

# SHOP/OFFICE SPACE FOR LEASE || 15,082 SF

149 Chesnut St., Idaho Falls, ID 83402



Shane Murphy

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# HIGHLIGHTS

- Main floor featuring 1,620 sft office space with a spacious foyer, 4 hard wall offices, kitchen, two restrooms, mechanical room, server room and additional storage areas.
- Main floor shop featuring 9,804 sft, high bay 20' ceilings with 12x14 grade level door and two 12x12 grade level doors.
- Upper floor office space has 3,658 sft space to include 3 hard wall offices, his and her restrooms, kitchen, conference room and open storage area with forklift access.
- Outside compound storage fenced in area is 8,276 sft.

## DETAILS

### Lease Rate:

Total Building	15,082 SF	
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Main Office	1,620 SF	(\$0.46/SF) \$6,900/Month Modified Gross
Shop	9,804 SF	
Upper Office	3,658 SF	

Parcels:	RPA1740028005B - 0.32
	RPA1740028003C - 0.19



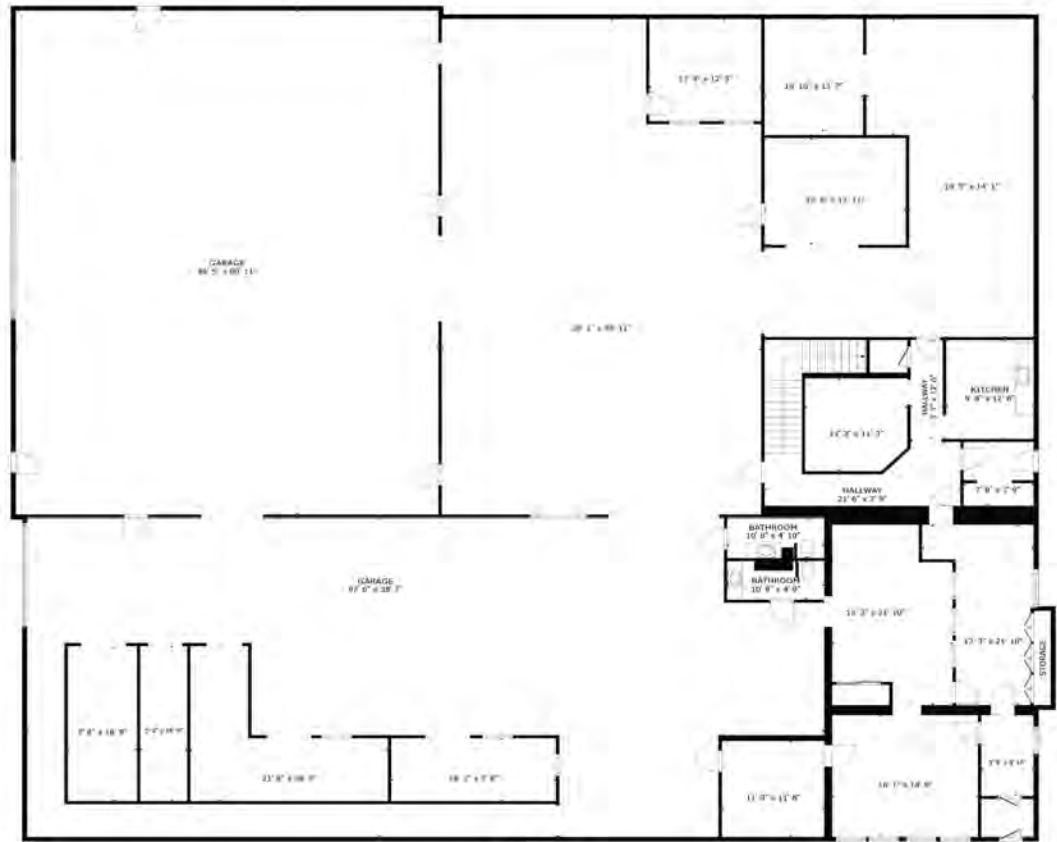
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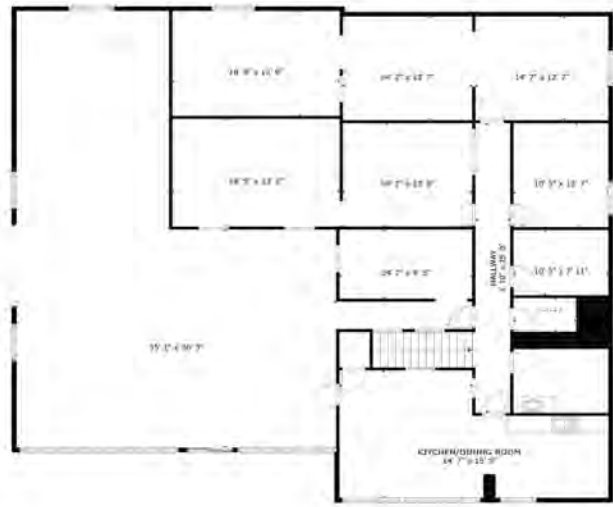
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# FLOOR PLAN

