

# 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

## HIGHLIGHTS



**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)  
*See Following Pages for Divisibility Rates*

## DETAILS



## CONTACT

**NICK TERRY**  
208.357.4678  
nickt@tokcommercial.com



UPDATED: 10.3.2025

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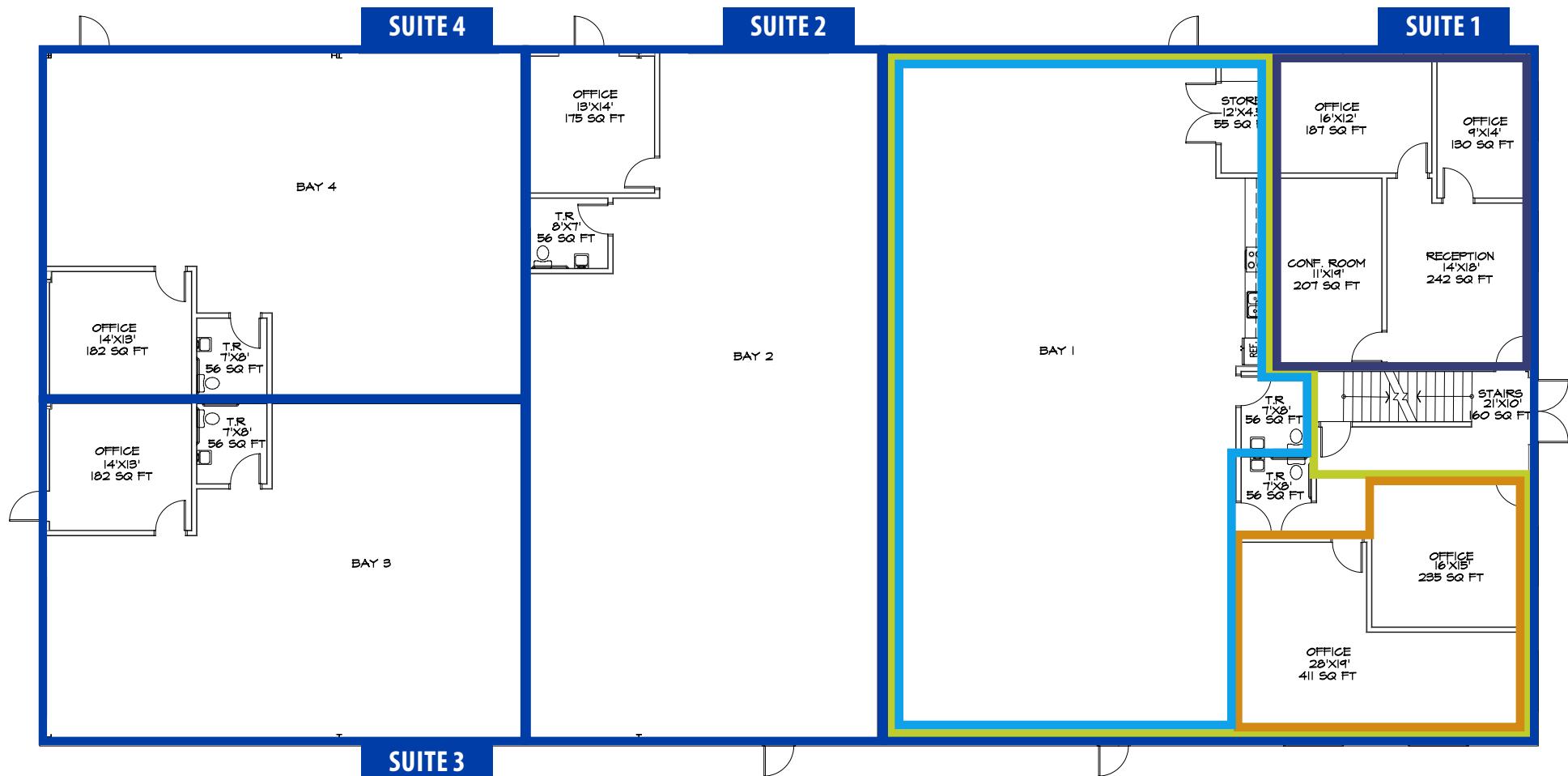
# FIRST FLOOR

