

FLEX WAREHOUSE IN SUGAR CITY

OFFICE OR FLEX WAREHOUSE FOR LEASE | 371 & 391 BUSINESS LOOP | SUGAR CITY, ID 83446



0.53 ACRE YARD/PARKING
ALSO AVAILABLE
[CLICK TO VIEW](#)



- Office or Flex Warehouse Spaces Available
- Brand New Flex Warehouse Space Right Off Of Highway 20
- Located in Sugar City's Expanding Business Park
- Ready for Occupancy Mid-September
- Entire Building Available or Can Be Demised Into Smaller Spaces
- Custom Build-Outs Available for Quick Lease Commitments

PROPERTY TYPE:	Industrial/Flex
BUILDING SIZE:	11,854 SF (Divisible)
YEAR BUILT:	2025
ZONING:	Business Park
CLEAR HEIGHT:	14'
GRADE DOORS:	4
LEASE TYPE:	NNN
LEASE RATE:	\$1.00/SF (Full Bldg. Rate) <i>See Following Pages for Divisibility Rates</i>

CONTACT

NICK TERRY
208.357.4678
nickt@tokcommercial.com

HIGHLIGHTS



DETAILS



UPDATED: 10.3.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 10.3.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

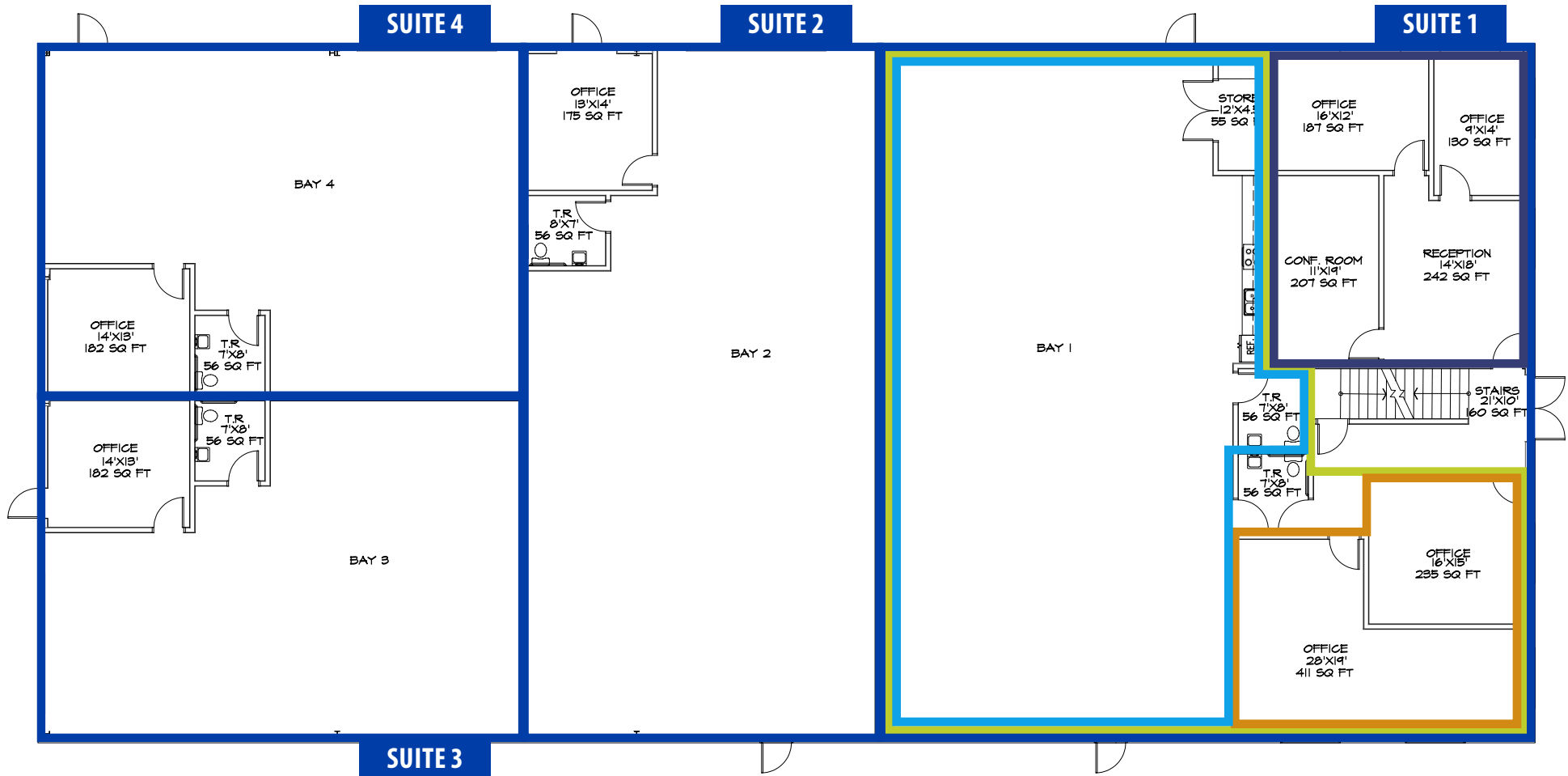
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

