

# SWIFT & COMPANY BUILDING

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264 4<sup>th</sup> Ave S, TWIN FALLS, ID 83301

## Historic Industrial Building For Sale



Listed Price **\$899,000**

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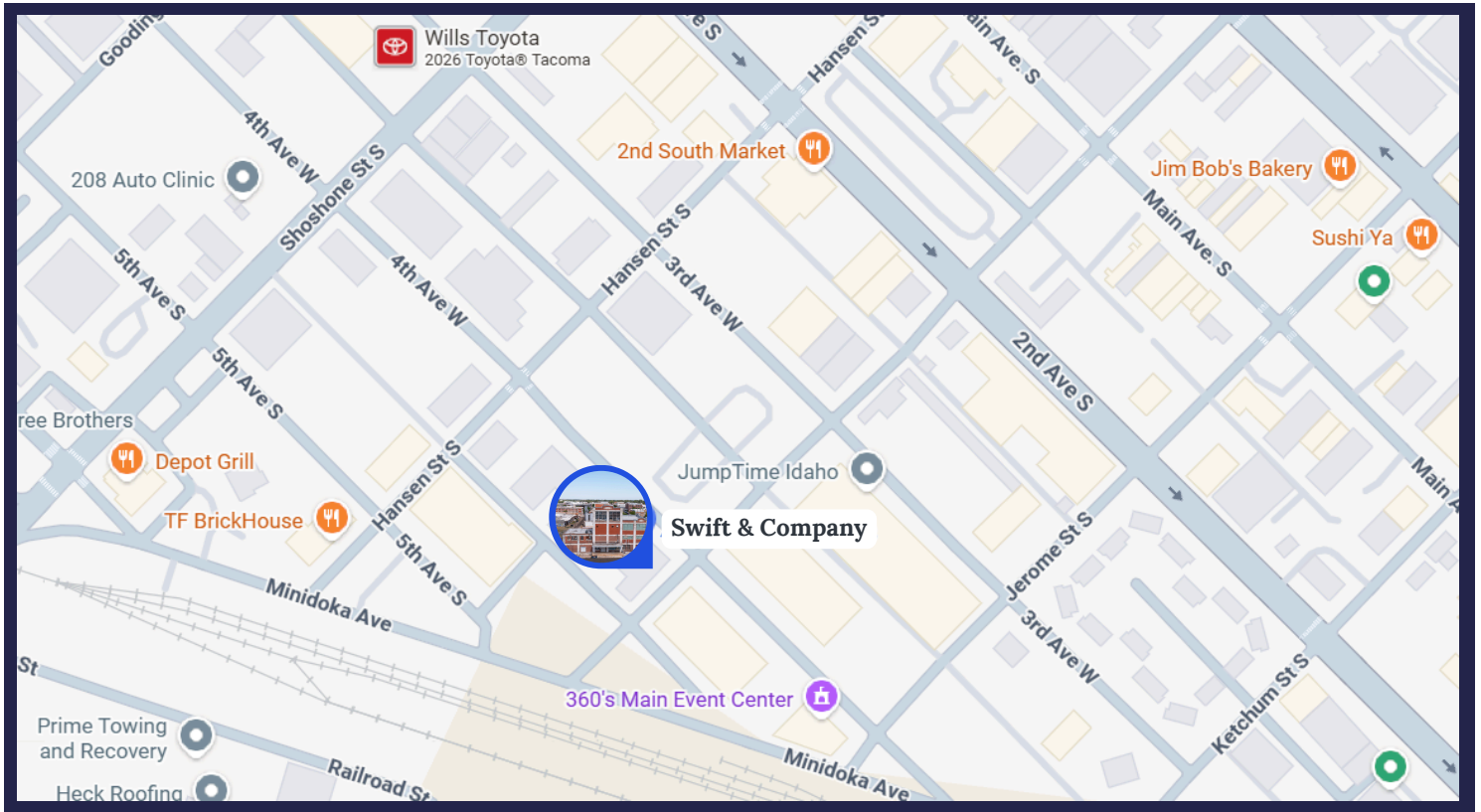
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## Details:

ADDRESS:	264 4 <sup>TH</sup> Ave S Twin Falls
PROPERTY TYPE:	Historic Industrial Building
BUILDING SIZE:	20,060 SF
LOT SIZE:	0.43 Acres
SALE PRICE:	\$899,000
ZONING:	O-T: Old Town District

