



Quality, second-generation industrial building with efficiently laid-out office space within Idaho Falls's Bombardier Center.

Building features dock-high and grade-level doors, free-span warehouse with 28' clear height, and with ample space for easy truck maneuverability.

ESFR sprinkler system throughout.

City fiber connectivity available, supporting high-speed, reliable business operations.

Strategically located near Yellowstone Highway with immediate access to I-15, providing excellent connectivity for shipping and receiving and close proximity to major west-side business and industrial hubs—convenient for employees, vendors, and clients.

SPACE:	SIZE:	RATE:
West Portion	19,250 SF	Contact Agent
Office	6,000 SF	
Whse	13,250 SF	

<b>PROPERTY TYPE:</b>	Industrial with Office
<b>LEASE TYPE:</b>	NNN
<b>GRADE DOORS:</b>	1
<b>DOCK DOORS:</b>	1
<b>CLEAR HEIGHT:</b>	28'
<b>POWER:</b>	480-Volt 3-Phase

## HIGHLIGHTS



## DETAILS



## CONTACT



**BRIAN WILSON, CCIM**  
208.656.2271  
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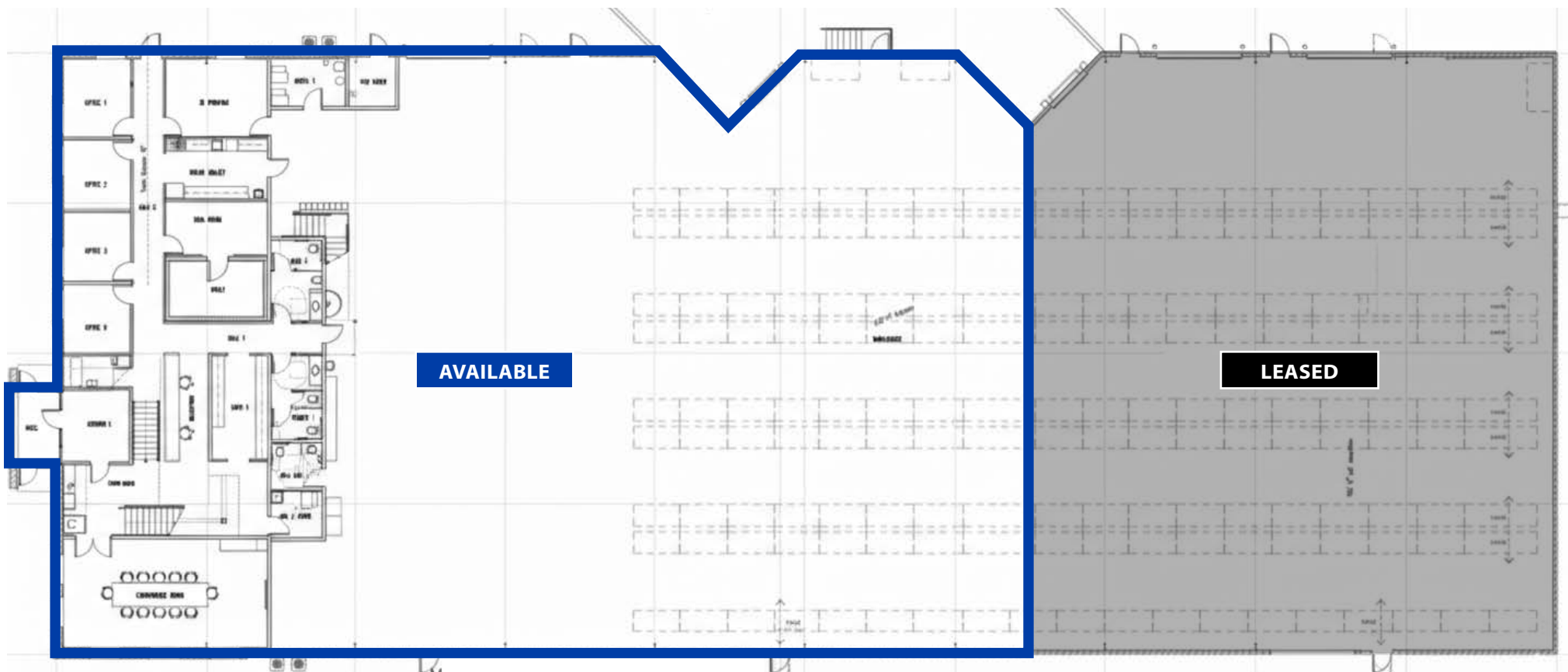
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UPDATED: 2.19.2026

