

FOR LEASE

INDUSTRIAL FLEX



PROPERTY DETAILS

35 North Landmark Lane, Rigby, Idaho 83442

- Versatile industrial flex property featuring one two-story office suite and three warehouse suites, ideal for a variety of business operations
- Well-appointed two-floor office suite includes 10 private offices, conference room, break room, waiting area, and two restrooms
- Three warehouse suites each offer dedicated restrooms and air-conditioned office space for comfort and functionality
- High-end finishes throughout provide a professional, modern environment for office and industrial users
- Strategic location just south of Rigby with convenient access to Highway 20, supporting efficient logistics and regional connectivity
- Lease Rate for Office Suite: \$19/SF NNN | Lease Rate for Flex Spaces: \$1.00/SF NNN

2025 DEMOS



EST. POPULATION

1 MILE » 1,432
3 MILE » 12,455
5 MILE » 25,815



EST. HOUSEHOLDS

1 MILE » 416
3 MILE » 3,831
5 MILE » 8,076



EST. AVERAGE HH INCOME

1 MILE » \$124,827
3 MILE » \$107,359
5 MILE » \$105,432

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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FULL SERVICE
COMMERCIAL REAL ESTATE

482 Constitution Way, Suite 211

Idaho Falls, ID 83402

Office 208.874.0230

www.newmarkmw.com

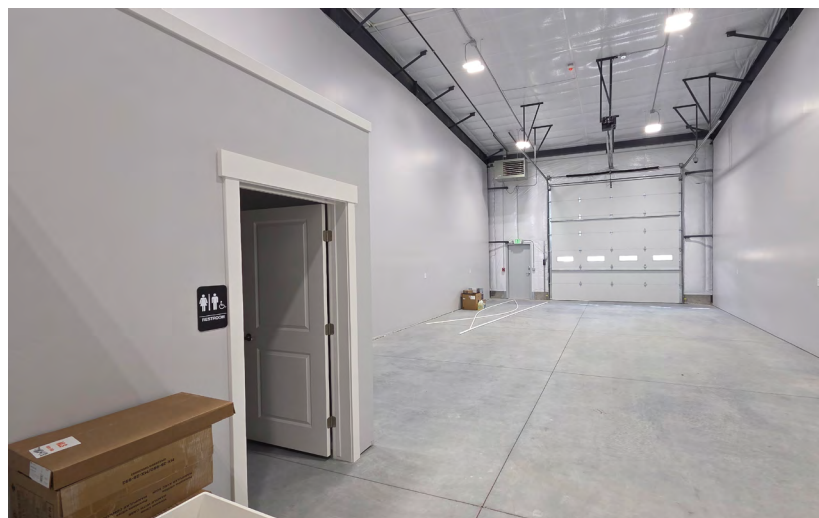
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FLOOR PLAN

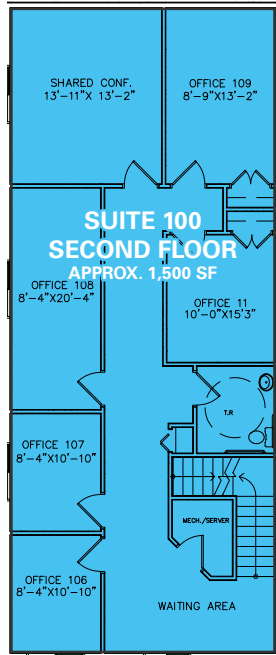
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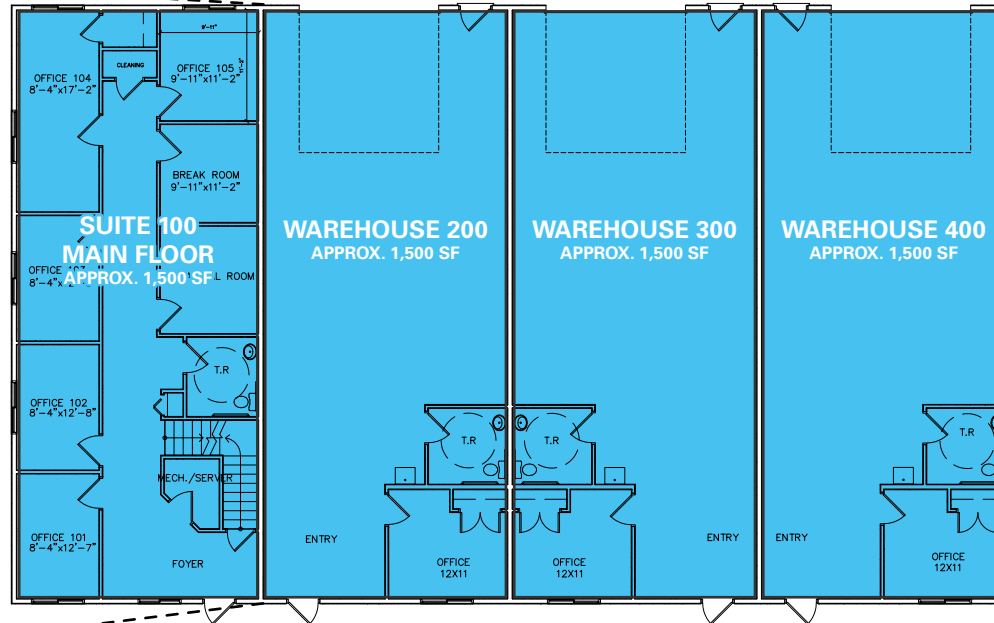
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INDUSTRIAL FLEX

OFFICE SECOND FLOOR



MAIN FLOOR



Suite 100 (Office Suite) Only

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