## Highlights:

Step into a true piece of Twin Falls history with this iconic industrial landmark, one of the city's most recognizable buildings. Located within the City of Twin Falls URA allocation zone, this property offers exceptional potential for a wide range of commercial uses. Situated on approximately 0.43 acres and zoned Old Town District, the building features about 20,060 square feet of versatile space. The main level includes five cubicles, four private offices, two bathrooms, a conference room, and an IT room, making it ideal for administrative or professional operations. The second and third floors provide expansive warehouse space, along with a break room and additional cubicles for daily functionality. A functioning elevator services all levels, improving accessibility and efficiency. Blending historic character with practical layout and a prime location, this property is perfect for renovation, redevelopment, or investment.



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URA: Urban Renewal Area

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A Legacy of Agriculture and Industry in Twin Falls



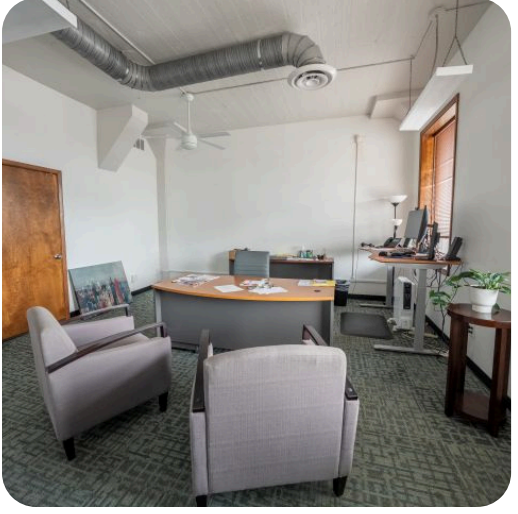
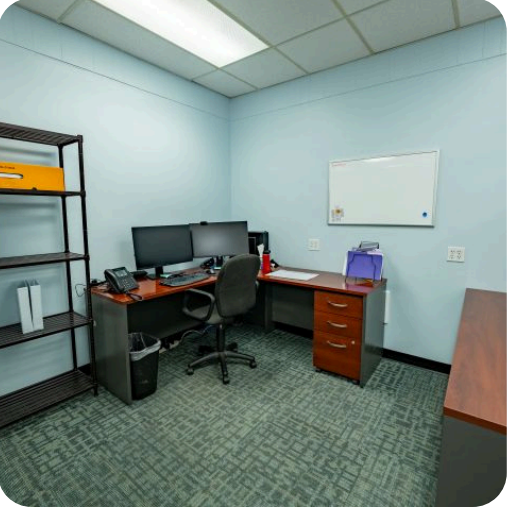
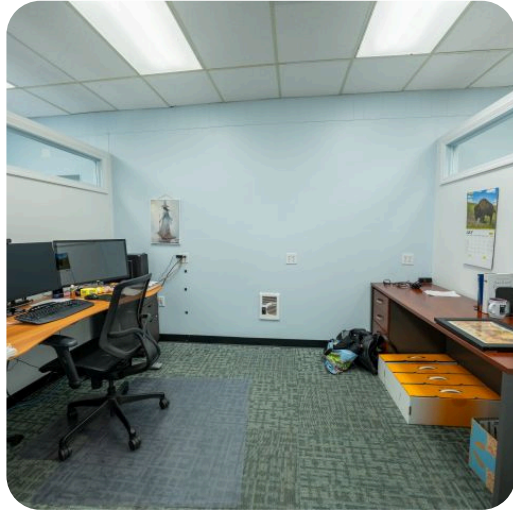
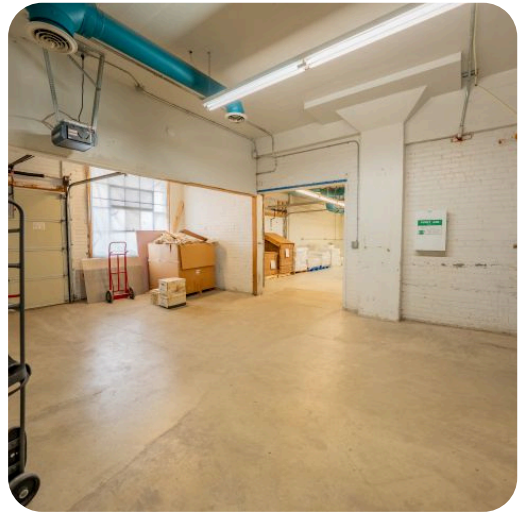
By the mid-1920s, Twin Falls had become a strong center of agricultural production, and Swift & Company moved to secure a place within that growth. In 1926, the company built its facility at 264 4th Avenue South, creating a reinforced concrete plant that supported the Magic Valley's expanding poultry, egg, and dairy trades. As one of the nation's leading meatpacking corporations, Swift used the site to handle the processing, packaging, and shipment of farm products from across the region. The building not only tied local producers to wider commercial networks, but also gave farmers in the area a dependable place to sell their goods. Today, the structure remains a clear reminder of Twin Falls's industrial development and its deep roots in agriculture.



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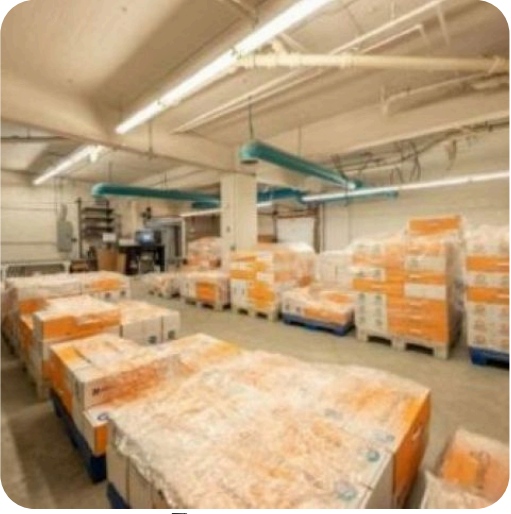
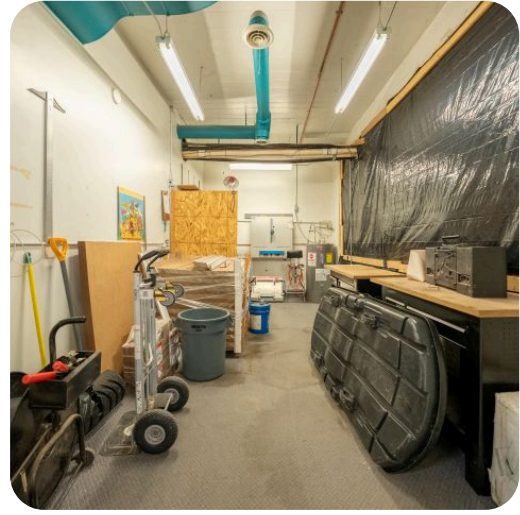
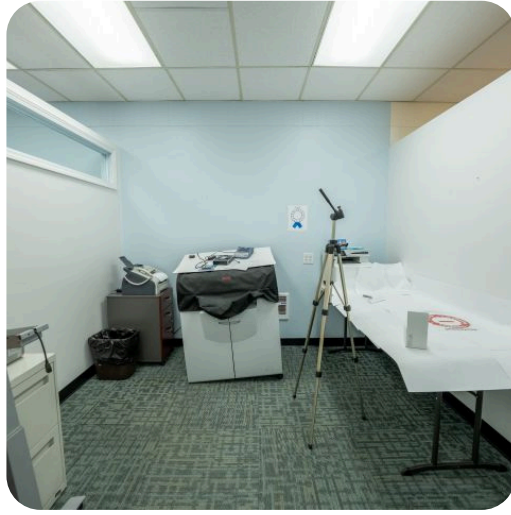
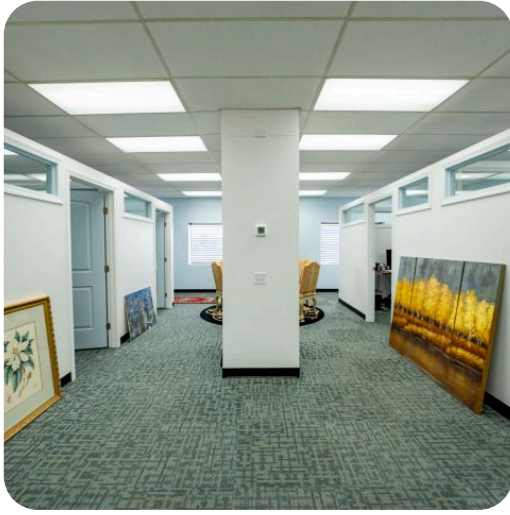
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