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



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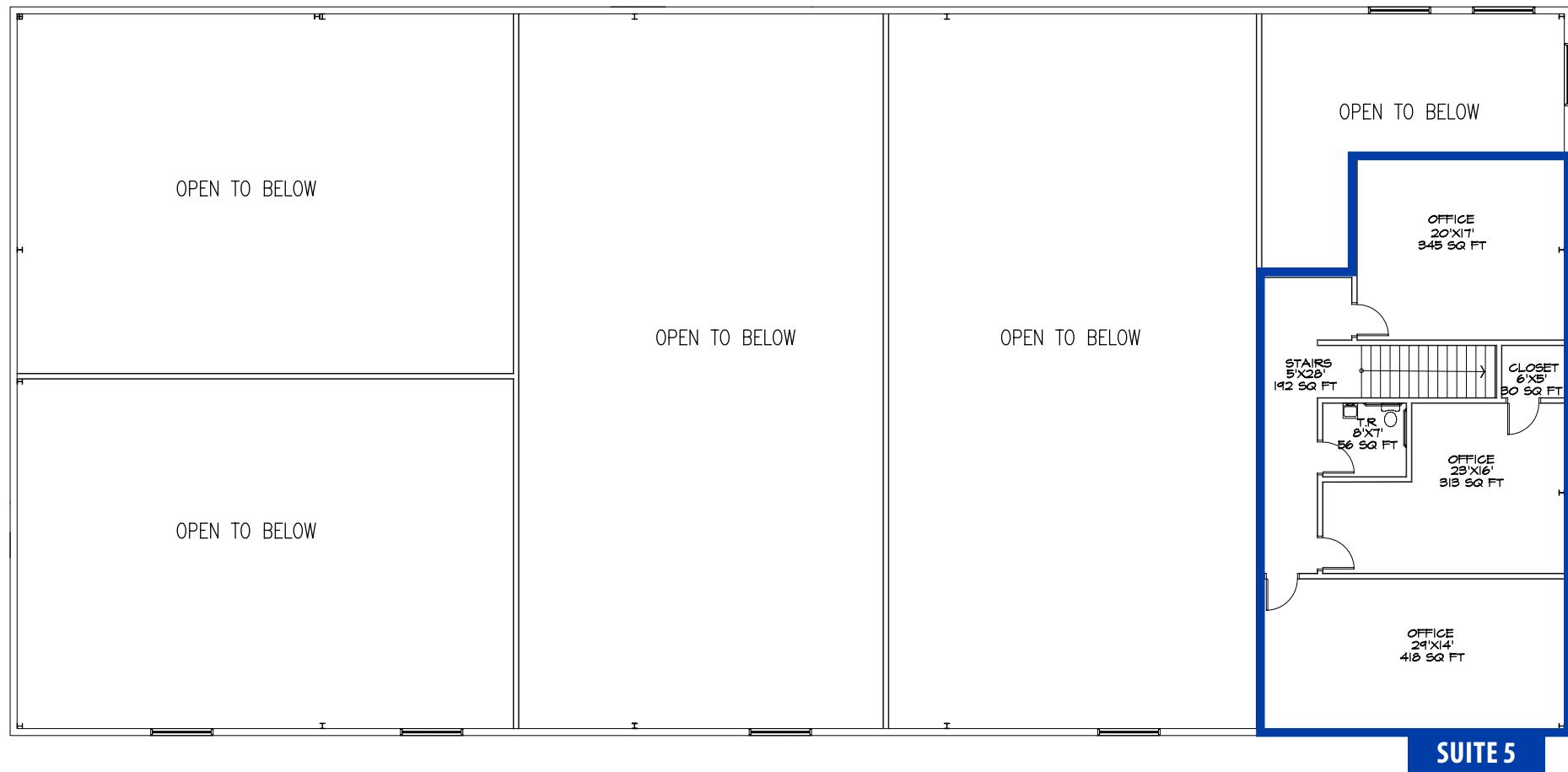
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# SECOND FLOOR

