



TRELLIS
DEVELOPMENT

4962 S 3300 W

Flex Space Units 1,640 sf – 11,760 sf For Lease

4 MILES SOUTH OF REXBURG / EASY ACCESS TO Hwy 20 / Build-To-Suit Option

\$0.86 SF/MO



CONTACT TRELLIS

JAKE THOMPSON

208-520-7641

jake@trellisdevelopment.co

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3202 W 5000 S Rexburg, ID 83440

WWW.TRELLISDEVELOPMENT.CO

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**ROOTS DOWN.
BUILDINGS UP.**

Property

Flexible Space for Lease! This versatile space is perfect for individuals and businesses alike. Featuring customizable “built-to-suit” units.



Property Address	4962 S 3300 W Rexburg ID. 83440
Property Type	Commercial / Flex Space/ Warehouse/ Recreational
Year Completed	June 2025
Building	11,760 sf



First and Second Floor Space Breakdown	Open shop bay with mezzanine, Kitchenette, and bathroom build-to suit
Total Square Footage	2240 sf
Land Size/Acreage	1.91 AC



Construction Type	Steel Building
Zoning Information	Commercial
CAM Fees & Leasing Terms	\$0.86 sf/mo with 560 sf Mezzanine <ul style="list-style-type: none">• Gross Lease• Tenant Responsibility: Monthly Rent, Power, Natural Gas, Internet• Landlord: Water, Sewer, Insurance, Property Taxes, Snow removal, Exterior Maintenance
Heating & Cooling Systems	Gas, Forced Air



Power Information	Rocky Mountain Power
Parking Facilities	Lot Parking / On-Site Paved Parking
Build-to-Suit Options (if available)	Make this space fit your needs.
Bathroom Count	1
Office Space Count	Optional
Break Room Facilities	Optional
Open Shop Bay / Warehouse	40' deep 28' wide 18' Ceiling
Over Head Doors	14' wide 14' high



EXTERIOR



JOB SITE



Floor Plan

With Optional Mezzanine,
Office, and bathroom



🏠 4962 S 3300 W



PICKLEBALL



OPEN SHOP



WHAREHOUSE / BUSINESS



OPEN MEZZANINE

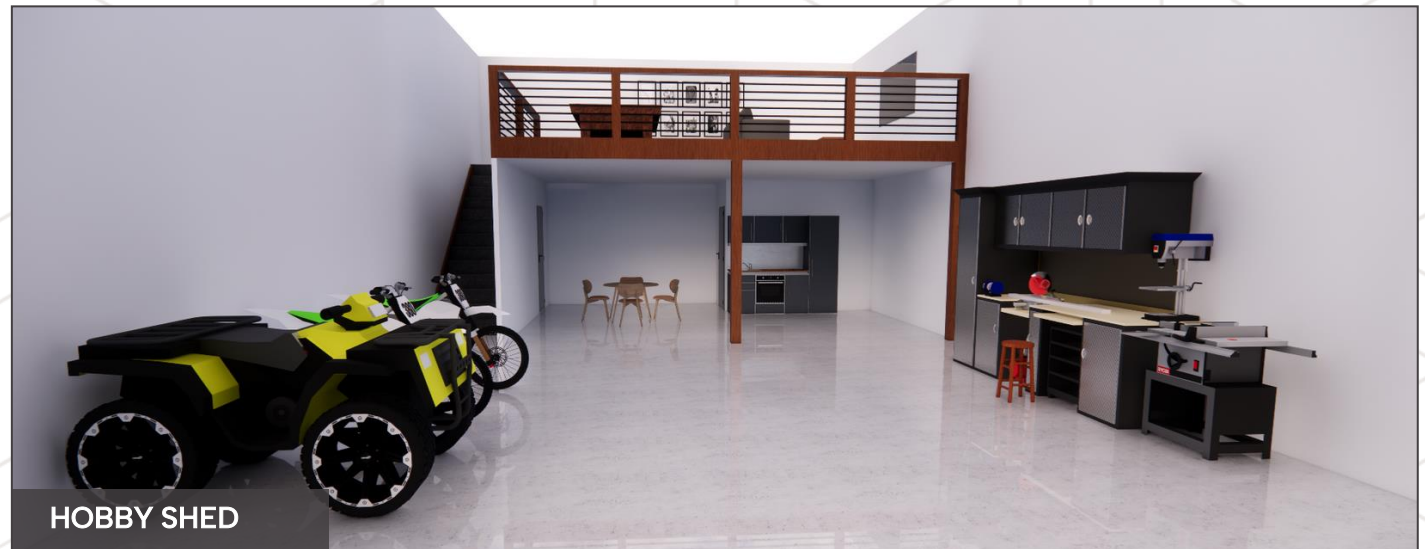


🏠 4962 S 3300 W

- Open Warehouse
- Small Business
- Hobby Shed
- Office
- Built-to-Suit Options
- 20' x 28' Mezzanine
- 1,640sf – 11,760sf units

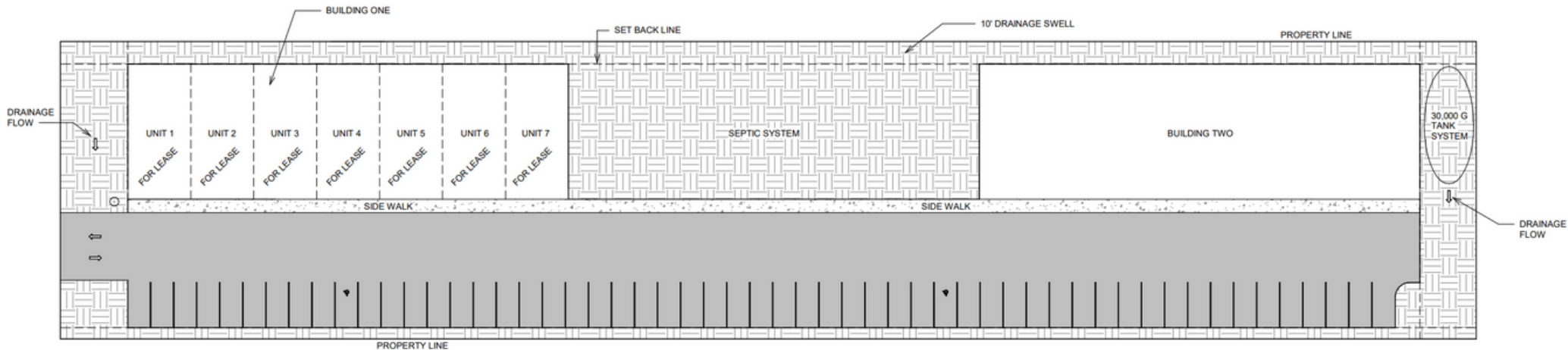


SMALL BUSINESS



HOBBY SHED

Site Plan



Building One is currently under construction and is set for completion in the spring, while construction on Building Two will begin later this year. With a mezzanine, the cost per square foot is approximately \$0.86.

We build to suit, offering full warehouse, office, and business build-outs tailored to your needs.

[TRELLISDEVELOPMENT.COM](https://trellisdevelopment.com)



Situated in Thornton, Idaho, this building benefits from its strategic location in Madison County, known for its robust economy and business-friendly environment. It's conveniently less than a 10-minute drive from Rigby, facilitating easy access for commuting and local business engagements. Additionally, Idaho Falls is approximately 20 miles south.

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EAST IDAHO DEMOGRAPHICS

► Rexburg, Idaho:

Rexburg, Idaho, is a growing community with a bright future, making it a prime destination for real estate and business investment. Home to Brigham Young University Idaho (BYU-Idaho), which boasts an enrollment of over 24,000 students, Rexburg sees a steady influx of residents, visitors, and young professionals. With the city's population growing by nearly 3% annually, demand for both housing and services are on the rise. The area's affordable living, combined with its proximity to major recreational hotspots like Yellowstone National Park and the Grand Tetons, makes it an attractive destination for families and investors alike. Rexburg's continued development in commercial infrastructure and housing positions it as a key market in Eastern Idaho with long-term growth potential.

► Jefferson County, Madison County, and Fremont County:

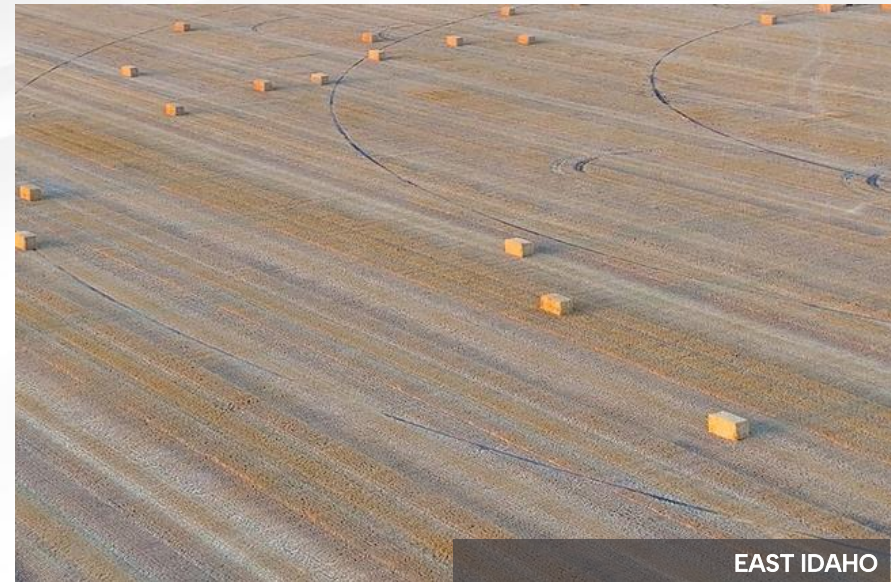
The tri-county region of Jefferson, Madison, and Fremont counties in Eastern Idaho offers a wealth of opportunities for strategic investment. Madison County, home to Rexburg, has seen its population grow by over 6% in the past five years, spurred by the economic impact of BYU-Idaho. Jefferson County benefits from its prime location along U.S. Highway 20, with continued growth in both residential and commercial sectors. Fremont County, with its expansive outdoor attractions like Island Park and proximity to Yellowstone National Park, sees millions of visitors annually, making it an ideal location for tourism-based investments. Together, these counties are witnessing a surge in housing, retail, and service industries, offering a vibrant economic landscape with high potential returns for investors.

► Eastern Idaho (Pocatello to Jackson Hole/Yellowstone):

The stretch of Eastern Idaho, from Pocatello to Jackson Hole and Yellowstone National Park, is a dynamic region poised for growth in real estate and business development. With Yellowstone National Park attracting over 4 million visitors annually, and Jackson Hole's high-end tourism market driving demand for luxury developments, this corridor offers unmatched opportunities in the hospitality and residential sectors. Pocatello, with its 56,000+ residents, is home to Idaho State University, which generates a steady workforce and contributes to the local economy. Jackson Hole, on the other hand, continues to be a top destination for affluent buyers, with a 5% year-over-year increase in property values. From industry to tourism, this region's diverse economic base, coupled with its breathtaking natural surroundings, offers exceptional prospects for long-term growth and investment.



REXBURG



EAST IDAHO



SNAKE RIVER

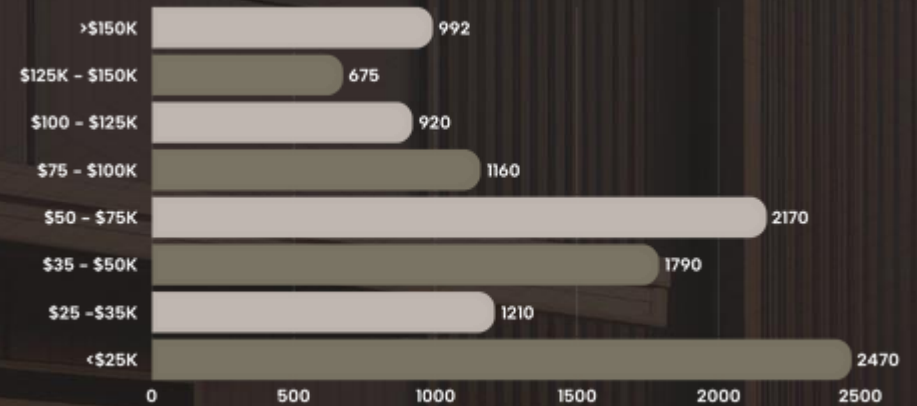
PEOPLE FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
POPULATION	50K	52K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	306	112	22	94
POP CHANGE SINCE 2020	-	+4%	+6.3%	+1.8%
MEDIAN AGE	21	22	37	39
MALE/FEMALE RATIO	45%	45%	50%	50%

