

1,822 SF -13,220 SF INDUSTRIAL FLEX SPACE FOR LEASE

TRELLIS SQUARE

1536 N 25TH E | IDAHO FALLS, ID | 83401



Shane Murphy

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HIGHLIGHTS

Building A Total 13,220 Sq Ft. -
Divisible Up To 4 Units- 3,305 SF/Unit

- UNITS INCLUDE -
- 14x14 Overhead Door
 - 20x16 Overhead Door (End Units Only)
 - 18' Ceilings
 - His and Her Restrooms
 - Office
 - Rear Entrance Man Door
 - 3 Phase Power

Building B Total 7,288 SF -
Divisible Up To 4 Units - 1,822 SF/Unit

- UNITS INCLUDE -
- 14x14 Overhead Door
 - 18' Ceilings
 - His and Her Restrooms
 - Office
 - Rear Entrance Man Door
 - 3 Phase Power

The Property

Situated just south of Costco, this industrial/flex property combines high visibility with unmatched convenience in a thriving business corridor. Building A spans 13,220 SF and is divisible into four 3,305 SF units, while Building B totals 7,288 SF and can be divided into four 1,822 SF units. Each unit is built for flexibility, offering 18' ceiling heights, overhead doors, rear access, office space, and his and her restrooms. With a large shared parking area this property is perfectly suited for warehouse, light industrial, or flex users seeking a prime location to grow their business.

DETAILS

Building A:	13,220 SF
Building B:	7,288 SF
Lease Rate:	\$1.15/SF/MTH \$0.20/SF/NNN



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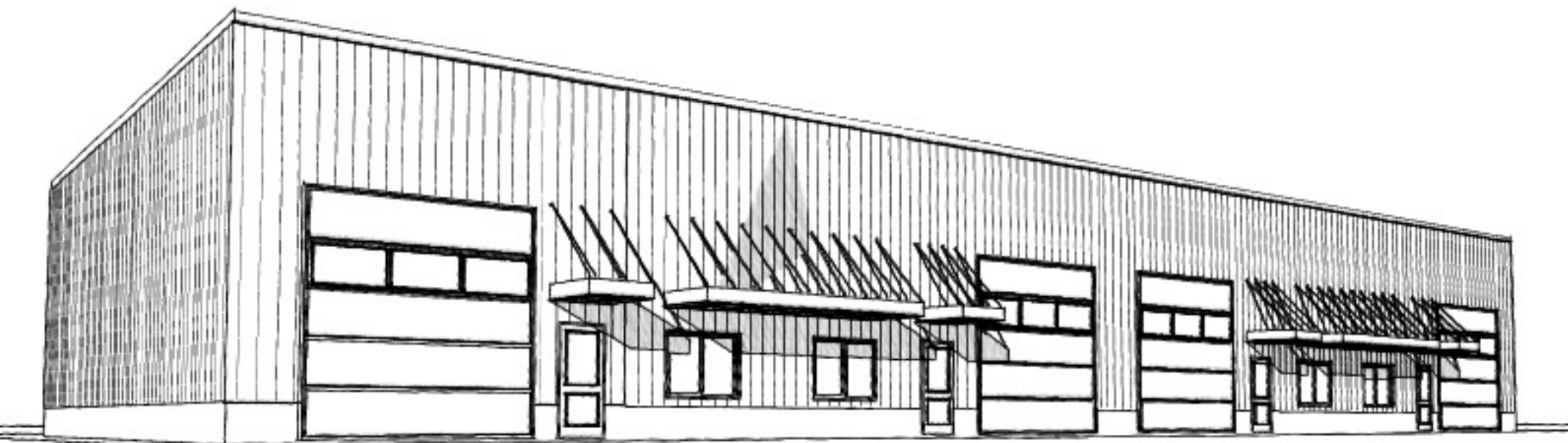
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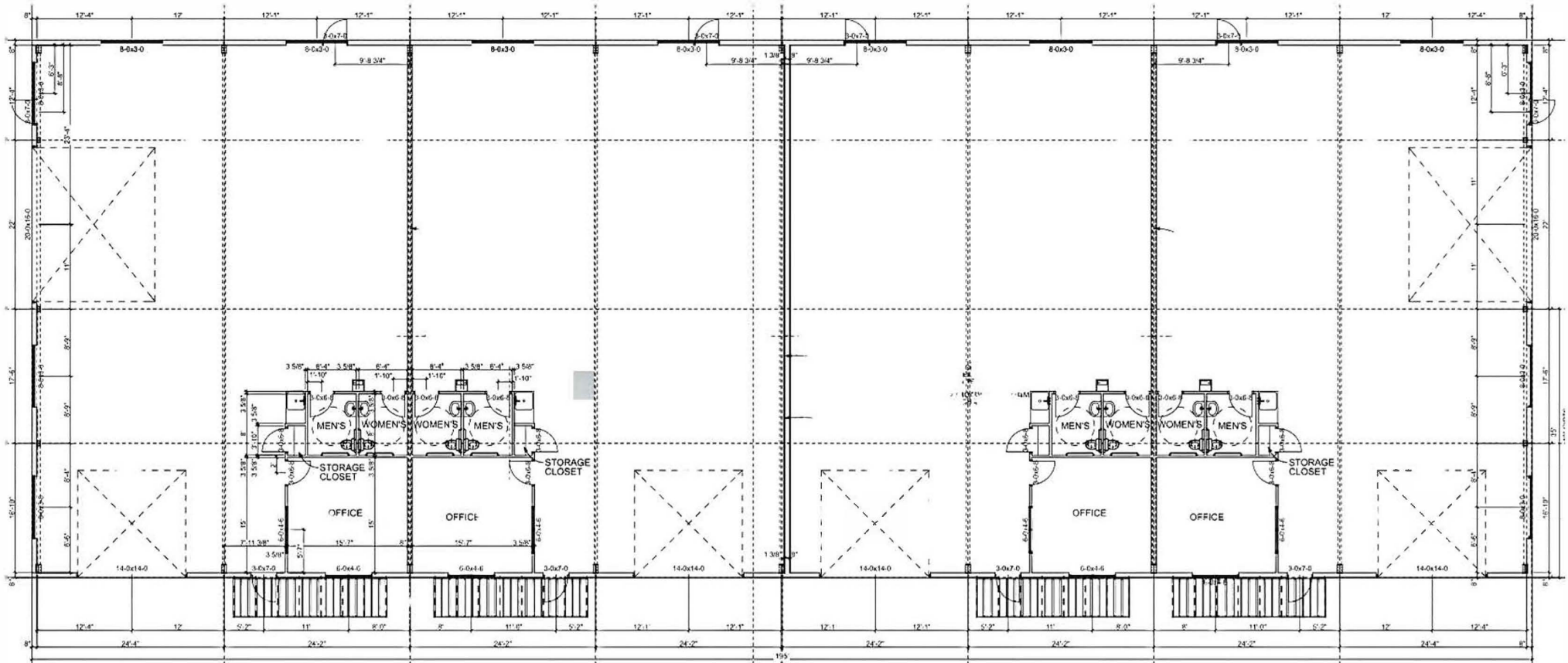
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Building A 13,220 SF (Divisible Into 4 Units - 3,305 SF/Unit)