FIRST FLOOR | DEMISING OPTIONS AVAILABLE AS SHOWN

DEMISING OPTIONS:

SUITE	SIZE	RATE
1 (Full Suite)	3,983 SF	\$0.95/SF
1 (Option A)	3,272 SF	\$1.10/SF
1 (Option B)	2,571 SF	\$1.00/SF
1 (Option C)	646 SF	\$1.25/SF
1 (Option D)	766 SF	\$1.25/SF

SUITE	SIZE	RATE
2	2,379 SF	\$1.00/SF
3	1,621 SF	\$1.00/SF
4	1,621 SF	\$1.00/SF



UPDATED: 10.3.2025

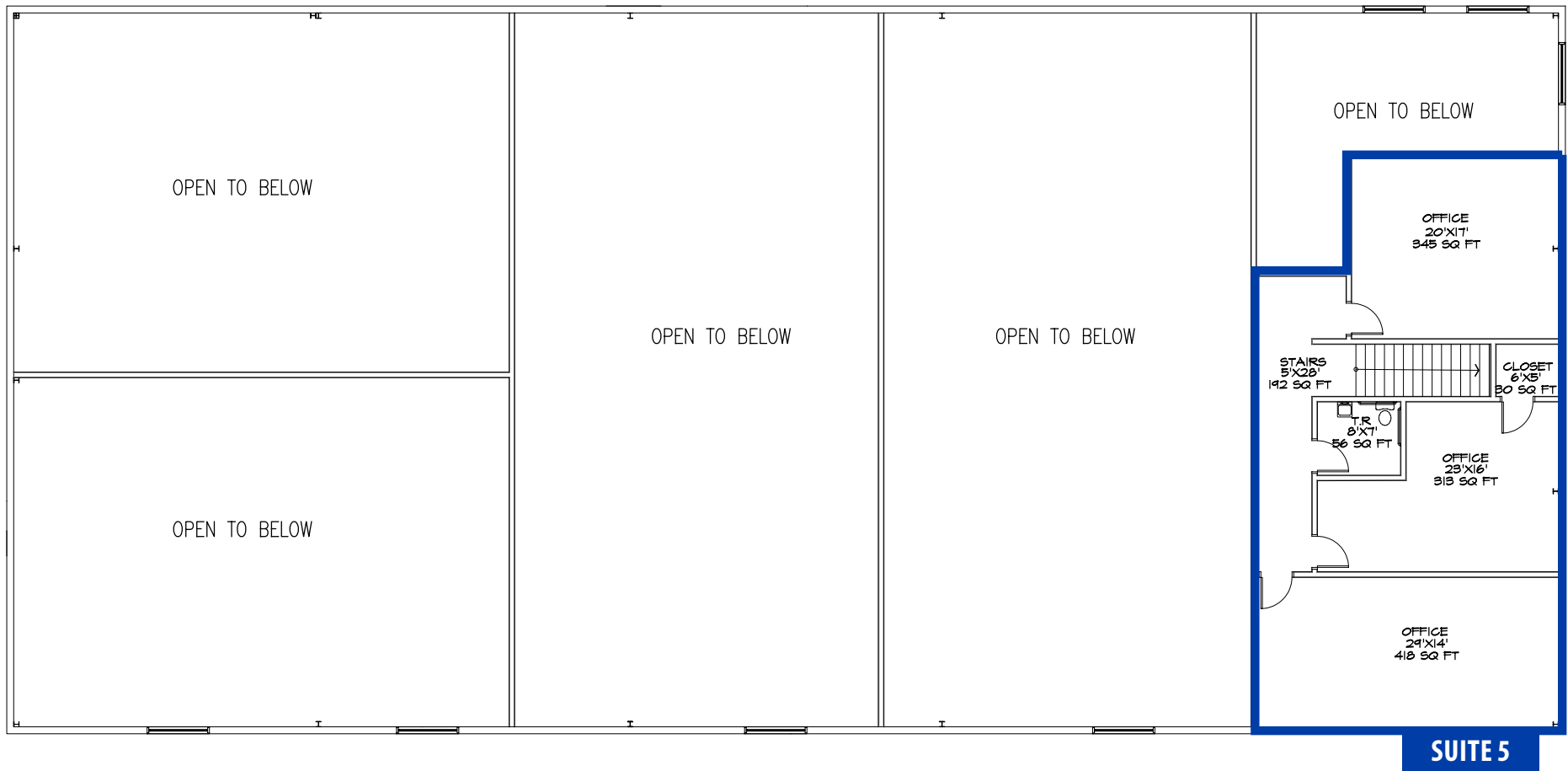
THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

SECOND FLOOR | DEMISING OPTIONS AVAILABLE AS SHOWN

DEMISING OPTIONS:

SUITE	SIZE	RATE
5	1,354 SF	\$1.20/SF



UPDATED: 10.3.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

8 MINS | 6.5 MILES
DIRECT CONNECTION NORTH
TO ST. ANTHONY

DIRECTLY ACCESSIBLE
TO AND FROM
HIGHWAY 20!

