



Colliers

BUILDING 1

BUILDING 2

Highland Ave E

0.70 ACRE YARD

COLD STORAGE & FOOD PROCESSING

## Industrial Space *for Lease*

2032 Highland Ave. E.  
Twin Falls, ID 83301

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2032 HIGHLAND AVE. E.

# Property Information

## PROPERTY DETAILS

|               |                                |
|---------------|--------------------------------|
| Property Type | Cold Storage & Food Processing |
| Land Size     | 4.048 Acres                    |
| Yard Space    | 0.70 Acres                     |

## AVAILABLE SPACE DETAILS

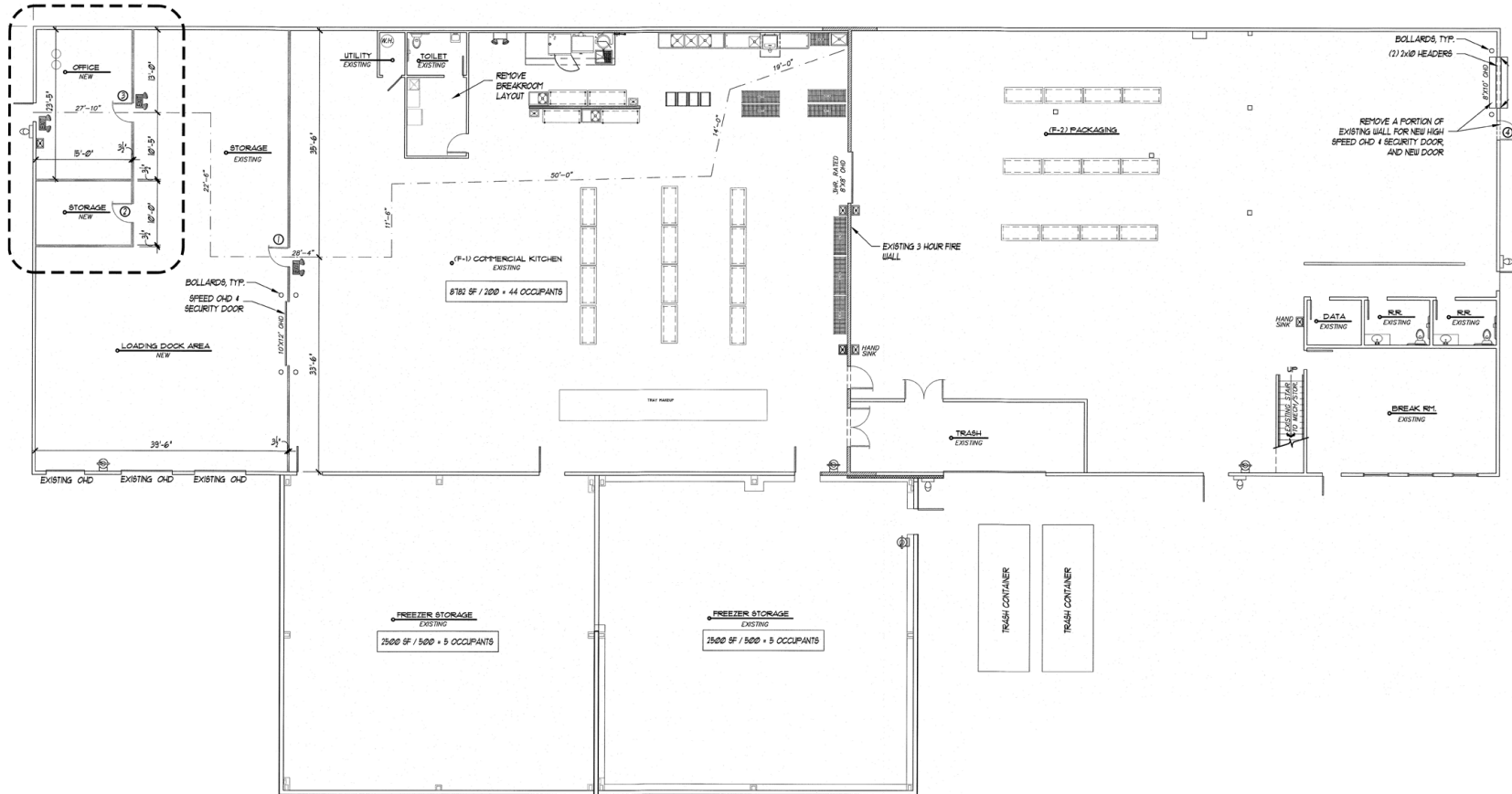
| Details              |                        | Size                   |
|----------------------|------------------------|------------------------|
| Building 1           | Food Processing        | 6,195 SF               |
|                      | Cold Storage           | 5,000 SF               |
|                      | Packing/Storage/Office | 9,905 SF               |
|                      | Mezzanine Office       | 1,150 SF               |
|                      | <b>Total:</b>          | <b>22,250 SF</b>       |
| Building 2           | Cold Storage           | 6,400 SF               |
|                      | Shipping & Office      | 2,900 SF               |
|                      | <b>Total:</b>          | <b>9,800 SF</b>        |
| Total Building Space |                        | 32,050 SF              |
| Total Yard Space     |                        | 0.70 Acres (30,492 SF) |