DEMISING OPTIONS AVAILABLE AS SHOWN

## DEMISING OPTIONS:

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



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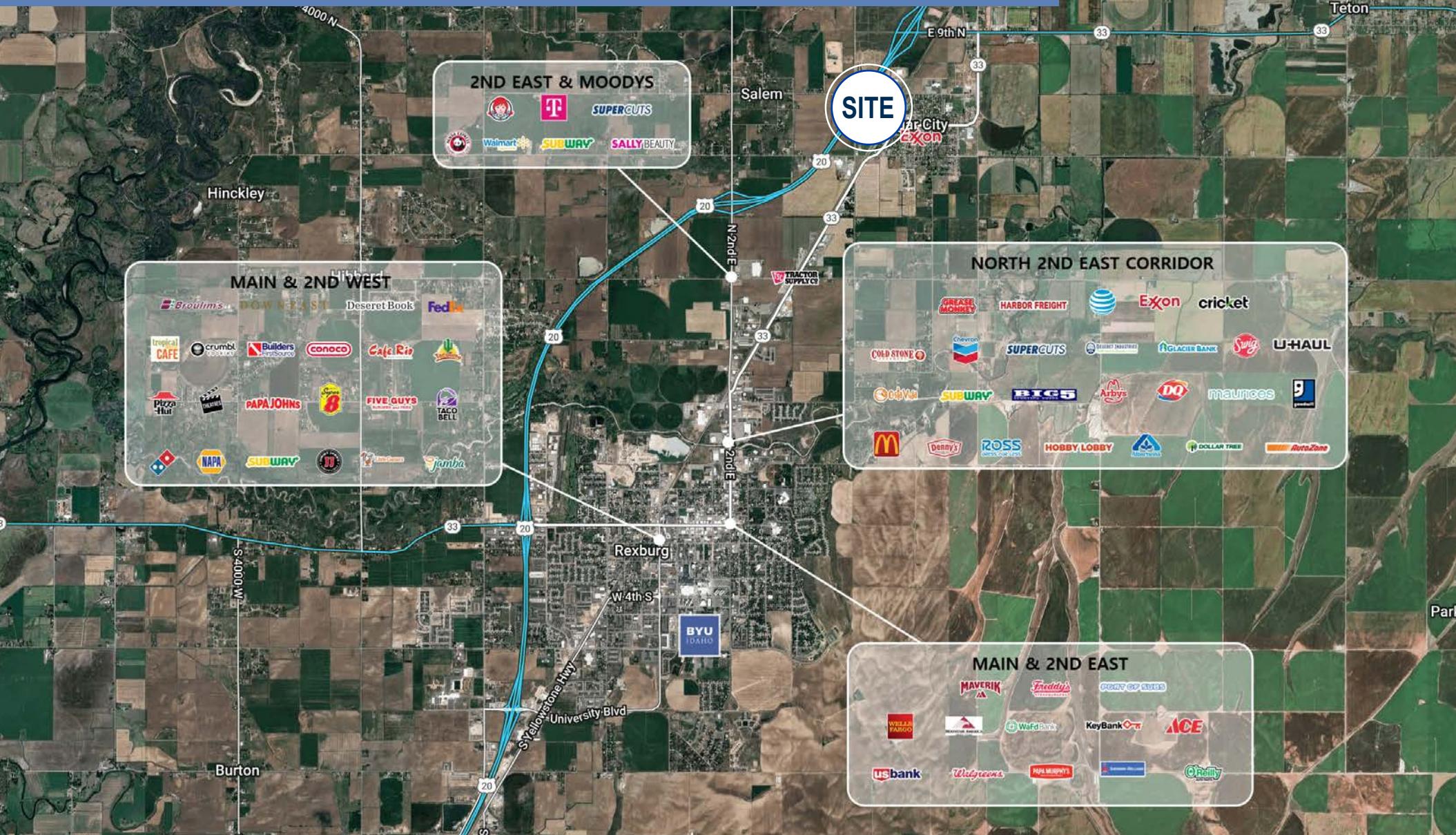
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# LOCATED JUST 9 MINUTES FROM REXBURG

## CONVENIENTLY ACCESSIBLE VIA HIGHWAY 20 OR HIGHWAY 33

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COMMERCIAL  
Teton



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