

VALUE-ADD INDUSTRIAL & STORAGE PROPERTY INVESTMENT OPPORTUNITY FOR SALE

# YELLOWSTONE INDUSTRIAL / STORAGE

4294 N YELLOWSTONE HIGHWAY | IDAHO FALLS, IDAHO 83401



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## PROPERTY INFORMATION

Property Address	<b>4294 N. Yellowstone Highway Idaho Falls, ID 83401</b>
Property Type	<b>Mixed Use</b>
Storage Units	<b>191 Total</b>
Vacancy	<b>32%</b>
Types	<b>Self Storage, Covered RV &amp; Enclosed RV</b>
Industrial Tenant	<b>MileX</b>
Lease Terms	<b>10 year with two 5 year options</b>
Lease Type	<b>NNN</b>
Lot Size	<b>7.93 Acres</b>
Developed Land	<b>5.72 Acres</b>
Undeveloped Land	<b>2.2 Acres</b>
Zoning	<b>C2 - General Commercial</b>

**CELL TOWER LEASE ON-SITE**

## OFFERING DETAILS

Blended CAP Rate	<b>6.31%</b>
NOI	<b>\$161,965</b>
Bare Ground	<b>\$239,580</b>
<b>Sale Price</b>	<b>\$2,806,379</b>



- **IMMEDIATE UPSIDE POTENTIAL IN RENTAL RATES**  
Current storage lease rates are below market, offering a clear path for revenue enhancement and improved yield through proactive management.
- **STRATEGIC LOCATION & VISIBILITY**  
Prominent frontage along Highway 26 with excellent daily traffic counts, enhancing long-term tenant demand and property exposure.
- **STRONG REGIONAL CONNECTIVITY**  
Immediate access to Highway 20 (5 minutes) and Interstate 15 (9 minutes), providing efficient distribution and logistics capabilities.
- **SECURED AND GATED**  
A fully secured, gated storage compound designed to provide controlled access and enhanced security for equipment, vehicles, materials, and inventory.
- **FUTURE DEVELOPMENT UPSIDE**  
±2.2 acres with approximately 200 feet of highway frontage remain undeveloped, offering excellent potential for additional construction, yard expansion, or future redevelopment.
- **FUNCTIONAL IMPROVEMENTS**  
±6,000 SF industrial facility with existing utility infrastructure (well and septic), supporting both current operations and potential future use.
- **DIVERSE ASSET PROFILE**  
The property consists of industrial buildings and multiple storage buildings, providing a diverse tenant base and flexible long-term investment potential.  
***Additional cell tower lease on-site!***



UPDATED: 4.1.2026

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**Milex**<sup>®</sup>  
COMPLETE AUTO CARE

powered by  
**Mr. Transmission**<sup>®</sup>  
The Professionals

# TENANT PROFILE | MILEX

## GENERAL AUTOMOTIVE MAINTENANCE & REPAIR FRANCHISE

As a leader in auto care and repair, Milex Complete Auto Care is always searching for driven and talented people to join the team! With locally-owned locations nationwide, there are career opportunities happening every day to get customers Road Ready!

The Milex Complete Auto Care mission statement is to create customer experiences that results in satisfaction and loyalty. With over 50 years' experience in the auto care industry, you can be assured that Milex<sup>®</sup> is the best repair and maintenance company to work for. From full engine repair to general maintenance, we have all types of positions at Milex Complete Auto Care.