## PROPERTY HIGHLIGHTS

- 0.70 acres of excess yard space that can be leased
- Kohler 500 generator runs facility in outages
- 1,200 -1,600 Amps of 480v 3-phase
- Fully sprinklered
- Loading: 6 docks, 2 grade doors & 1 hyster grade level door
- Near Chobani
- Newer construction
- 7.6 miles to I-84 Exit 173 & 9 miles to I-84 Exit 182
- Fiber optics to all buildings
- Buildings can be leased separately

# Building 1 *Floor Plan*



| Area                                            | Size             |
|-------------------------------------------------|------------------|
| Food Processing                                 | 6,195 SF         |
| Cold Storage (refrigerated/small freezer space) | 5,000 SF         |
| Packing/Storage/Office                          | 9,905 SF         |
| Mezzanine Office                                | 1,150 SF         |
| <b>Total:</b>                                   | <b>22,250 SF</b> |

## BUILDING DETAILS

- 1,200 Amps of 480v 3-phase
- Loading: 2 docks, 1 grade door & 1 hyster grade level door
- Large commercial kitchen
- Remodeled and expanded in 2021
- Kohler 500 generator runs facility in outages
- Fiber optics

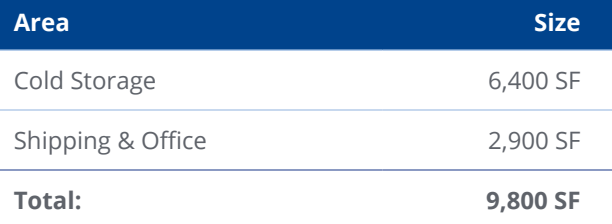


2032 HIGHLAND AVE. E.

## Building 1 *Gallery*





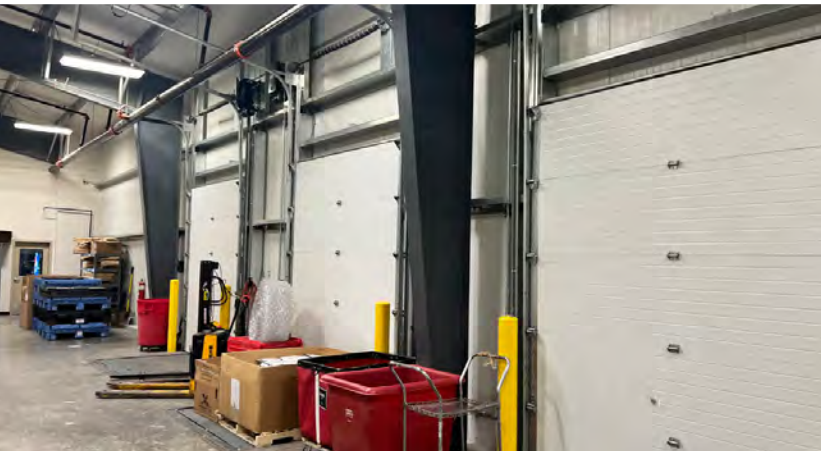


- 1,600 Amps of 480v 3-phase
- Loading: 4 docks & 1 grade doors
- Built in 2021
- Fire suppression system
- Frozen temp -10°