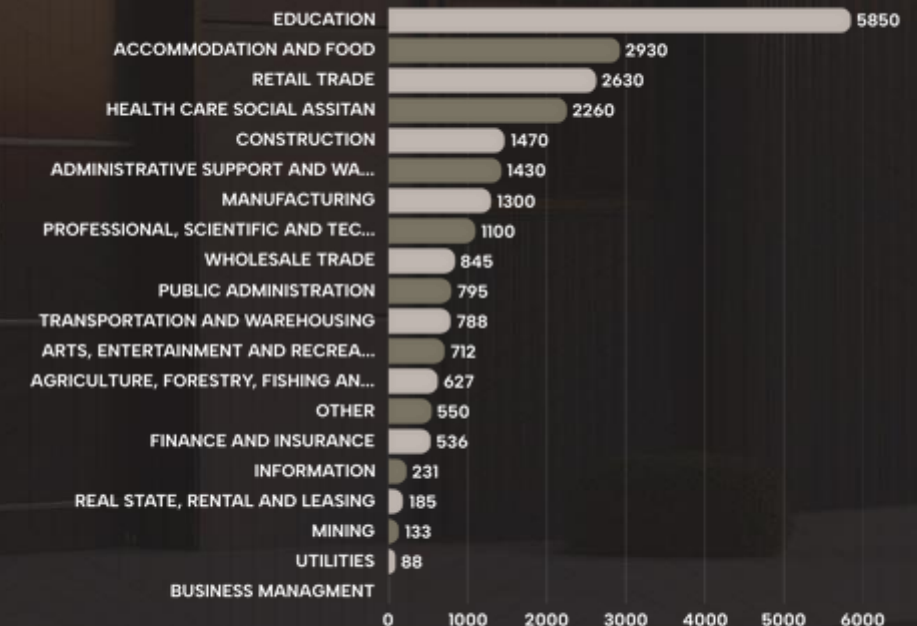
ECONOMIC FACT AND STATS

	83440	MADISON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$20,994	\$21,394	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$52,159	\$53,025	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	615	34K	7.16M
NUMBER EMPLOYED	-	24K	996K	-
NUMBER IN LABOR FORCE	-	25K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES



PEOPLE FACT AND STATS

	83442	JEFFERSON COUNTY	IDAHO	USA
POPULATION	27K	31K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	232	29	22	94
POP CHANGE SINCE 2020	+8.3%	+7.9%	+6.3%	+1.8%
MEDIAN AGE	30	32	37	39
MALE/FEMALE RATIO	51%	51%	50%	50%

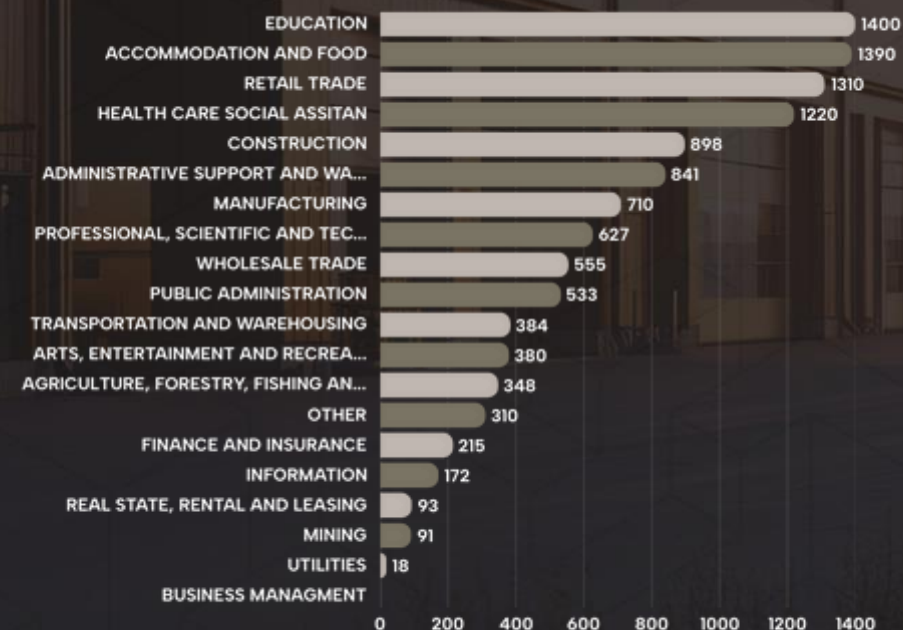
ECONOMIC FACT AND STATS

	83442	JEFFERSON COUNTY	IDAHO	USA
INCOME PER CAPITA	\$28,625	\$29,028	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$77,524	\$77,491	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.8%	3.4%	4.3%
NUMBER UNEMPLOYED	-	454	34K	7.16M
NUMBER EMPLOYED	-	16K	996K	-
NUMBER IN LABOR FORCE	-	16K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES



St. Anthony

PEOPLE FACT AND STATS

	83445	FREMONT COUNTY	IDAHO	USA
POPULATION	7K	14K	1,85M	331.1M
POPULATION DENSITY PER SQ MI	110	7	22	94
POP CHANGE SINCE 2020	+1.8%	-	+6.3%	+1.8%
MEDIAN AGE	34	39	37	39
MALE/FEMALE RATIO	54%	52%	50%	50%

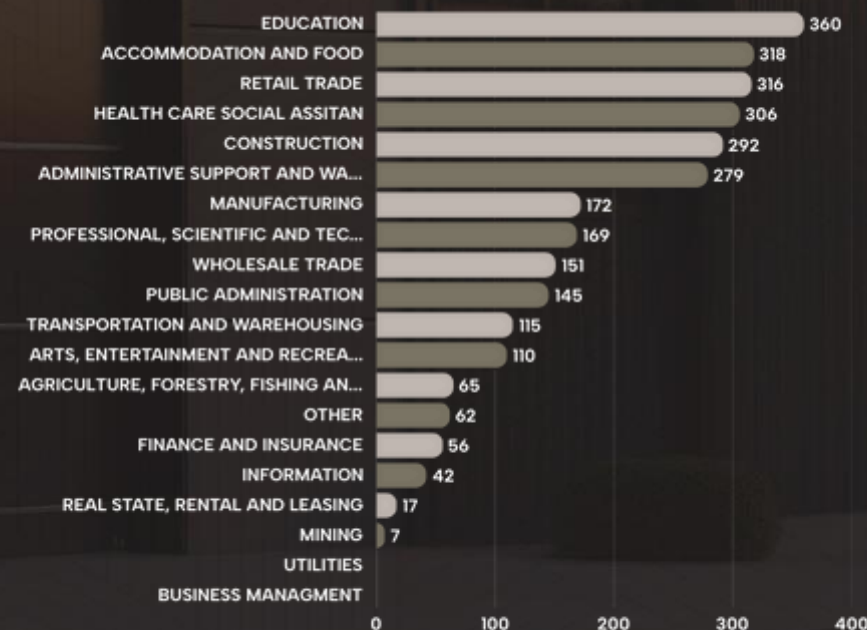
ECONOMIC FACT AND STATS

	83445	FREMOUNT COUNTY	IDAHO	USA
INCOME PER CAPITA	\$24,244	\$27,427	\$34,919	\$41,261
MEDIAN HOUSEHOLD INCOME	\$64,183	\$67,015	\$70,214	\$75,149
UNEMPLOYMENT RATE	-	2.5%	3.4%	4.3%
NUMBER UNEMPLOYED	-	204	34K	7.16M
NUMBER EMPLOYED	-	8K	996K	-
NUMBER IN LABOR FORCE	-	8K	1M	-

HOUSEHOLD INCOME BRACKETS



OCCUPATIONAL CATEGORIES



BYU IDAHO

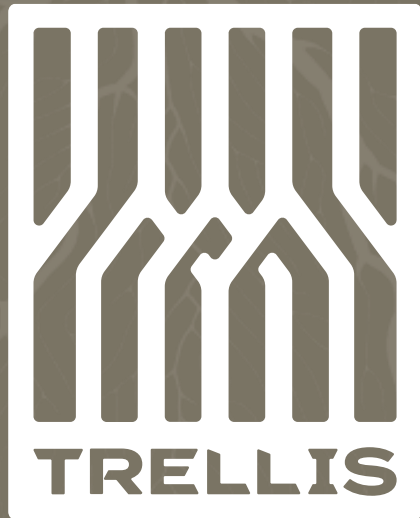
Campus centrally located in Rexburg



100+ Majors and
Degrees



40,000+ Students Enrolled



Building differently because we're built differently.

At Trellis, we don't bid on projects, we invest in relationships. We believe the right collaboration can build lasting value and shared success.

Our commitment to improving Southeast Idaho for future generations is the force behind our track record of financially successful local projects.

Commercial real estate, uncomplicated.

Trellis offers exciting local projects that are both beautiful and profitable, allowing your money to work for you in visible and impactful ways. Our support framework of capital, expertise, and ready-to-go opportunities promotes rapid partner growth.



Development



Design and Construction



Investment and Property Management



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