

TOK
COMMERCIAL

NOW LEASING BUILDINGS 2 & 5!



NORTHBRIDGE JUNCTION

421 NORTH 500 SOUTH, JEROME, ID 83338



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THE MASTER PLAN



BUILDING 1 - LEASED!

BUILDING 2 - AVAILABLE

128,769 SQUARE FEET

BUILDING 3 [FUTURE]

250,000 SQUARE FEET

BUILDING 4 - LEASED!

BUILDING 5 - AVAILABLE

120,503 SQUARE FEET

LOT 4 - AVAILABLE

3.11 AC SQUARE

LOT 5 - AVAILABLE

30.71 AC

BUILDING 2

BUILDING DESIGN

Concrete Tilt
Rear Load

BUILDING SIZE

128,769 SF

DIVISIBLE TO

22,680 SF

DOCK DOORS

Yes | 19

GRADE LEVEL DOORS

Yes | 11

POWER

480/277V 3 Phase

PARKING

1.3/100

TRUCK COURT DEPTH

120'

BUILDING DEPTH

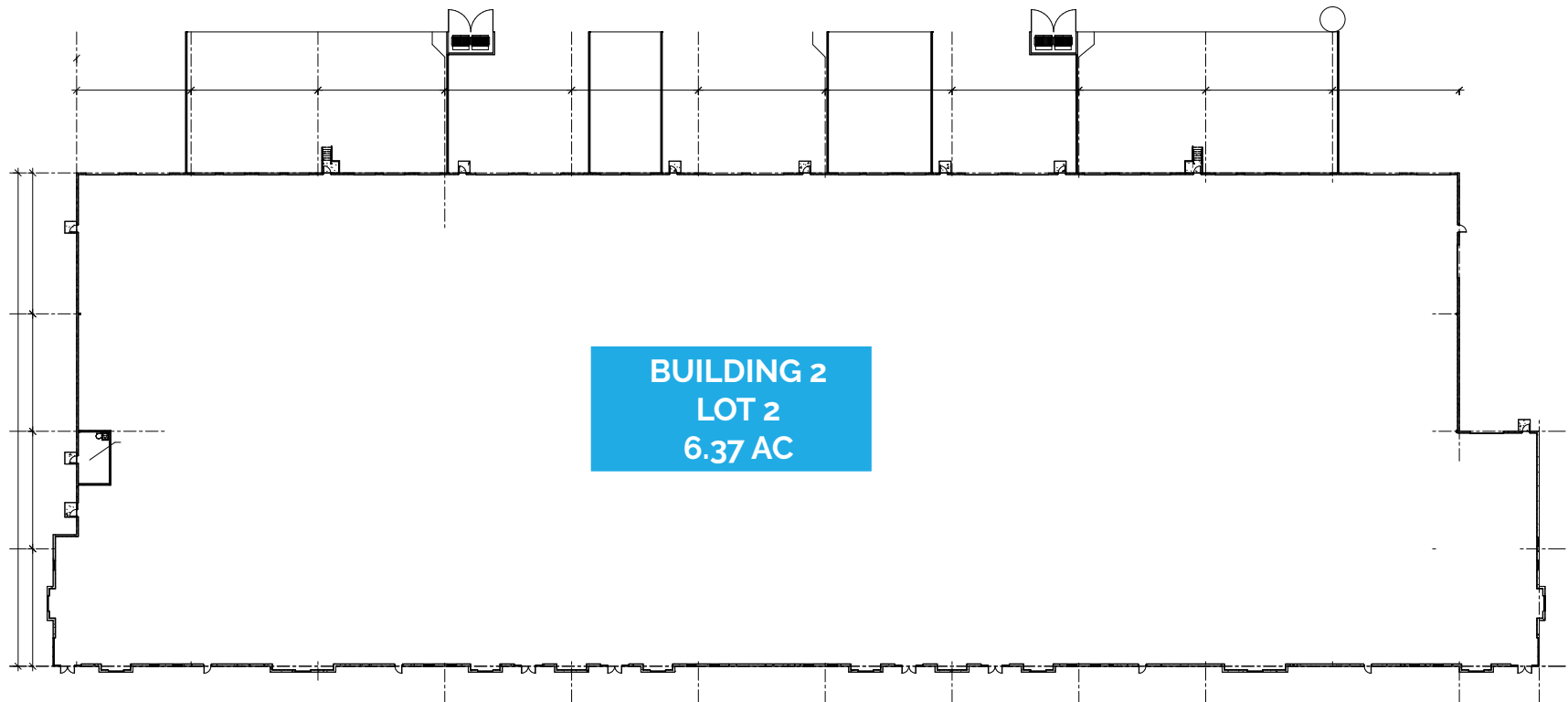
210'