149 Chestnut St., Idaho Falls, ID 83402



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 5,800 sq.ft. FLOOR 2 3,593 sq.ft.  
 EXCLUDED AREAS : GARAGE 2,829 sq.ft. GARAGE 2,224 sq.ft. ROOM 210 sq.ft.  
 TOTAL : 9,392 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**MATTERPORT  
LINK**



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# PROPERTY PLAT

149 Chestnut St., Idaho Falls, ID 83402



**VENTURE ONE**  
PROPERTIES  
COMMERCIAL REAL ESTATE

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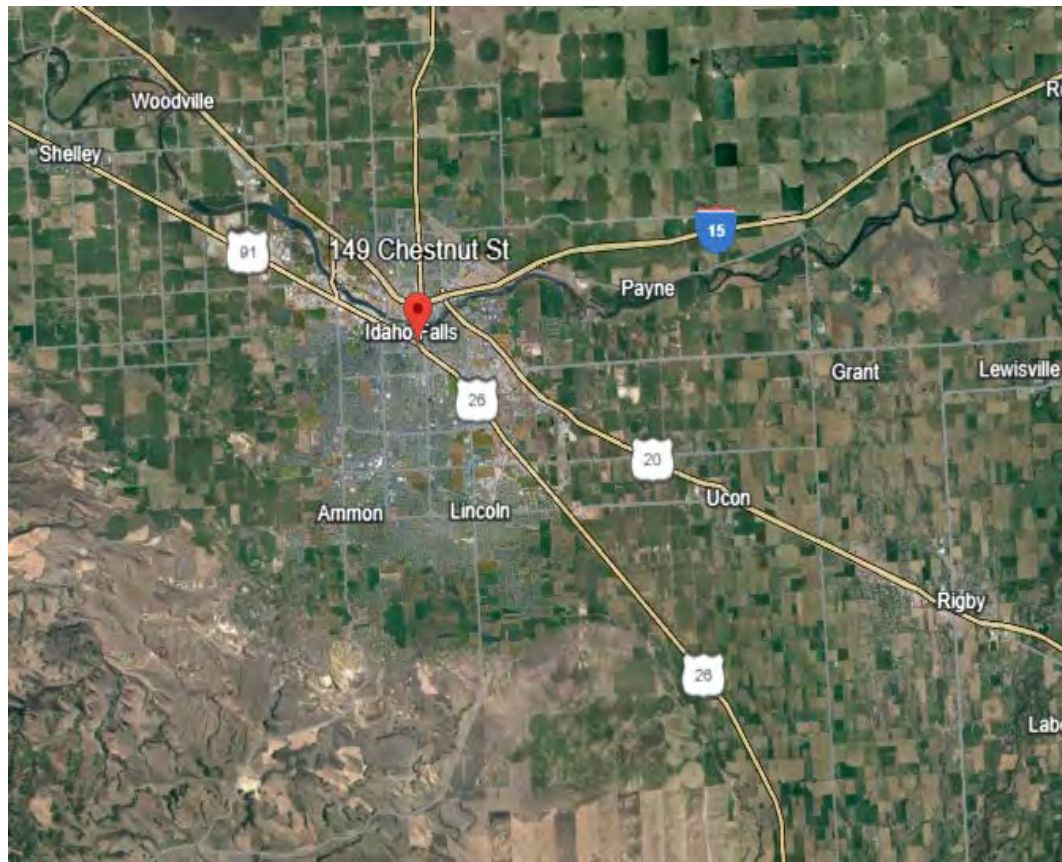
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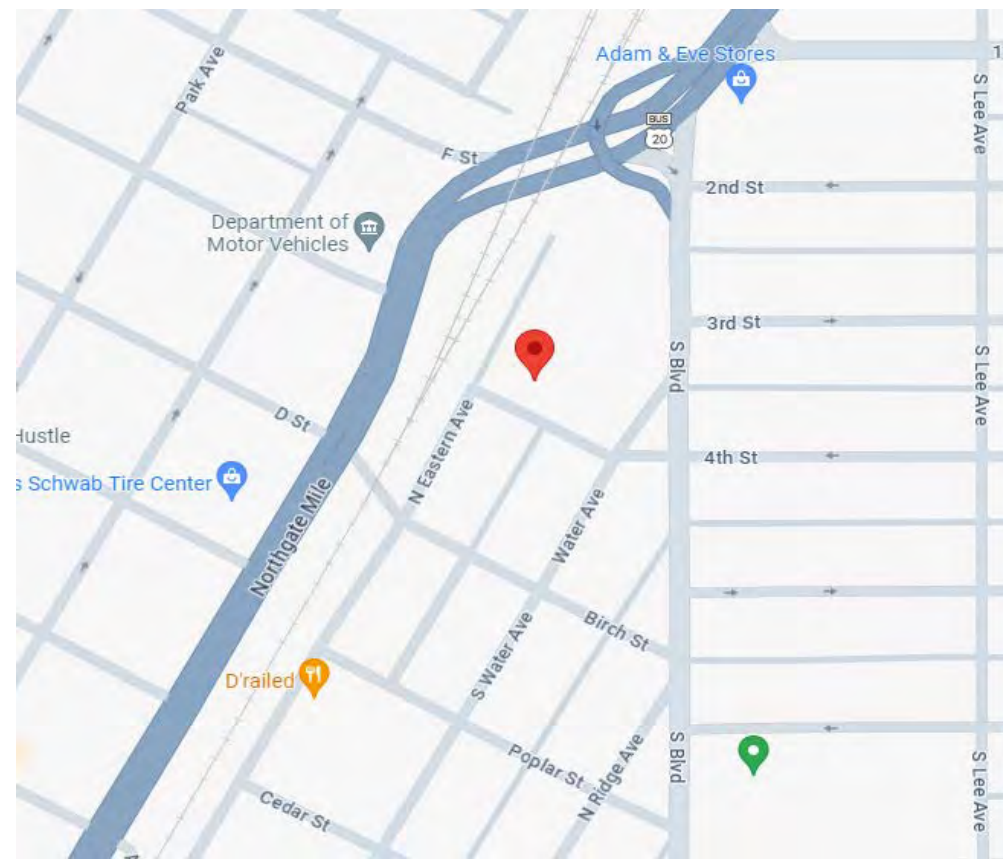
# LOCATION SUMMARY