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

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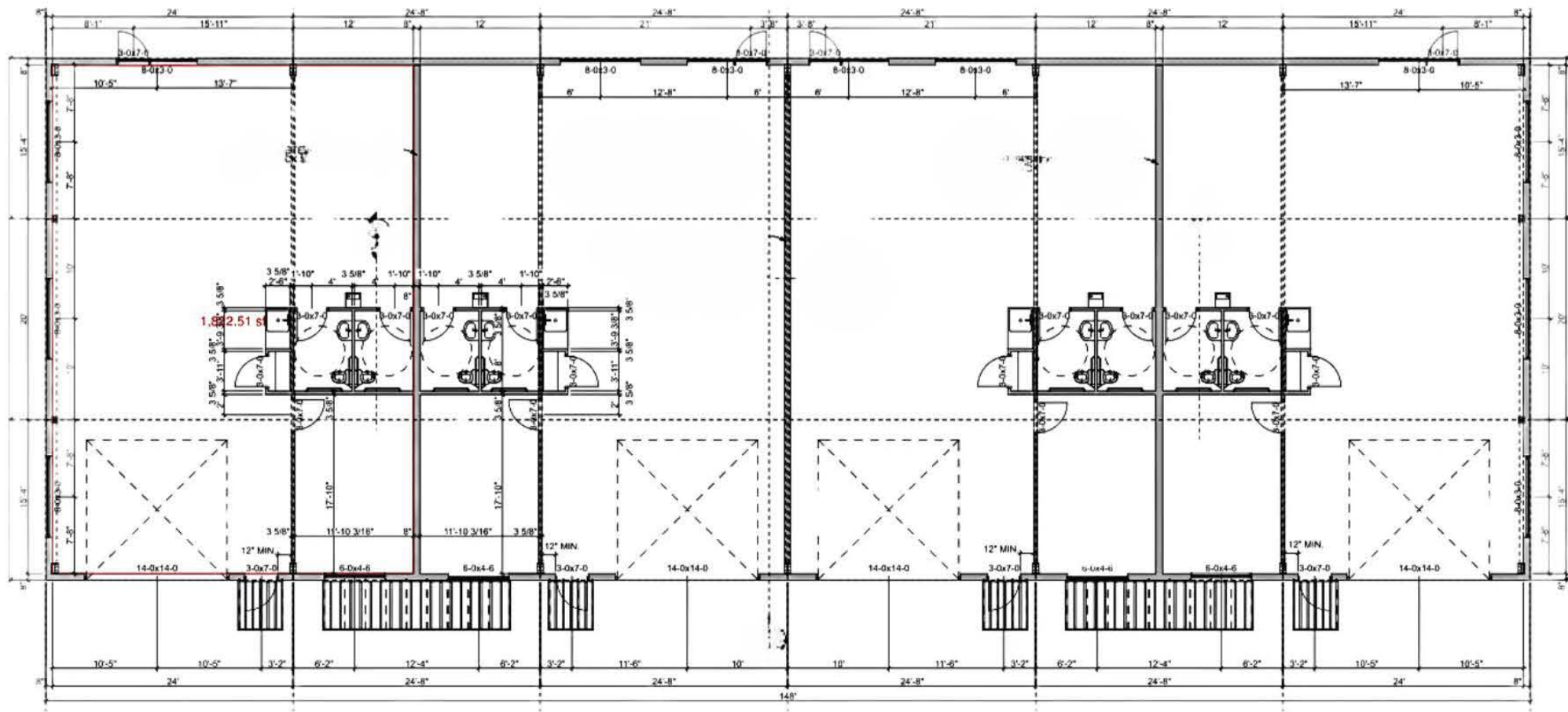
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Building B- 7,288 SF (Divisible Into 4 Units - 1,822 SF/Unit)



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AREA INFORMATION

EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.



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