2032 HIGHLAND AVE. E.

## Building 2 *Gallery*





2032 HIGHLAND AVE. E.

# 0.70 Acre Excess Yard

## YARD SPACE

- 0.70 Acres (30,492 SF)
- Available for lease or to be built on

## YARD DETAILS

- Option to fence yard
- Use for parking or additional storage
- Gravel base

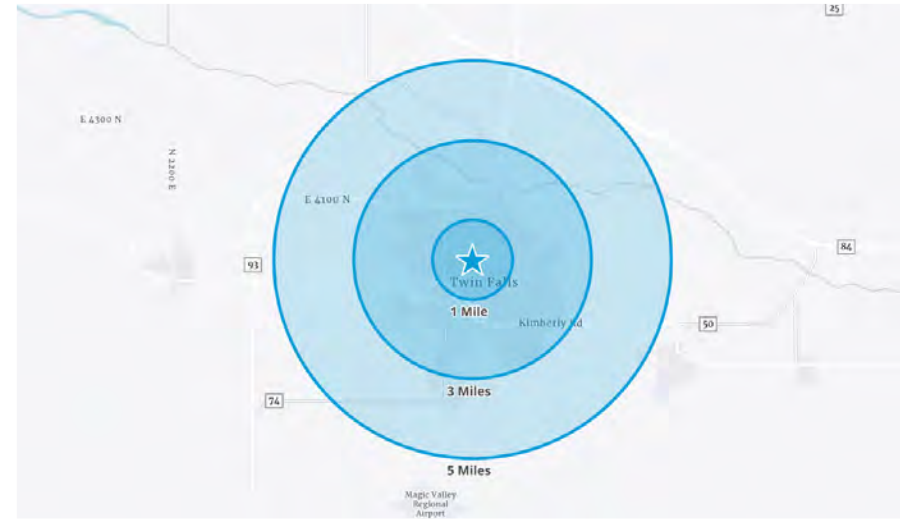




2032 HIGHLAND AVE. E.

## Nearby Merchants & Demos

| DEMOGRAPHICS   2026 | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 11,800   | 55,984   | 65,777   |
| Households          | 4,778    | 21,230   | 24,451   |
| Med. Income         | \$59,763 | \$65,145 | \$67,309 |





## Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

[www.visitsouthidaho.com](http://www.visitsouthidaho.com)



