

LINCOLN RETAIL/INDUSTRIAL

FLEX-INDUSTRIAL FOR LEASE | 1708 E LINCOLN RD, IDAHO FALLS, ID 83401



NEW SHOP ADDITION!

BLAKE PHIPPEN

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Up to ±8,200 SF of functional flex/industrial space available

High-visibility location along E. Lincoln Rd with strong traffic counts

Flexible configuration to accommodate warehouse, shop, or service users

Positioned within a well-established commercial corridor

Efficient access for vehicle circulation, deliveries, and daily operations

SPACE

SIZE

RATE

Entire Bldg.

4,000 - 8,200 SF

Contact Agent

PROPERTY TYPE:

Industrial

BUILDING SIZE:

4,000 - 8,200 SF

LEASE TYPE:

NNN

LOT SIZE:

1.57 Acres

GRADE DOORS:

(4) Four 10' (2) Two 14'

HIGHLIGHTS



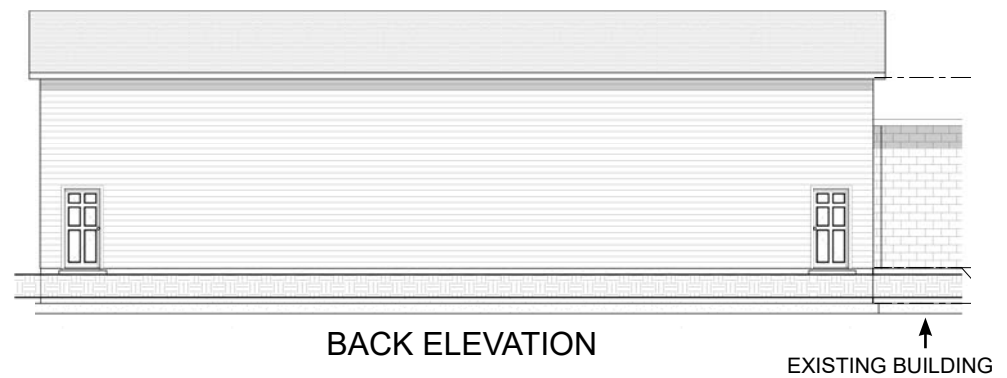
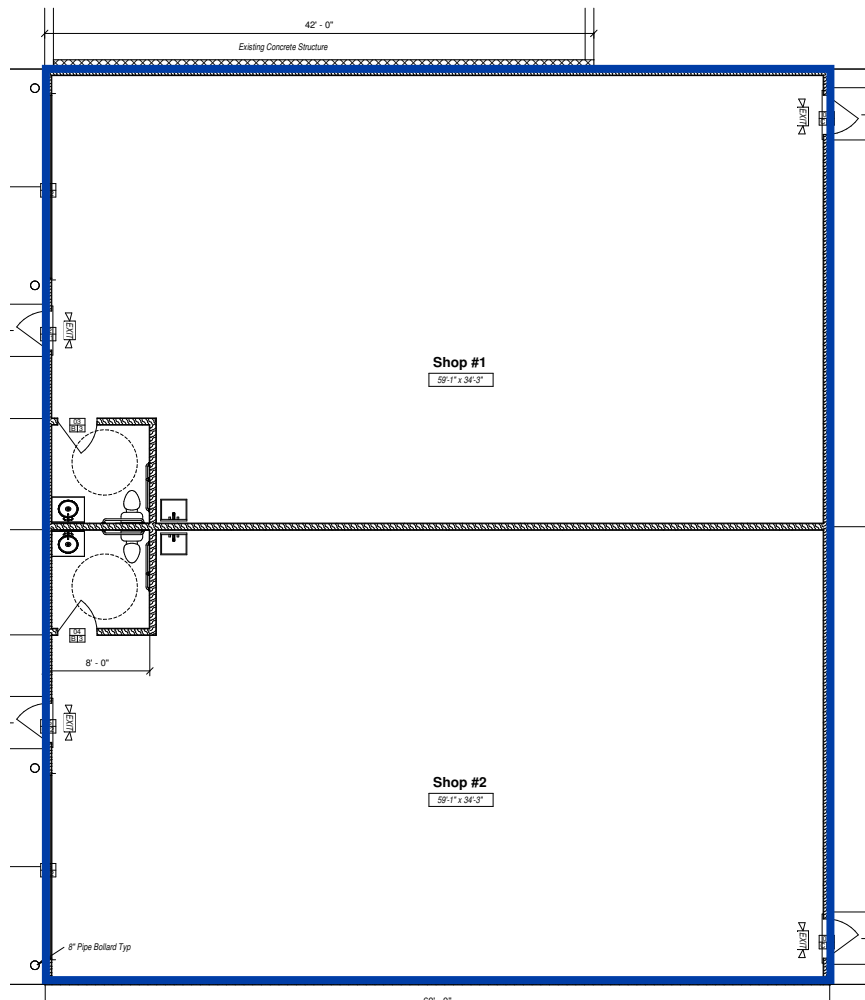
DETAILS