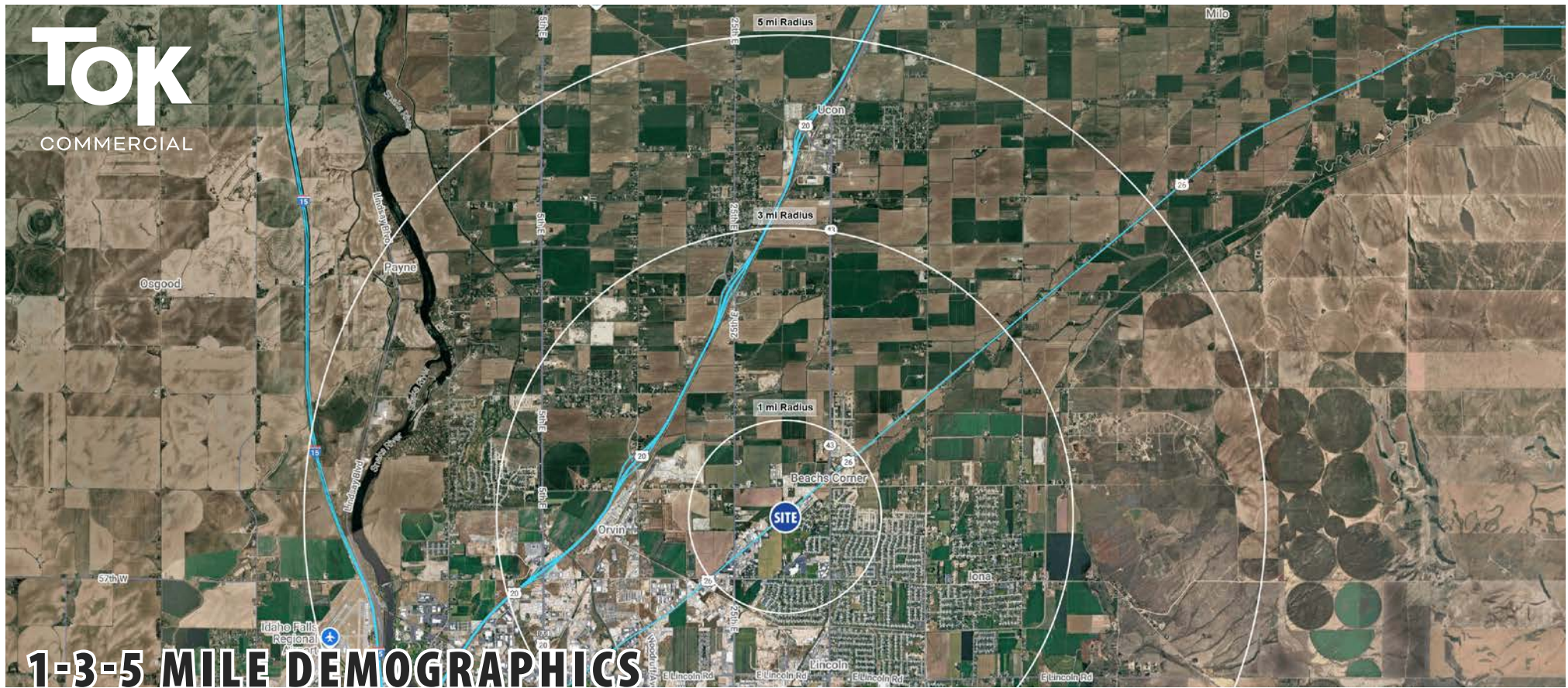
# TOK COMMERCIAL



← 4 MINUTES / 2 MILES  
TO HIGHWAY 20 ACCESS

← 9 MINUTES / 6 MILES  
TO AIRPORT &  
INTERSTATE 15 ACCESS

← 10 MINUTES / 5 MILES  
TO IDAHO FALLS CORE



<b>POPULATION</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
2025 Est. Population	3,966	32,206	87,941
2030 Projected Population	4,462	34,542	92,761
Projected Annual Growth	2.5%	1.5%	1.1%
Historic 10 Year Growth	9.8%	3.5%	1.6%

<b>HOUSEHOLDS</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
2025 Est. Households	1,145	10,278	31,352
2030 Projected Households	1,339	11,342	34,094
Projected Annual Growth	3.4%	2.1%	1.7%
2000-2021 Annual Growth	6.8%	2.9%	1.6%

<b>INCOME</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
2025 Average HH Income	\$124,362	\$106,276	\$96,772
2025 Per Capita Income	\$35,892	\$33,926	\$34,622
Historic 5 Year Growth	4.4%	5.1%	4.2%

<b>WORKFORCE</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
Total Businesses	122	930	3,692
Total Employees	1,158	7,804	32,340
Labor Pool Age ≥16	2,715	23,059	65,183

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OFFERING PRICE  
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