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

# FLOOR PLAN | 19,250 SQ. FT.

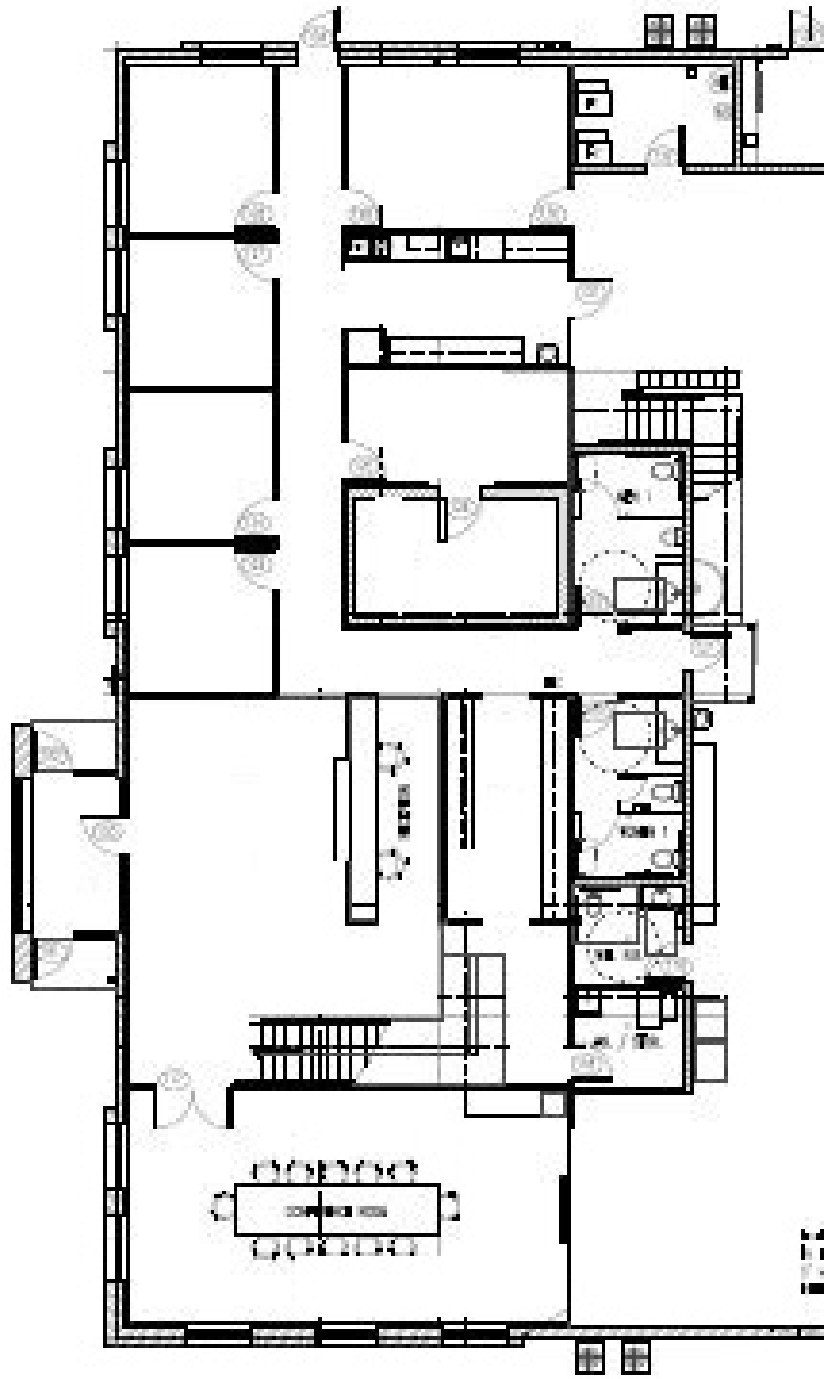


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OFFICE CONFIGURATION | **6,000 SQ. FT.**





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7 MINUTES | 2.5 MILES  
TO DOWNTOWN IDAHO FALLS

5 MINUTES | 2.3 MILES  
TO I-15, JACKSON HOLE JUNCTION,  
MAJOR RETAILERS & SERVICES

10 MINUTES | 4.4 MILES  
TO IDAHO FALLS "RETAIL ROW"

NISSAN TACO BELL RAM DODGE  
 Exon MAVERIK Sleep Inn  
 VW TOYOTA Jeep HONDA BMW  
 CHRYSLER CHEVROLET

fulfillment  
by amazon

ANHEUSER-BUSCH IDAHOAN PENSKE  
 FRAZIER INDUSTRIAL COMPANY AMERICAN FABRICATION  
 FURNITURE ROW Cargill

Builders FirstSource MAVERIK Do it Best  
 Mountain America Holiday Inn

McDonald's conoco Loves  
 SUBWAY BURGER KING FLYING J

**TOK**  
COMMERCIAL