CONTACT



NEW SHOP ADDITION





NEW SHOP ADDITION



14,628 VPD

N Woodruff Ave

REVOLUTION
AUTO GROUP

17,261 VPD

E Lincoln Rd



E Lincoln Rd

16,312 VPD

18,949 VPD

N Woodruff Ave



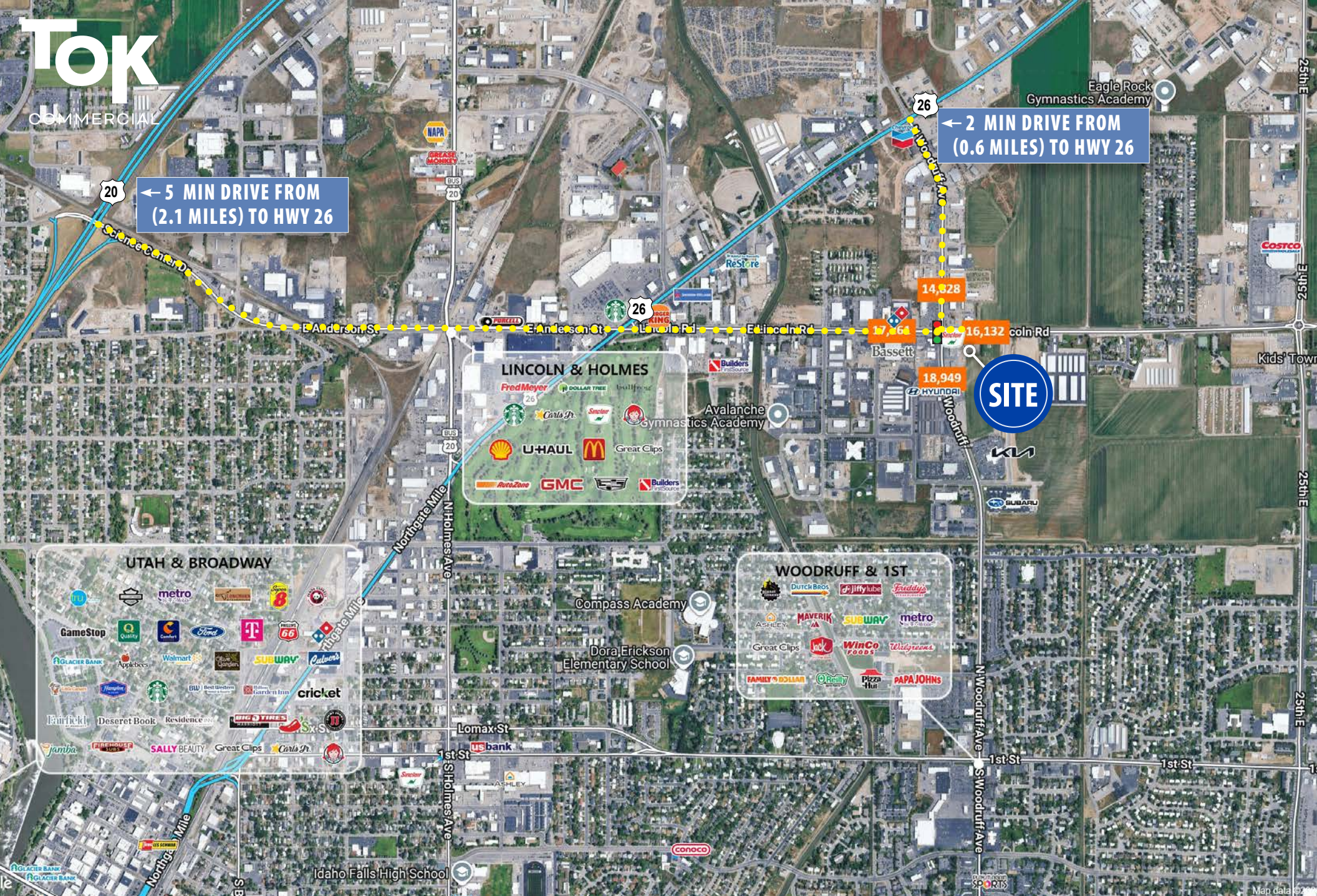
POPULATION
49,722
5 MI. RADIUS



HISTORIC ANN. GROWTH
4.5%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$93,284
5 MI. RADIUS



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