SITE

2 MINS | 1.6 MILES
DIRECT CONNECTION SOUTH
TO REXBURG

AREA DEMOGRAPHIC SUMMARY

POPULATION

1 MI | 2,829
3 MI | 6,281
5 MI | 45,324

HOUSEHOLDS

1 MI | 826
3 MI | 1,899
5 MI | 10,162

MED. INCOME

1 MI | \$81,224
3 MI | \$73,489
5 MI | \$62,493

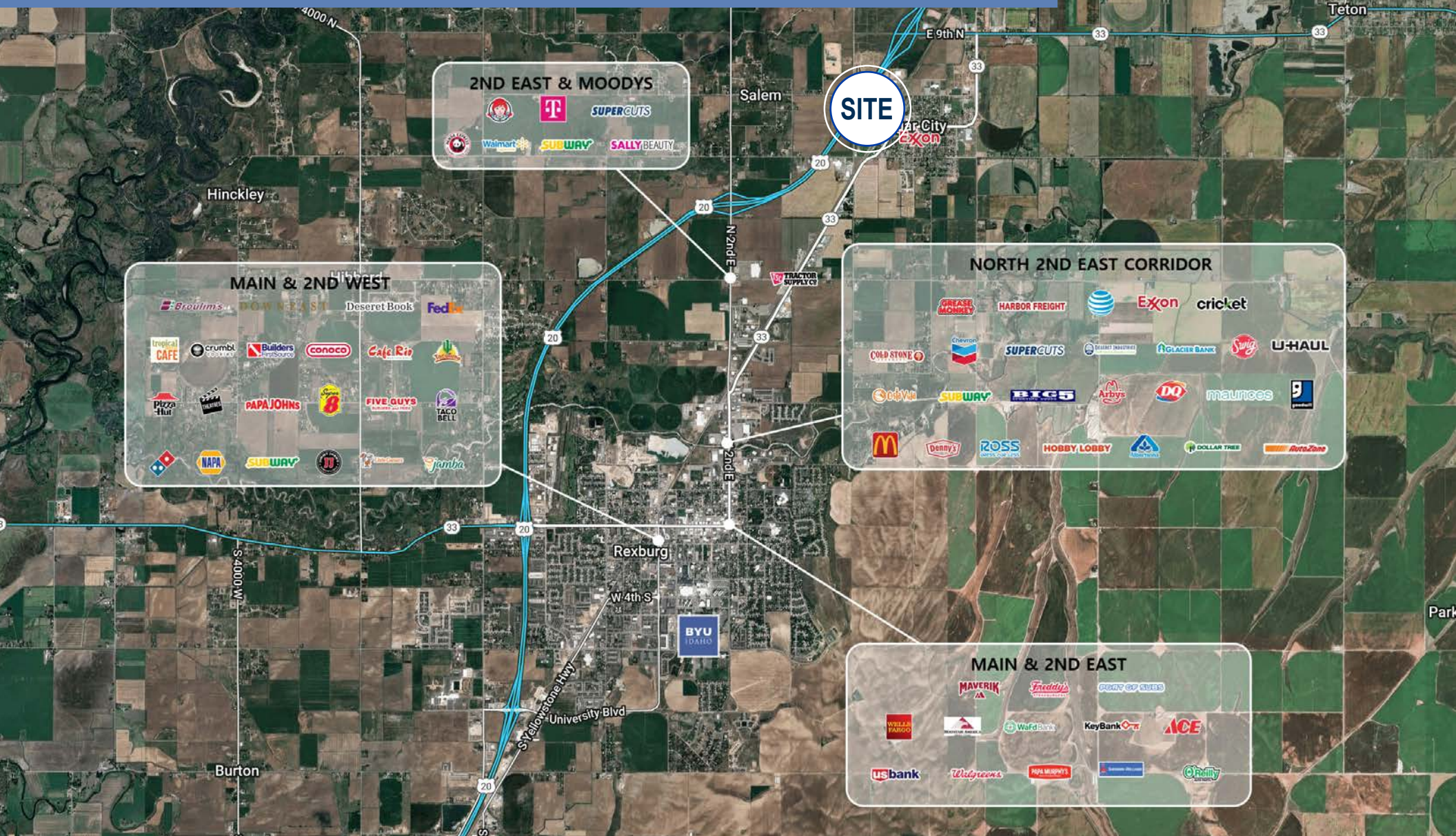
EMPLOYEES

1 MI | 84
3 MI | 207
5 MI | 958

LOCATED JUST 9 MINUTES FROM REXBURG

CONVENIENTLY ACCESSIBLE VIA HIGHWAY 20 OR HIGHWAY 33

TOK
COMMERCIAL
Teton



UPDATED: 10.3.2025

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM