



Gemini
Business Park

CLASS A CONCRETE TILT INDUSTRIAL

4,800-500,000+ SF For Lease

Build-to-Suits Available

NW CORNER OF ORCHARD DR E & CHAMPLIN WAY S / TWIN FALLS, IDAHO 83341



BUILDINGS COMPLETE!

**ONE BUILDING
LEFT FOR LEASE!**

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Gemini Business Park is a new, multi-phase industrial park by Summit Creek Development — a local development company committed to delivering meaningful projects to Southern Idaho.

This project plans to deliver over 1,000,000 square feet in total of highly desirable, Class 'A' concrete tilt industrial space to the Magic Valley market.

The planned development is strategically positioned among some of the area's largest manufacturers, such as CLIF Bar & Chobani. Located in Twin Falls' established industrial district, Gemini Business Park delivers unique connectivity to major arterial Highway 30, rail access, the Twin Falls core, and is just minutes from I-84.

Gemini Business Park provides an abundance of on-site parking, easy truck access at the corner of Orchard Drive East and Champlin Way S, 26'-32' clear height, and dock high and grade level doors.

In Phase I, space sizes available range from 4,800 square feet to 118,670 square feet, suitable for wide variety of industrial users with build-to-suit options available. Phase II will deliver 149,259 square feet and is expected to be complete in Q4 of 2025.

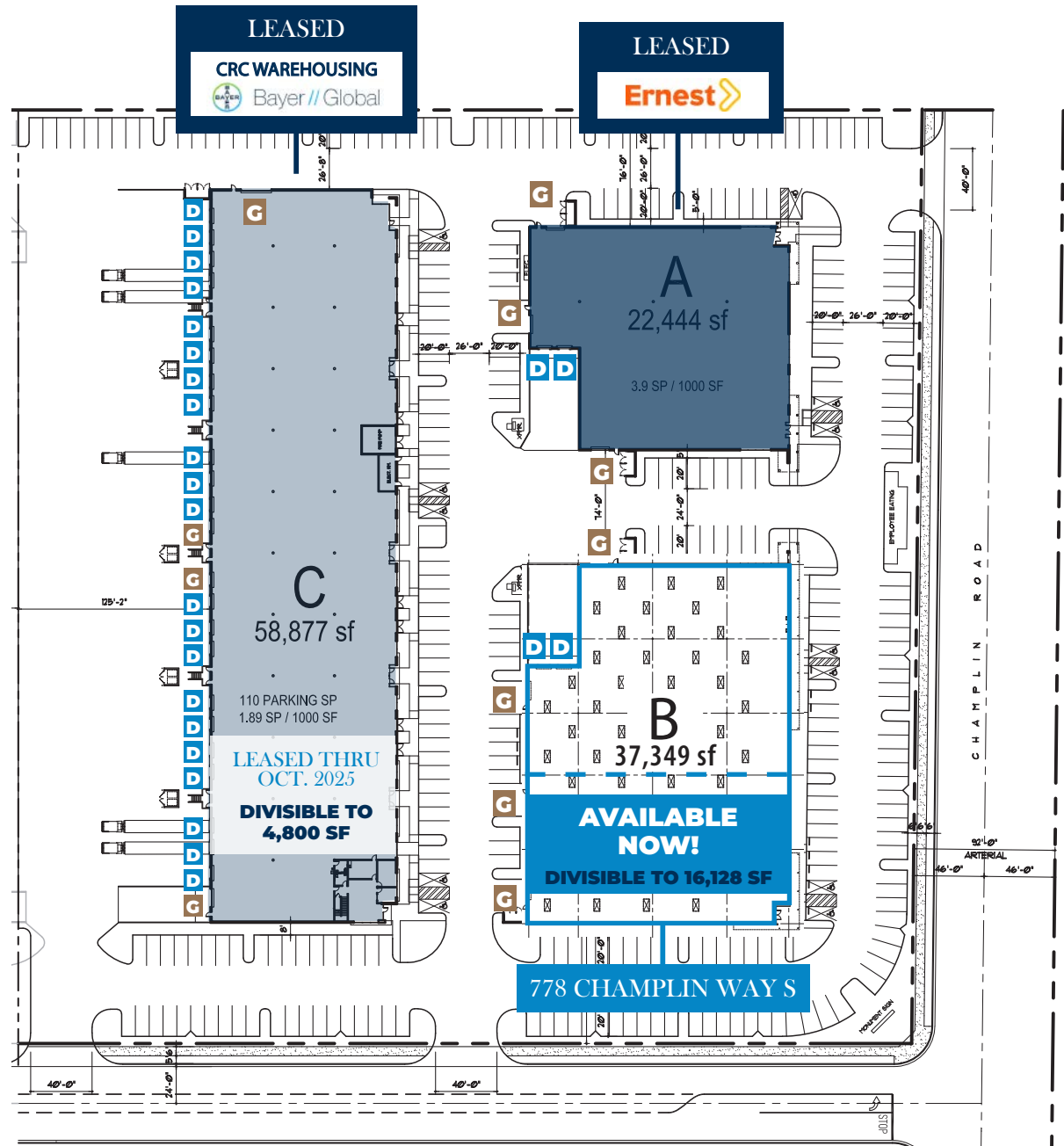




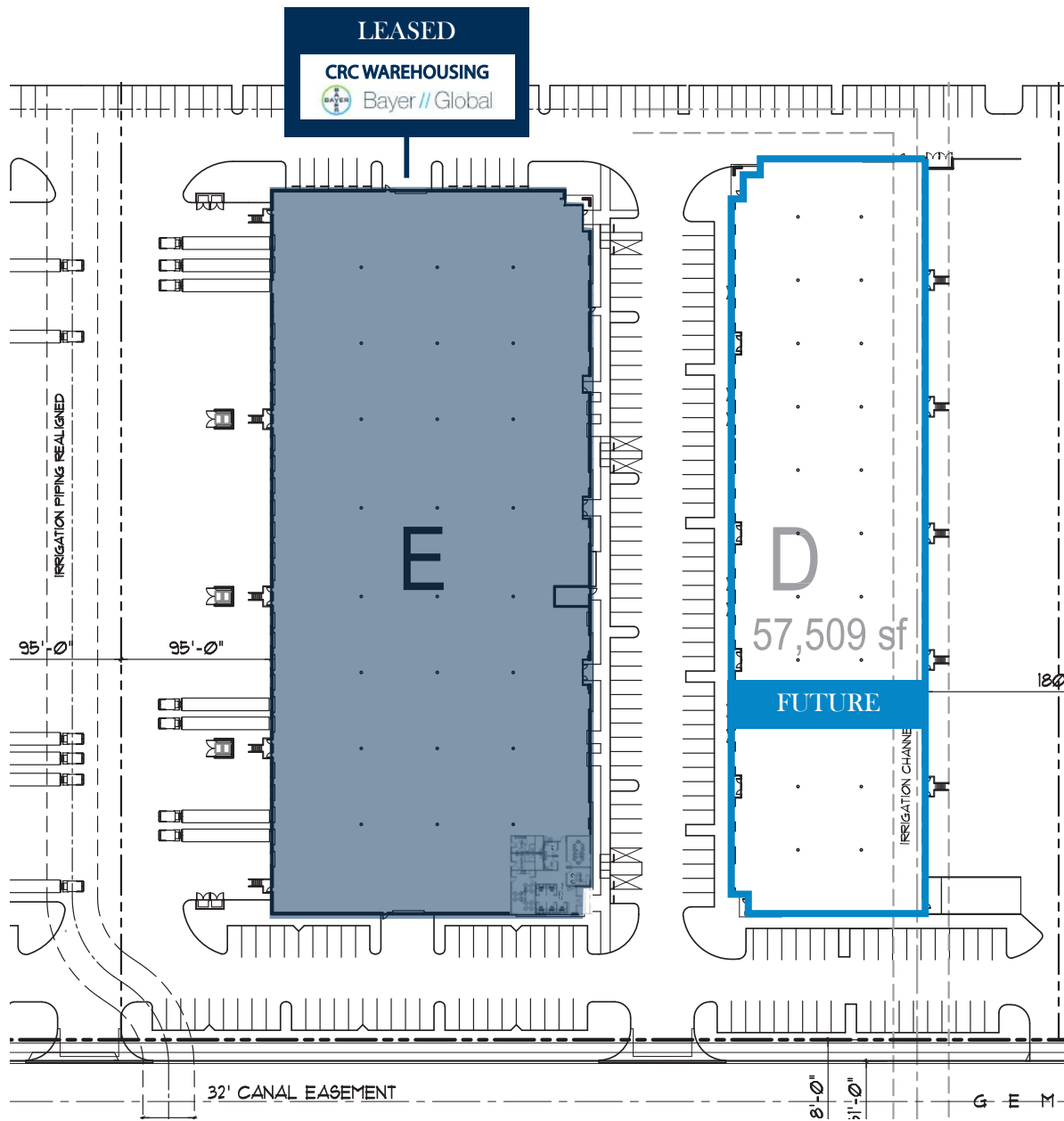
PHASE I
AVAILABLE

D DOCK DOOR

G GRADE DOOR



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PHASE II
AVAILABLE



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★ HIGHLIGHTS

BUILD-TO-SUIT OPTIONS AVAILABLE

- Brand new, Class 'A' concrete tilt industrial space with abundant parking.
- Wide range of size options available, up to 500,000 SF.
- Located in an established industrial area.
- M-2 zoning, allowing for heavy manufacturing and outdoor storage uses.
- Within eyesite of CLIF Bar & Chobani facilities.
- Conveniently located near rail & Hwy 30.



📍 PROPERTY DETAILS

BUILDING	ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	LOADING	CLEAR HEIGHT	POWER	FIRE SPRINKLERS	PARKING RATIO	AVAILABILITY DATE
BLDG A	724 Champlin Way S	22,444 SF	2,125 SF	2 Dock / 3 Grade	26'	2000 A / 208 V	ESFR	3.9/1000	LEASED
BLDG B	778 Champlin Way S	37,349 SF (Divisible to 16,128 SF)	1,446 SF	2 Dock / 4 Grade	26'	2500 A / 480 V	ESFR	2.96/1000	NOW!
BLDG C	3735 Gemstone Drive	55,877 SF	2,710 SF	19 Dock / 4 Grade	28'	3000 A / 480 V	ESFR	1.89/1000	NOV 2025
BLDG D	—	57,509 SF	2,621 SF	19 Dock / 4 Grade	28'	3000 A / 480 V	ESFR	1.46/1000	TBD
BLDG E	3645 Gemstone Drive	91,750 SF	2,167 SF	8 Dock / 7 Grade	32'	2500 A / 480 V	ESFR	1.26/1000	LEASED

BUILT WITH EFFICIENCY, QUALITY & SUSTAINABILITY IN MIND

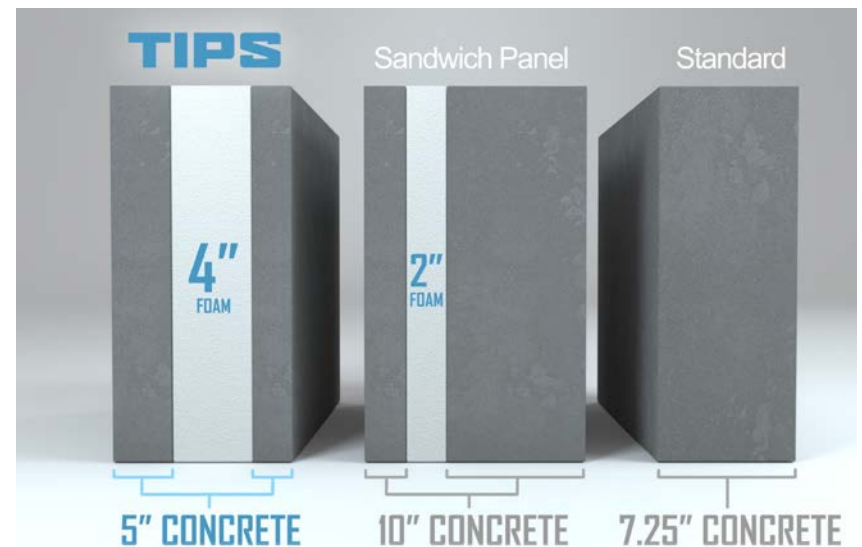
TENANT ADVANTAGE

- Reduced Energy Costs with Built-In R-Value of 13.3
- Helps Meet Corporate Sustainability Initiatives
- No Pin-Up Insulation to Maintain
- Clean & Durable Warehouse Walls

REDUCTION OF MATERIAL USE

300,000 SF OF TIPS CONSTRUCTED WALLS SAVES:

- 20,000,000 LBS of Carbon
- 1,000,0000 GAL of Water
- 37,000 YDS of Concrete
- 6,000,000 LBS of Rebar

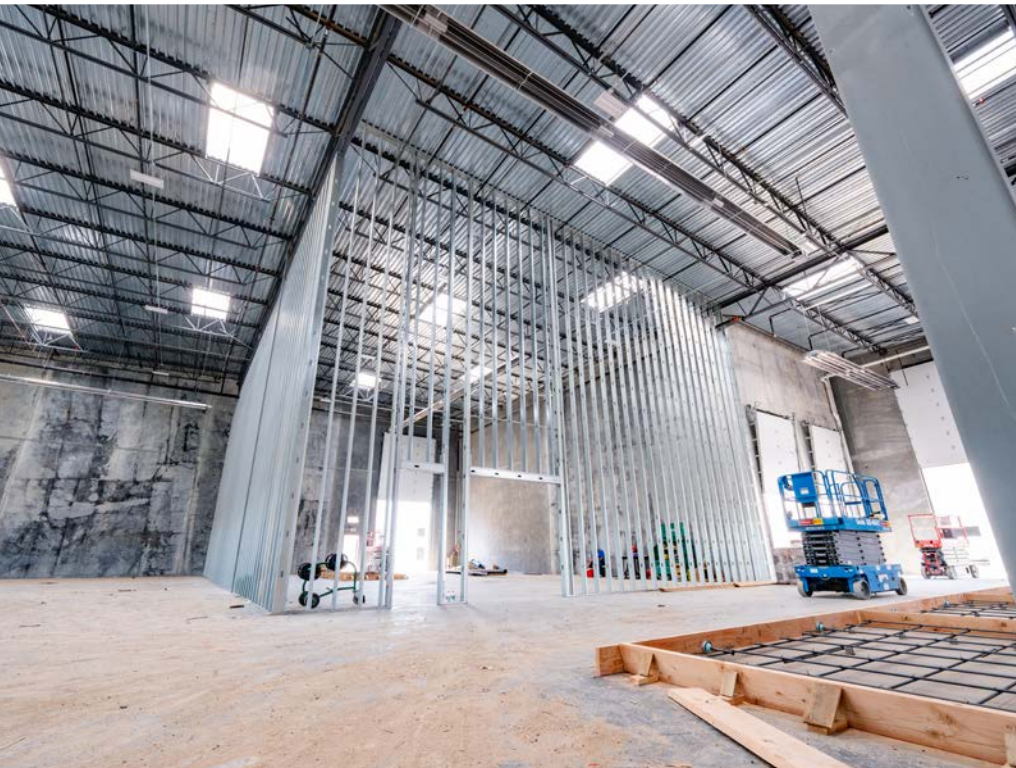
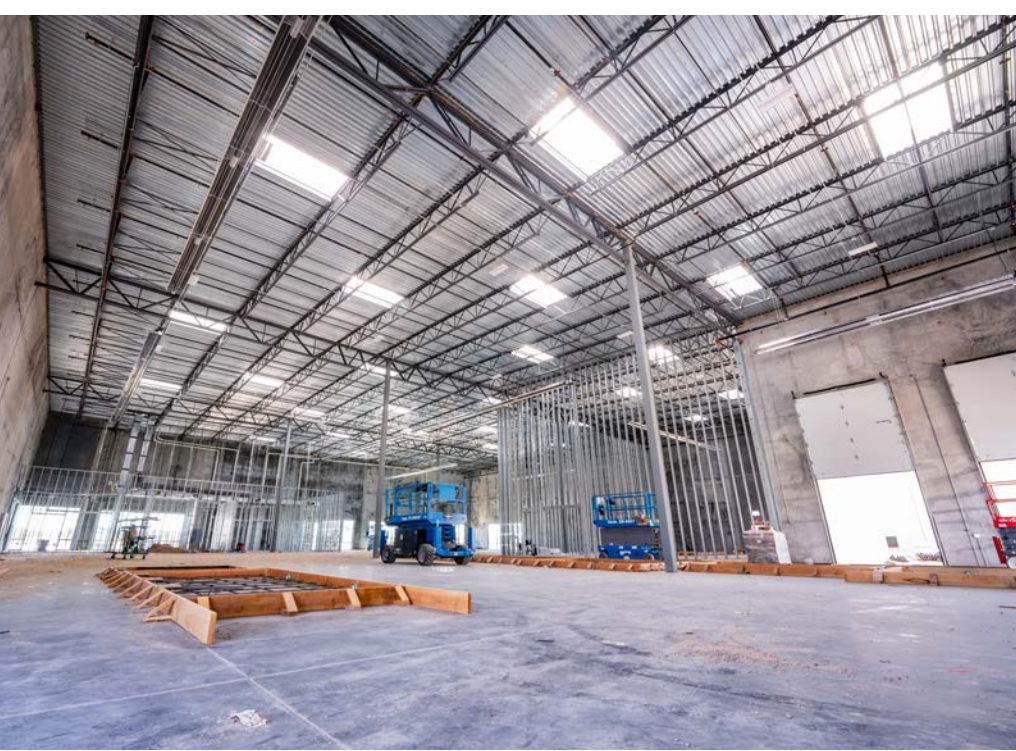






PHASE I CONSTRUCTION COMPLETE!





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BLUE LAKES BLVD

PERRINE MEMORIAL BRIDGE

SNAKE RIVER CANYON



4 MILES
7 MINUTES
to **TWIN CORRIDOR**

1 MILE
2 MINUTES
to **HWY 30**

7.7 MILES
10 MINUTES
to **I-84**



HWY 30/KIMBERLY RD

CHOBANI

JAYCO

CLIF BAR

AMALGAMATED SUGAR



HWY 30/KIMBERLY RD

TO EVERYTHING

ONE DAY DRIVE IN THE WEST



SEATTLE, WA
621 MILES
9 H 43 MINS



TRI-CITIES, WA
418 MILES
6 H 24 MINS



HELENA, MT
427 MILES
6 H 15 MINS



IDAHO FALLS, ID
158 MILES
2 H 7 MINS



DENVER, CO
692 MILES
10 H 19 MINS



SALT LAKE CITY, UT
216 MILES
3 H 9 MINS



SAN JOSE, CA
704 MILES
10 H 37 MINS



SAN FRANCISCO, CA
672 MILES
10 H 8 MINS



BOISE, ID
131 MILES
2 H 4 MINS



PORTLAND, OR
558 MILES
8 H 33 MINS



RENO, NV
454 MILES
6 H 38 MINS



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Magic Valley Idaho - The Magic Valley is home to the thriving communities of Twin Falls, Jerome, and Sun Valley and includes Blaine, Camas, Twin Falls, Jerome, Gooding, Minidoka and Lincoln counties. Located about 120 miles southeast of Boise and 200 miles northwest of Salt Lake City in the high desert, the Magic Valley boasts vibrant outdoor lifestyle opportunities, an exceptional quality of life and strong business growth. The area offers boating, fishing, skiing, snowmobiling, hiking, base jumping and more, at locations across the Snake River Valley, the rugged Sawtooth Mountains, and picturesque Sun Valley.

Corporate growth has dramatically increased over the past few years. Led by innovative, national brands such as Chobani, Clif Bar, and Jayco, Idaho's unemployment rate remains at a low level of 3%. One of the main drivers in business expansion is found in the food manufacturing sector. The Magic Valley ranks #3 in the nation for food processing and is home to the world's largest yogurt factory, Chobani who has invested \$750 million in Twin Falls, creating over 1,000 jobs. Southern Idaho also accounts for 80% of the state's dairy processing allowing Idaho to ranked #4 for milk production and #3 for cheese production in the United States.

SOURCE SOUTHERN IDAHO ECONOMIC DEVELOPMENT

THE MAGIC VALLEY

Agricultural giants and manufacturing powerhouses fuel solid growth.

TOP PUBLIC & PRIVATE

EMPLOYERS

- Amalgamated Sugar Co.
- Chobani
- Glanbia
- Con-Agra
- Jayco
- C3 Customer Contact Channels
- St. Luke's Magic Valley Regional Medical Ctr.
- College of Southern Idaho
- Clif Bar

SOURCE CAPPEX



209,972

MAGIC VALLEY

POPULATION BASE

2022

1.0%

TWIN FALLS COUNTY

EST. ANN. POP.
GROWTH

2022

\$58,046

TWIN FALLS COUNTY

MED. HOUSEHOLD
INCOME

2022

THE MAGIC VALLEY

Drawing on a consumer
base of ±200,000...
Twin Falls is the most
urban of the region's
counties.



THE MAGIC VALLEY

**Home to a large base
of notable and growing
manufacturing and
agricultural corporations.**



1.1 M SF

CHOBANI

**WORLD'S LARGEST
YOGURT PLANT**

2017

4 PLANTS

GLANBIA

**WORLD'S LARGEST
BARREL CHEESE
MANUFACTURER**

Idaho Preferred, 2019

\$7 BILLION

MAGIC VALLEY

**AGRICULTURAL
GOODS & SERVICES
GENERATED**

Southern Idaho Economic
Development, 2021



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