



For Lease

Tami Walker

208 420 4601

tami.walker@colliers.com

Highlights:

- 3 Industrial buildings for lease. Square footage options available
- Fenced yard space available
- Multiple meters in each building for divisibility
- Completion Fall 2023
- Superior Magic Valley location with easy access to I-84 and Hwy 30

Sunset Business Park

Light Industrial & Business Flex Space

2631, 2635 & 2639 Kimberly Road | Twin Falls, ID

Property Overview

Property Type	Industrial flex
Construction Type	Steel
Year Built	2023
Zoning	C1
Yard	Available
Ceiling Height	16'
Grade Level Drive-In Doors	10' x 12'
Power	220 v

Site Plan

Space Available

2631 Kimberly Road

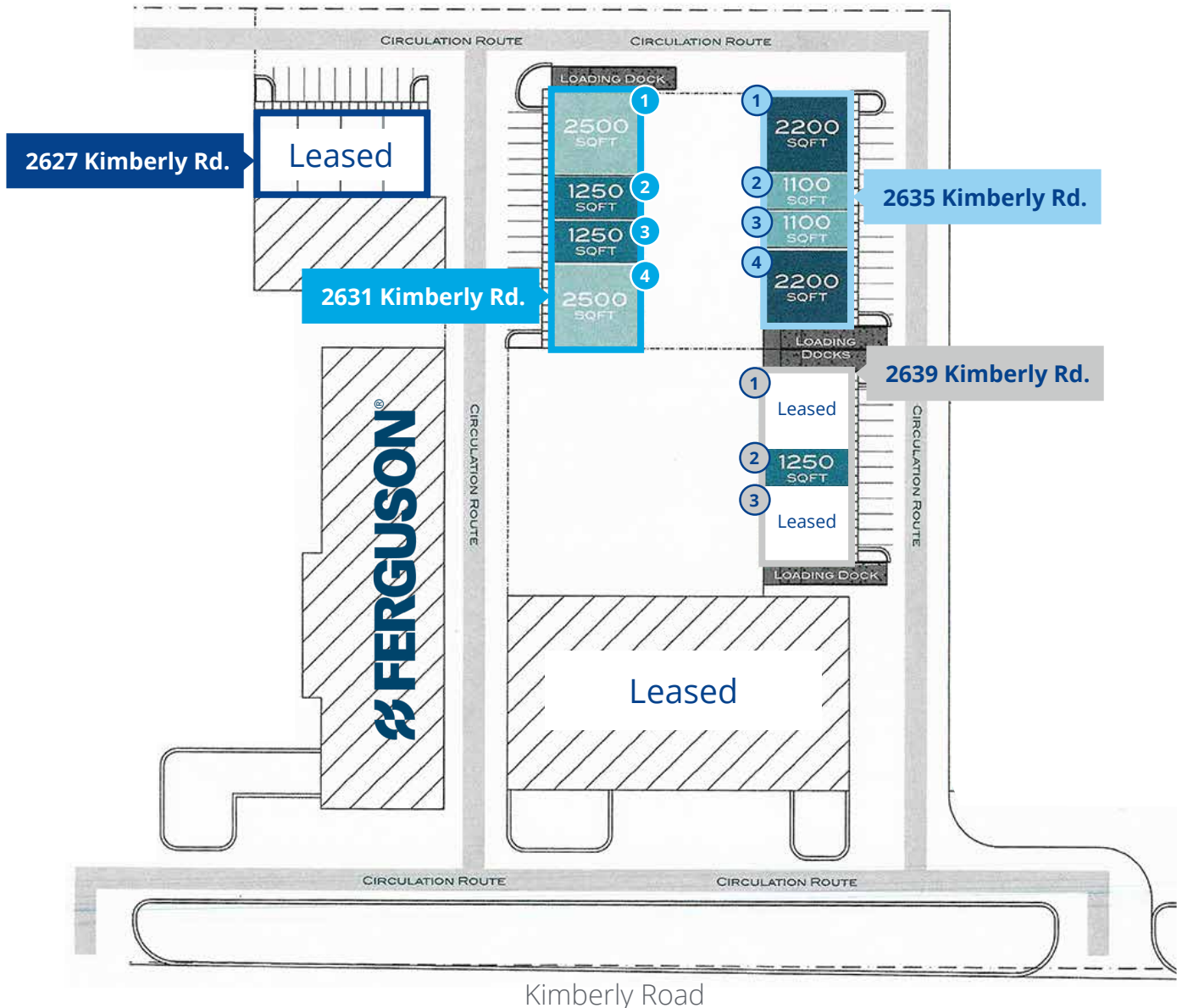
Unit	Size	Rate	Yard Available
1	2,500 SF	\$1.05 PSF	Yes
2	1,250 SF	\$1.16 PSF	Yes
3	1,250 SF	\$1.16 PSF	Yes
4	2,500 SF	\$1.05 PSF	Yes