COLUMN SPACING

54' x 50' W/ 60' Speed Bay

CLEAR HEIGHT

30'



BUILDING 5

BUILDING DESIGN

Concrete Tilt
Rear Load

BUILDING SIZE

120,503 SF

DIVISIBLE TO

21,600 SF

DOCK DOORS

Yes | 20

GRADE LEVEL DOORS

Yes | 10

POWER

480/277V 3 Phase

PARKING

2.2/100

TRUCK COURT DEPTH

130'

BUILDING DEPTH

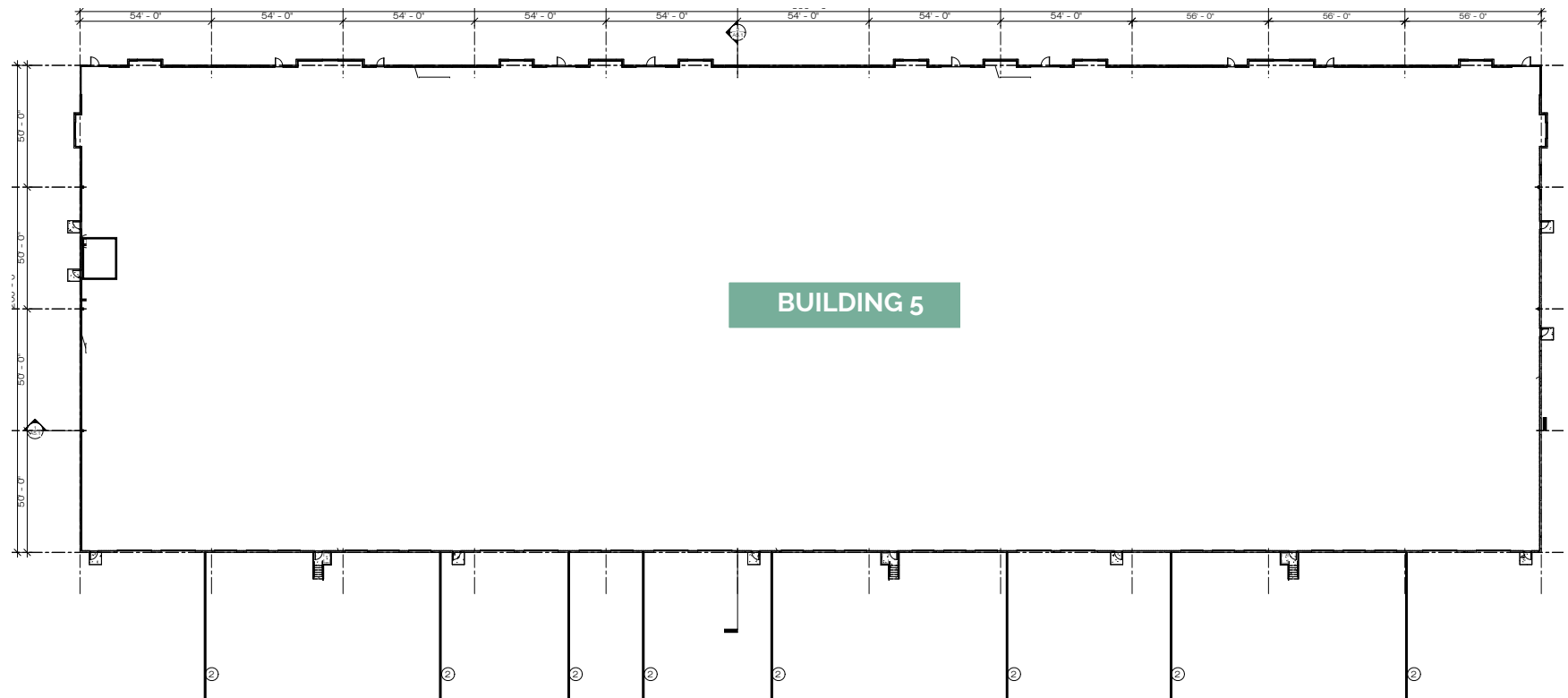
200'

COLUMN SPACING

54' x 50'

CLEAR HEIGHT

30'



THE AREA'S MOST ACCESSIBLE INDUSTRIAL!



EXIT 173



EXIT 173

TWIN FALLS CORE

BUILDING 3
250,000 SF

BUILDING 2
128,769 SF

BUILDING 1
FULLY LEASED!

BUILDING 4
FULLY LEASED!

BUILDING 5
120,503 SF

11,367 VPD

JOIN NEW TENANTS!



