

FOR SALE OR LEASE – BUILT-TO-SUIT AVAILABLE

NEWMARK

MOUNTAIN WEST

DUSTIN MORTIMER
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 direct 208.874.0230
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PROPERTY DETAILS

3991 E. 400 N., Rigby, ID 83442

- Located on the North Rigby Exit of Highway 20
- Built to suit available
- Great for professional or medical services
- Lease rate: \$22/SF NNN
- Asking rate:
 - » Building 1: \$775,000
 - » Building 2: contact agent

2025 DEMOS



EST. POPULATION

1 MILE » **4,070**
 3 MILE » **15,927**
 5 MILE » **25,632**



EST. HOUSEHOLDS

1 MILE » **1,362**
 3 MILE » **5,056**
 5 MILE » **8,077**



EST. AVERAGE HH INCOME

1 MILE » **\$94,633**
 3 MILE » **\$95,875**
 5 MILE » **\$101,664**

**FULL SERVICE
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 482 Constitution Way, Suite 211
 Idaho Falls, ID 83402
 Office 208.874.0230
www.newmarkmw.com

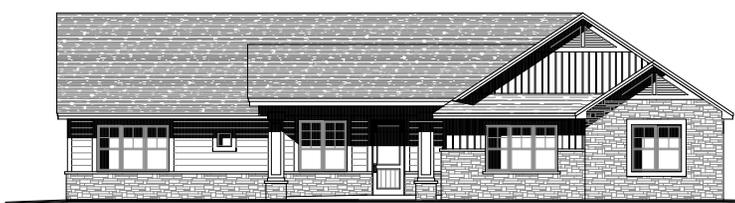
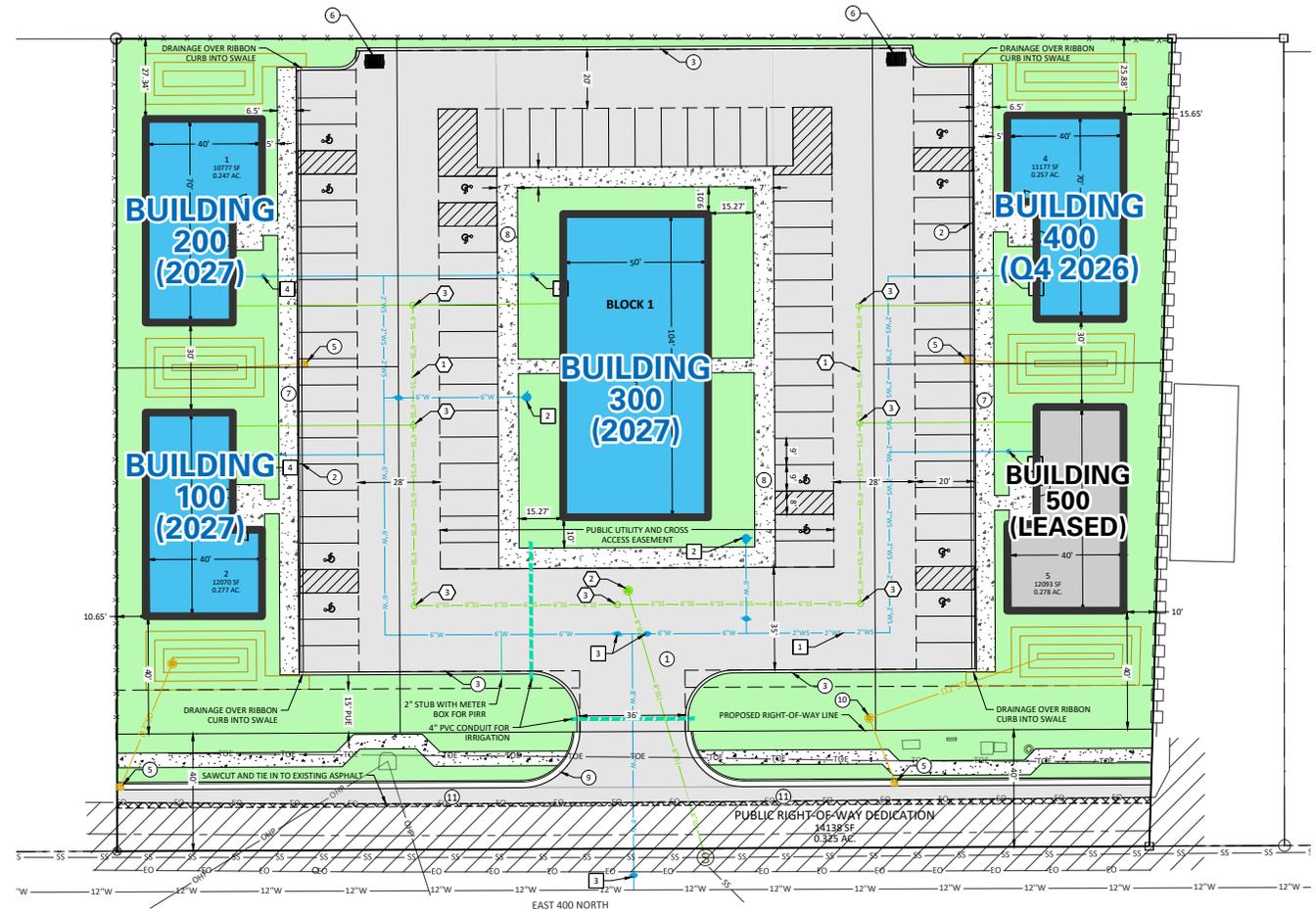
APPROVED SITE PLAN

