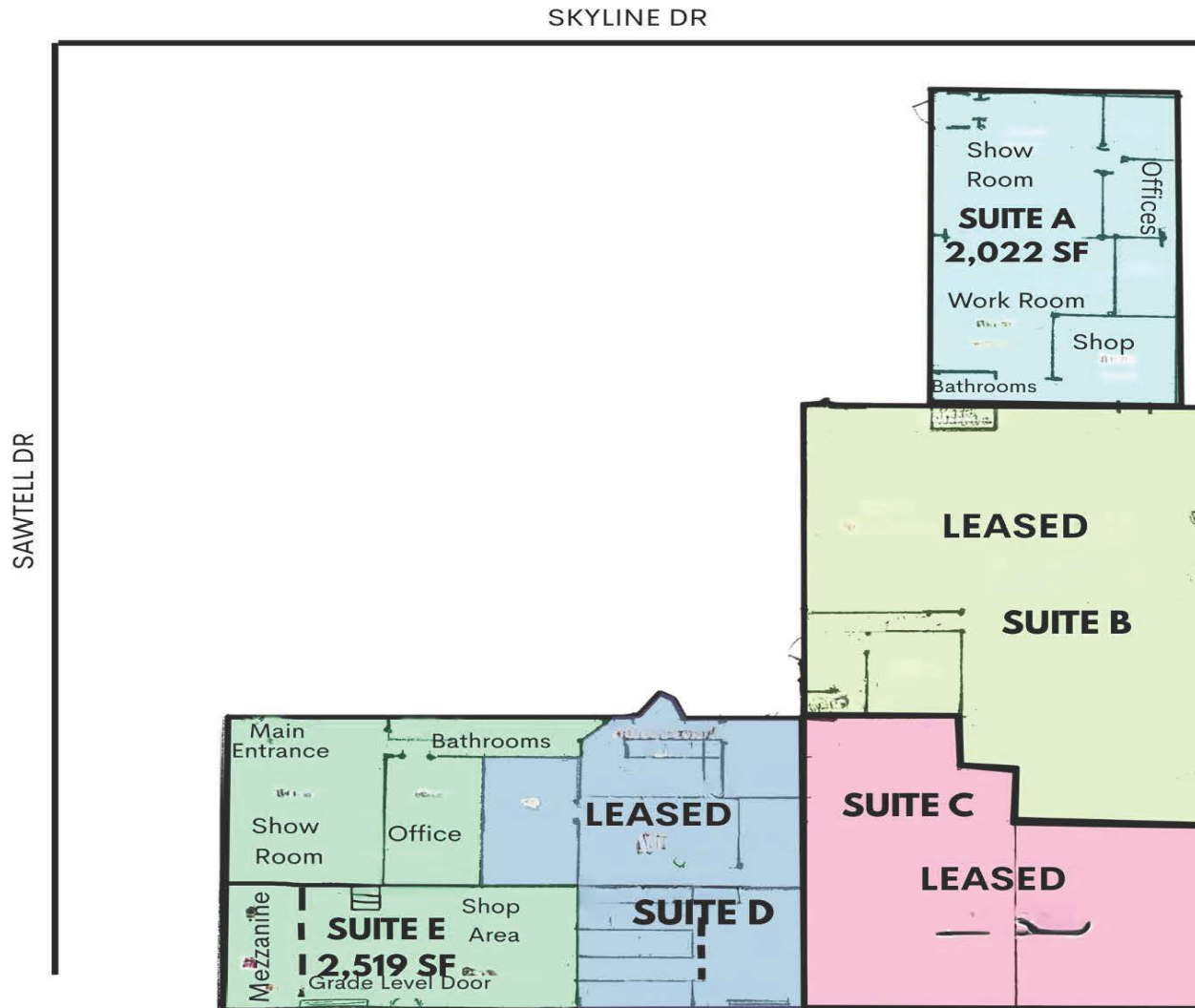
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## Floor Plan



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## Suite A



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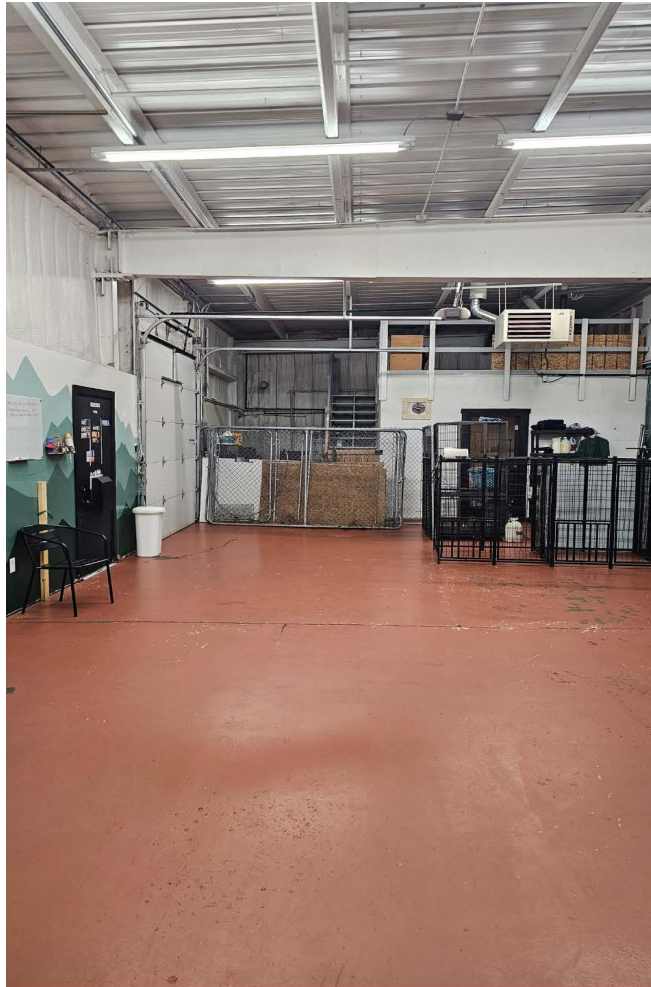
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## Suite E



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## AREA INFORMATION

### EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

### GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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