2024  
population  
**55,471**



Unemployment  
Rate  
**2.7%**



2024 Average  
Household Income  
**\$86,049**



Average  
Weather  
**63°**

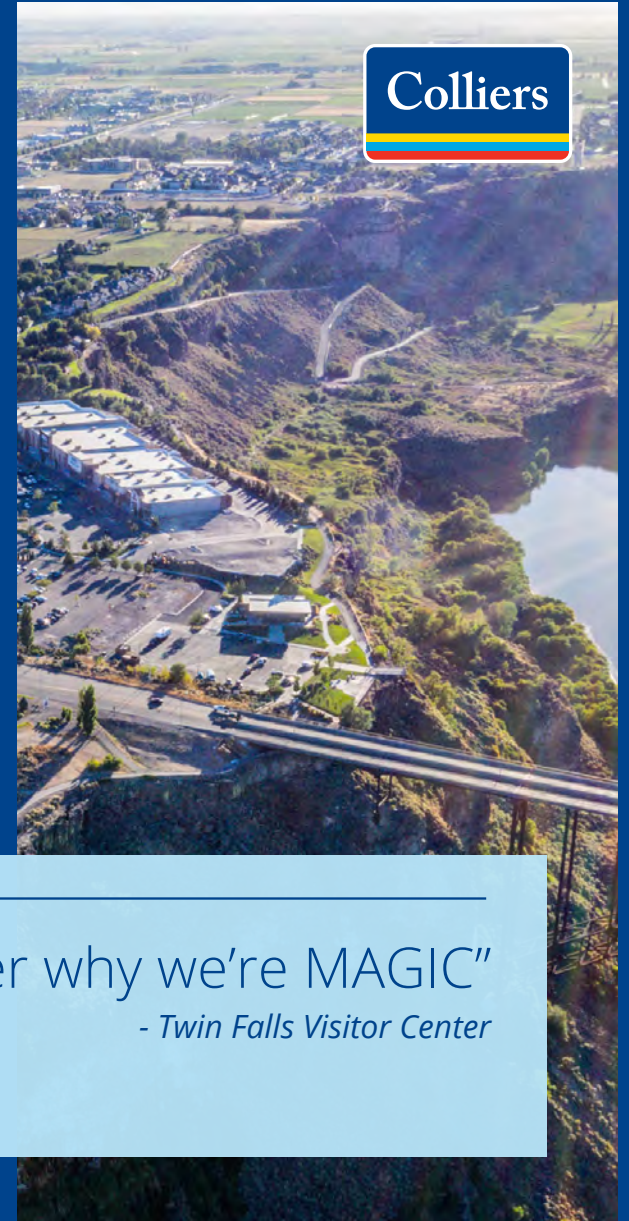
**#5**

Best Performing Small  
City - Twin Falls

FEB  
2024



**Colliers**



"Discover why we're MAGIC"  
- Twin Falls Visitor Center

## Major Employers



**Chobani**



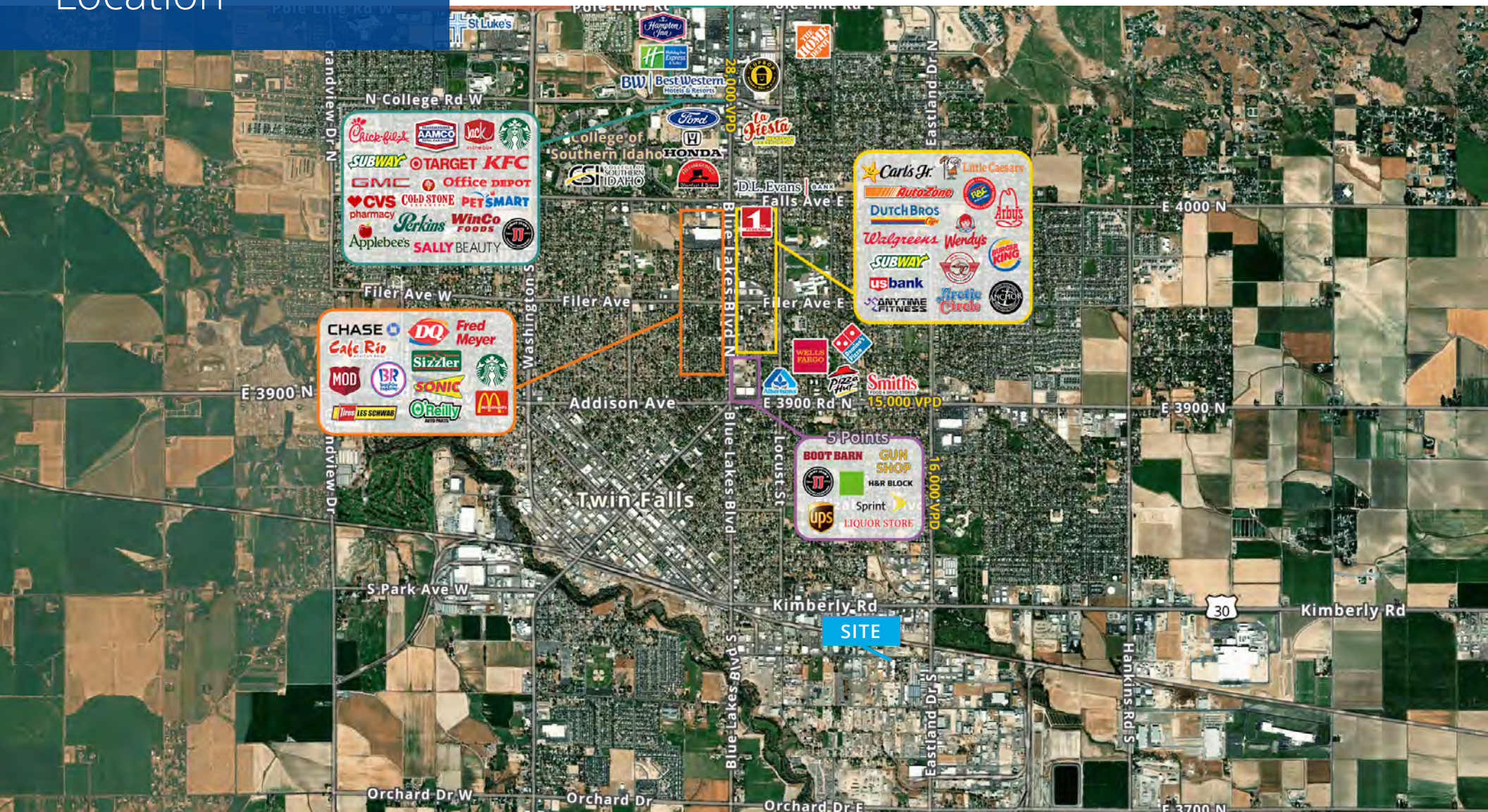
## Academic Institutions Near Twin Falls





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# Location



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