HWY 93





EXIT 173



BUILDING 2

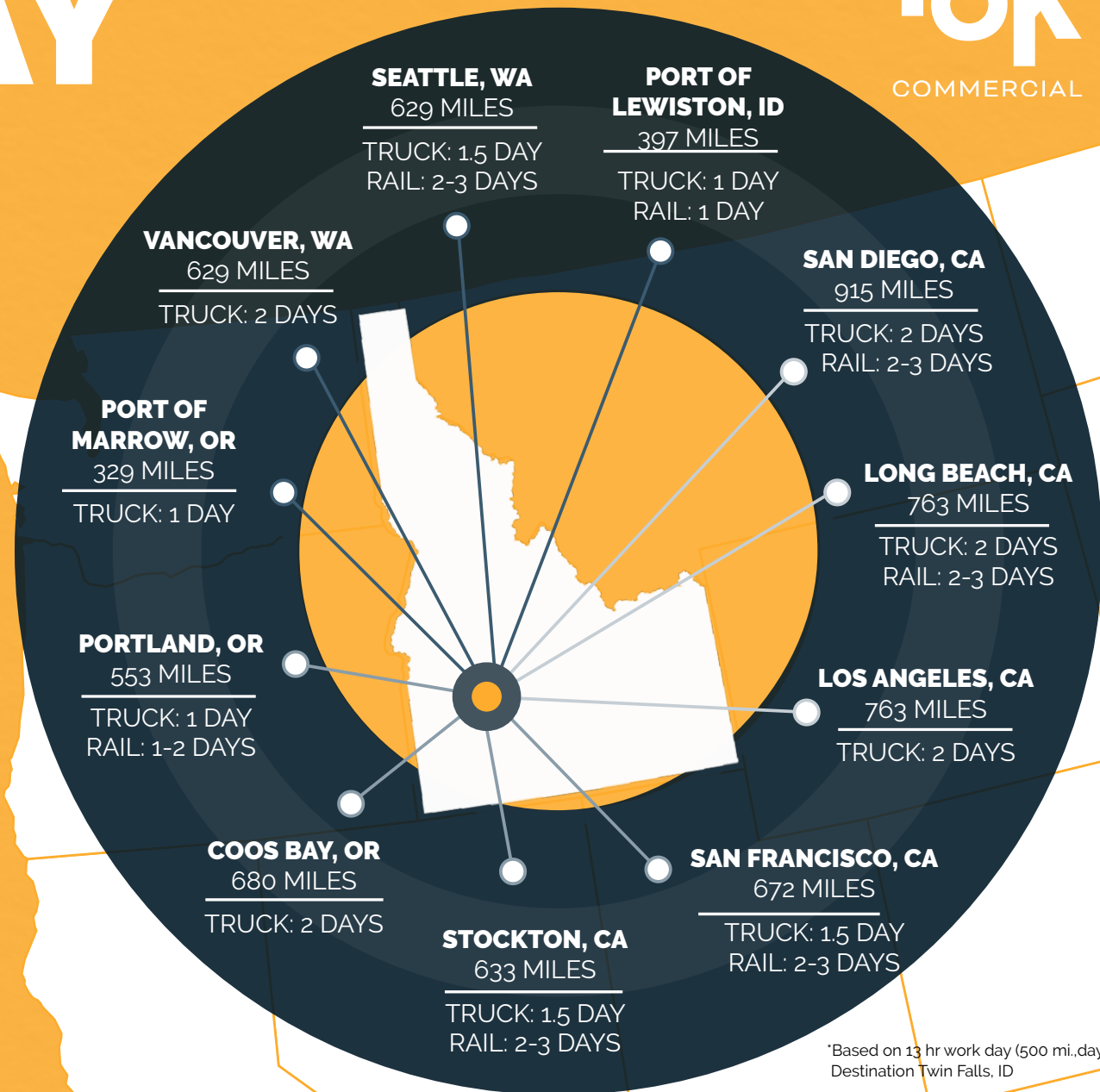


ONE DAY DRIVE

TO EVERYTHING IN THE WEST

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.

North Bridge Junction is strategically located at the intersection of I-84 and US-93, two major arteries that serve the county and State. Interstate-84 crosses the southern portion of the County, linking the Pacific Coast to eastern destinations, and is a source of substantial commercial activity at a national level. U.S. Route 93 connects I-84 with North-South destinations as far north as the Canadian border and down to Arizona to the South. Additionally, the popular tourist destinations of Sun Valley and the Sawtooth Mountains are accessed using this crossroads.



*Based on 13 hr work day (500 mi..day)
Destination Twin Falls, ID



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