

BLACKFOOT INDUSTRIAL

FOR SALE OR LEASE



PROPERTY DETAILS

2 NORTH 580 WEST, BLACKFOOT, ID 83221

- 8,500 SF industrial mixed-use building with two garage bays and a 2,500 SF shop area
- Updated modern exterior
- Eight offices, conference room, reception area, laundry room and three restrooms
- Two stories with a large open floor plan on the main level
- 1.375-acre lot with plenty of yard space and parking
- Private well and septic system
- Frontage on Hoff Road/Highway 39 for great visibility and ten minutes from Blackfoot City center
- Sale Price: \$1,400,000 / Lease Rate: \$1.05/SF NNN

2024 DEMOS



EST. POPULATION

1 MILE » 3,943
3 MILE » 17,395
5 MILE » 23,192



EST. HOUSEHOLDS

1 MILE » 1,513
3 MILE » 6,278
5 MILE » 8,143



EST. AVERAGE HH INCOME

1 MILE » \$64,958
3 MILE » \$86,448
5 MILE » \$90,290



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mwcre.com

direct 208.874.0230

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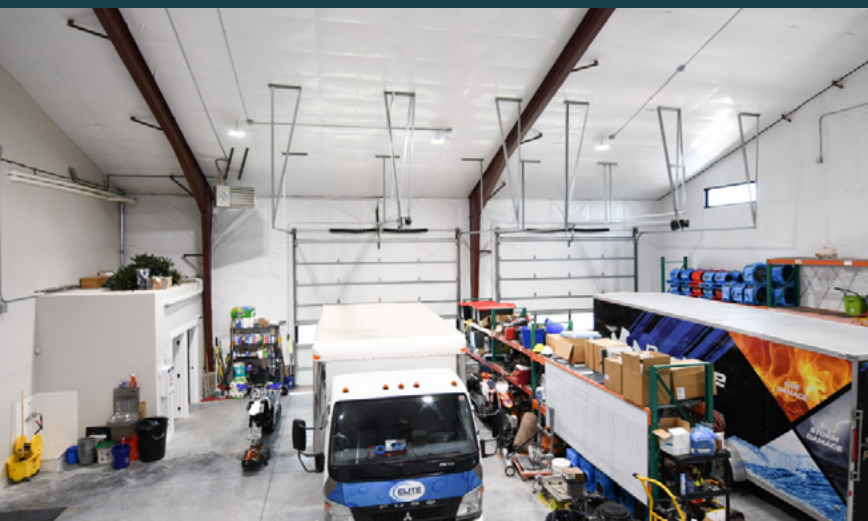
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