

FOR LEASE

6312 BURRGRAF



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**DUSTIN MORTIMER**

[dmortimer@mwcre.com](mailto:dmortimer@mwcre.com)

direct 208.874.0230

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## PROPERTY DETAILS

6312 SOUTH BURRGRAF WAY, IDAHO FALLS, ID 83402

- Total of 15,543 SF available
- 1,824 SF Log office space (4 offices, 1 bathrooms, conference room, break room)
- ±5,000 SF of unheated warehouse with 14' overhead door
- ±6,000 SF of heated warehouse with 12' overhead door
- 4.56 acres highly visible by Yellowstone Highway
- Ample parking with fully fenced yard space and covered canopy parking
- Easy highway access
- Up to 2.5 acres of storage yard
- Asking rate: contact agent

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Heyrend Industrial Park

SITE

US HWY 26

7,200 ADT W 65TH S

26

4,200 ADT

390 ADT

3,500 ADT

1,400 ADT

US HWY 26 12,500 ADT

26

S YELLOWSTONE HWY

3,500 ADT W 65TH S

1,500 ADT

65TH RDS 5,000 ADT

91

9,500 ADT US HWY 91

S YELLOWSTONE HWY

1,300 ADT



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