

302-343

3RD AVENUE S.



\$4,130,000
FOR SALE

— TWIN FALLS, IDAHO —

CBRE

EXECUTIVE SUMMARY

The Offering

Unlock Your Business Potential: Unique income-generating Industrial space in Twin Falls, Idaho – Owner-user potential, Strategic Location, High Ceilings, and Vibrant Community Amenities!

CBRE, Inc. is pleased to present an exceptional opportunity to acquire a rare income-producing property in the thriving Twin Falls market. This exclusive offering features a 43,488 square foot industrial building situated on approximately 1.15 acres of land, providing substantial potential for both immediate use and future expansion or redevelopment. Located at 302-343 3rd Ave. S., this property offers prime visibility and accessibility in a high-traffic area, just minutes from major transportation routes including I-84, and the Eastern Idaho Railroad (EIRR).

Strategically positioned, this ideally located industrial building boasts a 26-foot building height with a 17'-22' clear height, one dock door, and six roll up doors, making it ideally suited for various industrial operations. The large open warehouse space provides flexibility for multiple uses such as manufacturing, warehousing, and distribution, catering to diverse operational needs.

This investment opportunity is further enhanced by the property's current income-generating status, offering owner-users the unique chance to benefit from immediate revenue while customizing the site to meet their specific requirements. With its excellent location, robust infrastructure, and versatile zoning, this property is poised to support significant growth and operational efficiency.



Property Highlights



±43,488 square feet
Industrial Warehouse



±1.15 acres



6 Roll up doors
1 Dock Door



±6 miles to I-84
±6 miles to Highway 93
< 2hrs to I-80
< 2hrs to I-15



Income from month to month tenants offers maximum flexibility.



17' - 22' Clear Height



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Property Type Industrial

Building Size ±43,488 sf

Land Size ±1.15 ac

Lighting LED

Ceiling Height 26'
Clear Height 17'-22'

Dock Doors 1
Rollup Doors 6



FLOOR PLAN*

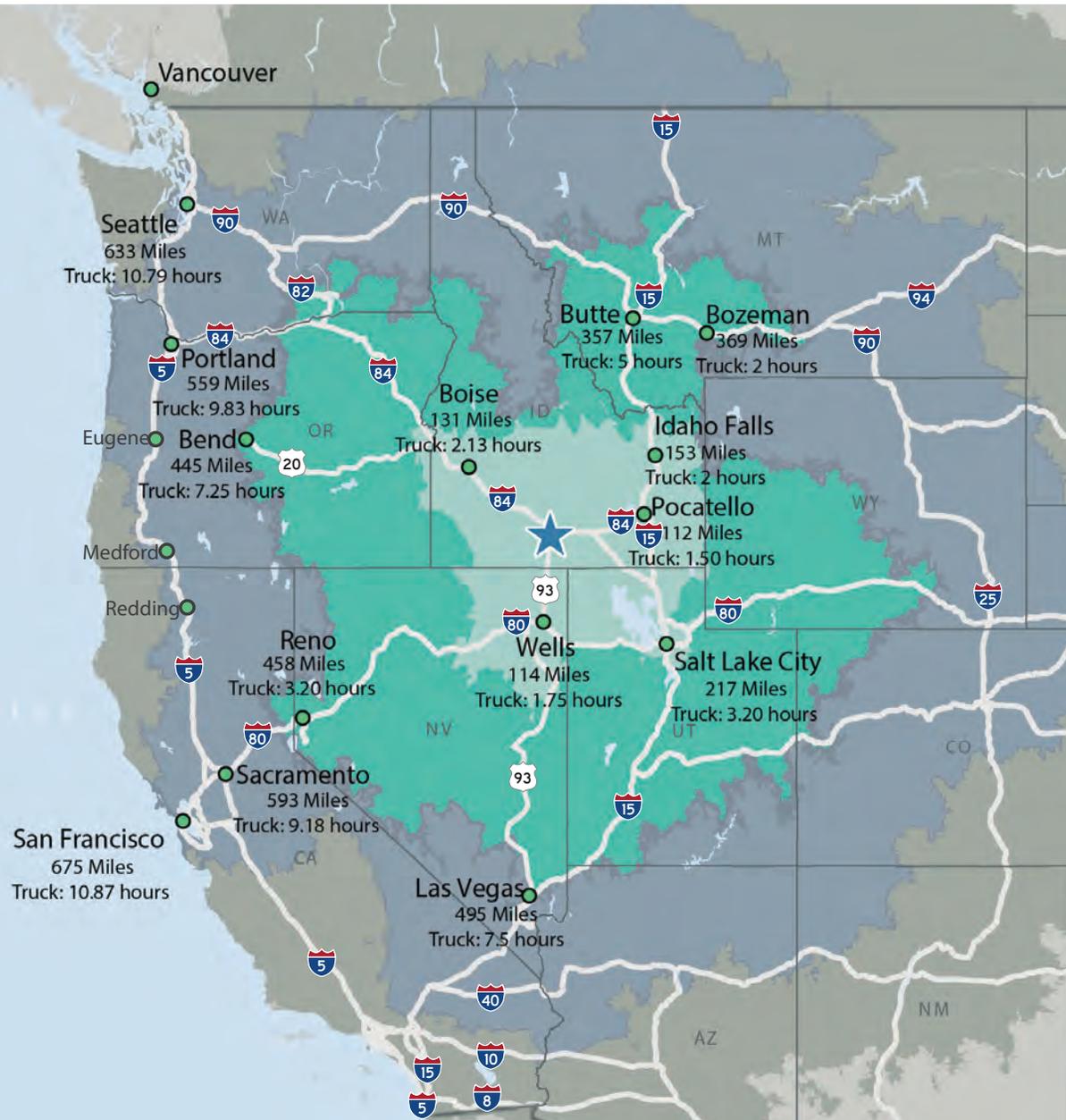


Alley



*floor plan is approximate

CONNECTIVITY



TWIN FALLS, ID

- Twin Falls is the largest community in southern Idaho, one in four regions in the nation to be recognized by the U.S. Economic Development administration with the elite Federal Manufacturing Community designation in the food category.
- Large employers like Chobani, Clif Bar, Glanbia Nutritionals and Amalgamated Sugar have invested billions to expand, create jobs, and take advantage of the region's massive dairy supply and extensive range of agriculture products.
- Chobani operates the world's largest yogurt facility in Twin Falls, and has invested \$750 million in this market, creating over 1,000 jobs.
- 80% of Idaho's dairy processing capacity is represented in this region, producing 11.25 billion pounds annually.

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TWIN FALLS.



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