2635 Kimberly Road

Unit	Size	Rate	Yard Available
1	2,200 SF	\$1.10 PSF	Yes
2	1,100 SF	\$1.20 PSF	Yes
3	1,100 SF	\$1.20 PSF	Yes
4	2,200 SF	\$1.10 PSF	Yes

2639 Kimberly Road

Unit	Size	Rate	Yard Available
2	1,250 SF	\$1.16 PSF	No



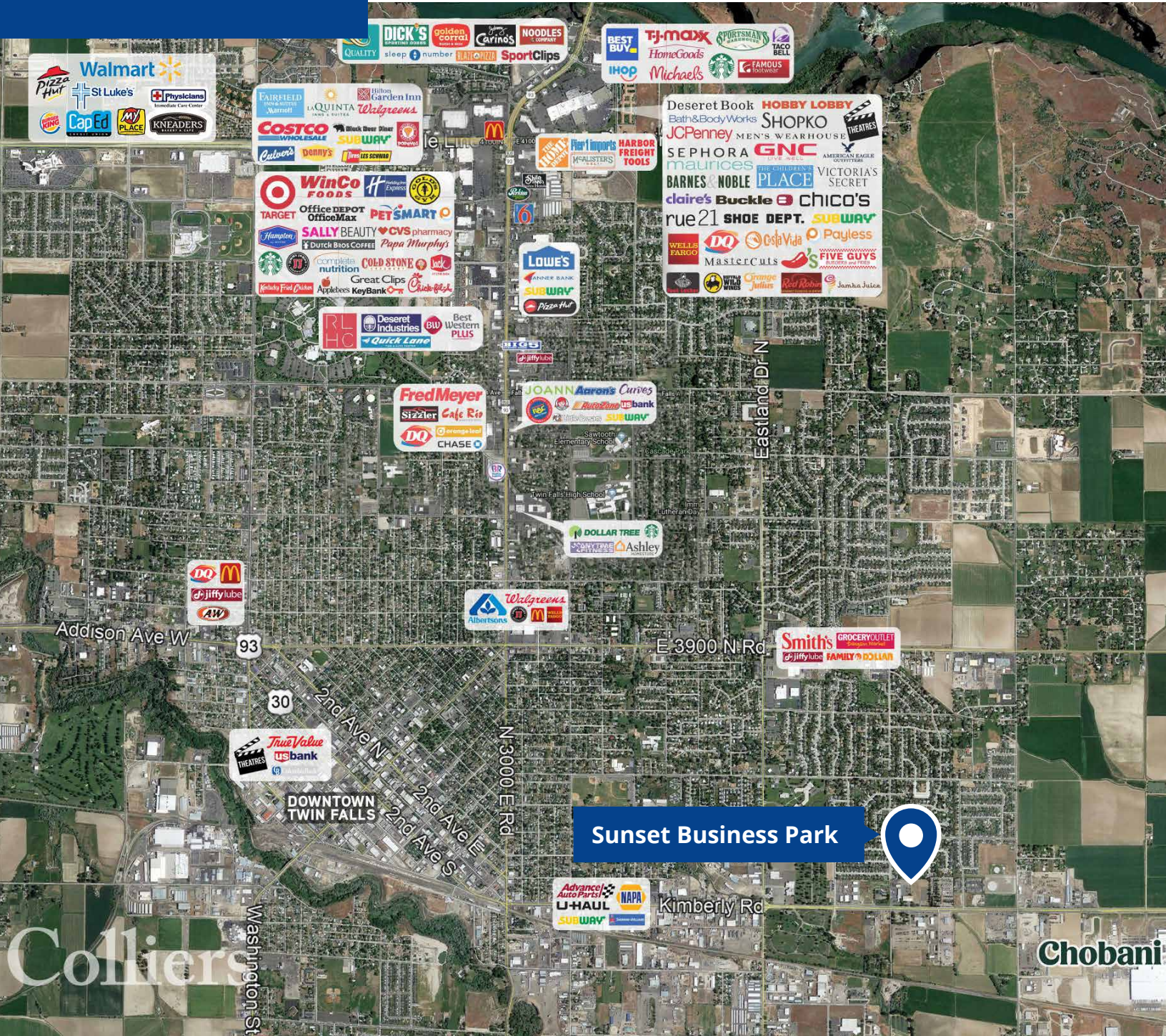
Property Gallery



Location

 Google Map

 Street View



Sunset Business Park



205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
208 910 2006
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Magic Valley, LLC.