149 Chestnut St., Idaho Falls, ID 83402

Regional Map



Locator Map



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# PROPERTY AERIAL

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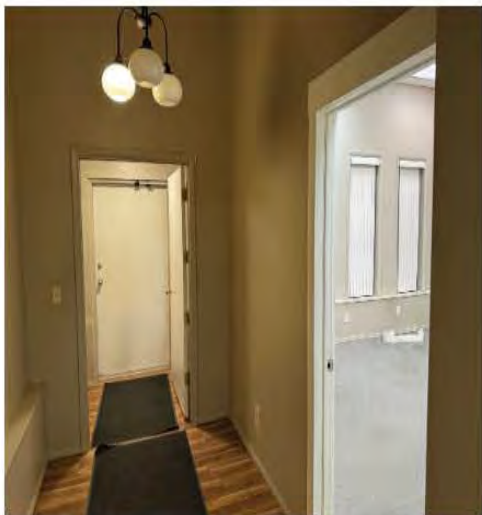
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# MAIN LEVEL PHOTOS

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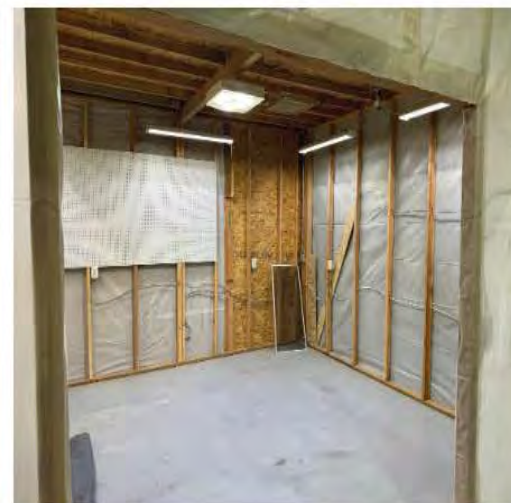
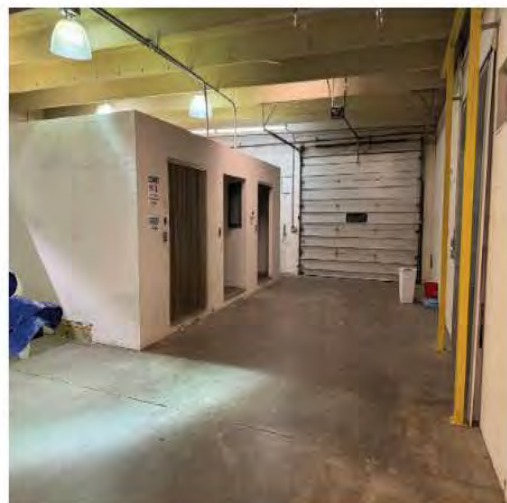
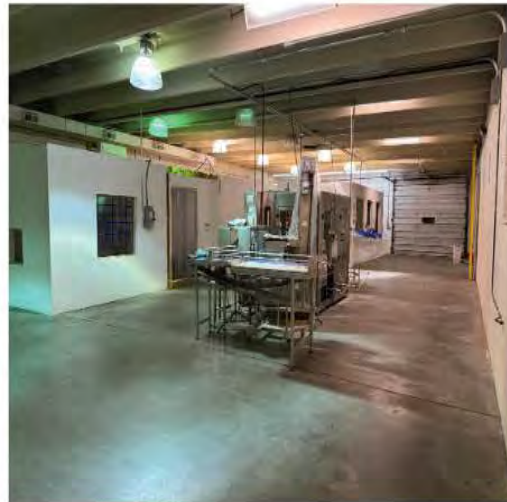
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# SHOP PHOTOS

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# UPPER LEVEL PHOTOS

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# DEMOGRAPHICS

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## Households

	2 mile	5 mile	10 mile
2010 Households	14,187	31,286	38,266
2023 Households	15,958	38,704	47,933
2028 Household Projection	17,089	41,936	51,989

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$65,568	\$81,640	\$85,087
Median Household Income	\$47,584	\$64,284	\$67,076



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