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JEFFERSON OFFICE PARK



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

POTENTIAL FLOOR PLANS

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BUILDING TYPE 1 - ASKING: \$775,000



BUILDING TYPE 2 - ASKING: CONTACT AGENT



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SITE



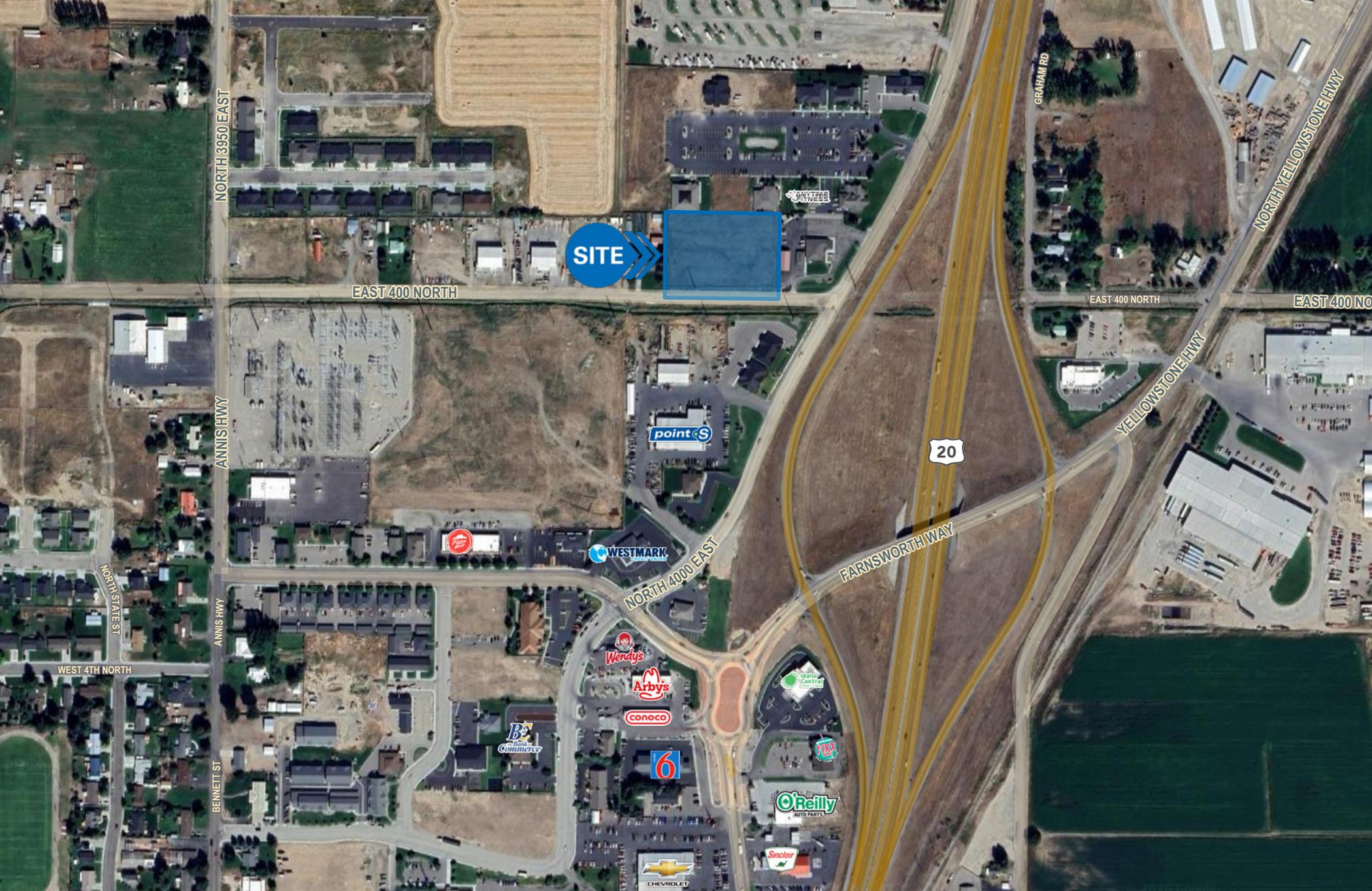
400 North

Graham Road



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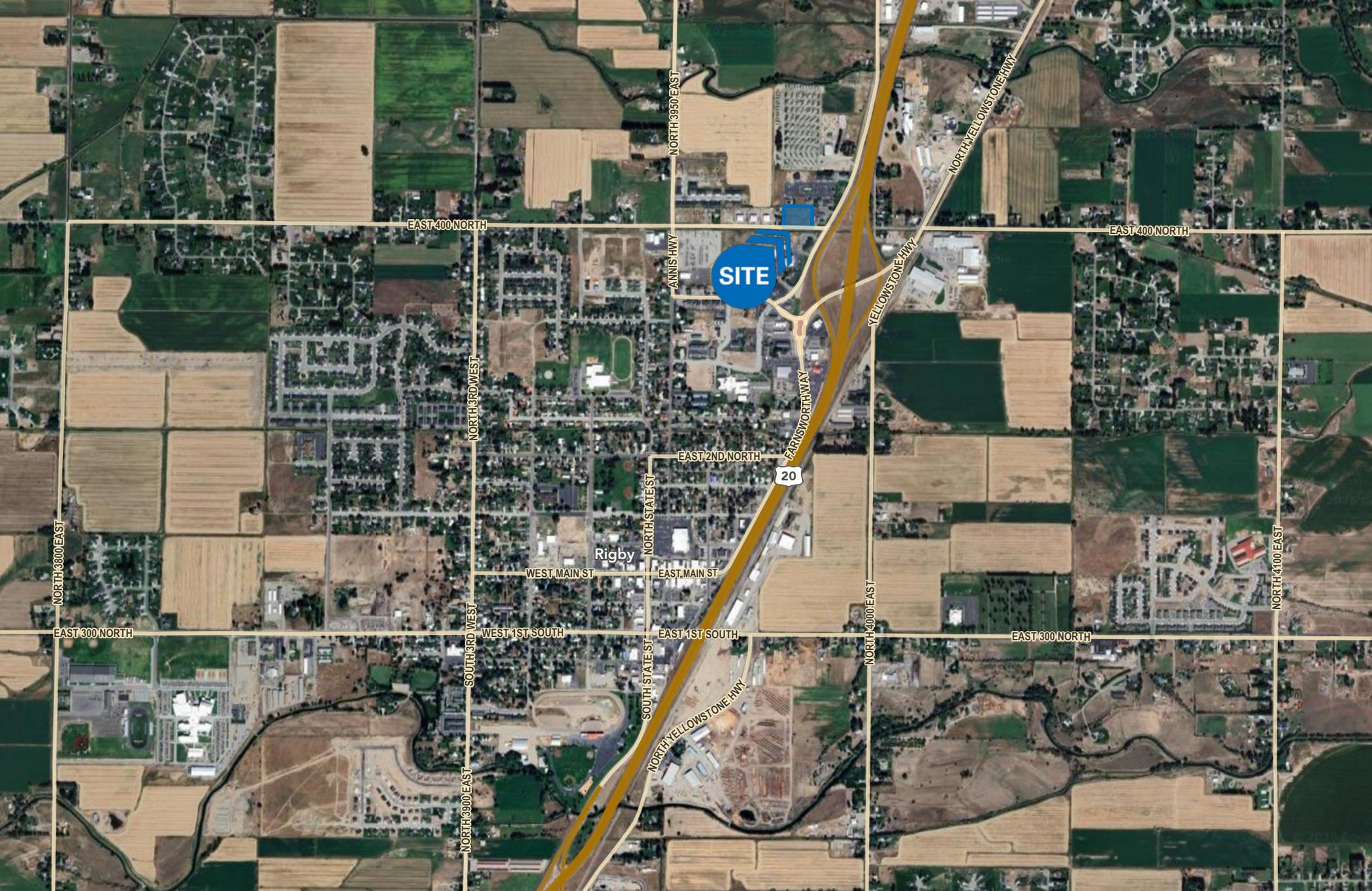
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