

ASPIRE 15, INDUSTRIAL FLEX OPPORTUNITY FOR LEASE, SALE OR BUILD-TO-SUIT

TBD COMMERCE | HEYBURN, ID 83336



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HIGHLIGHTS

New construction industrial buildings with spaces from 3,000 – 12,000 SF, including BTS up to 60,000 SF with lay down yard available.

First building delivery Q4 2026, now under construction!

Excellent accessibility, just south of the freeway and 3 minutes from I-84 access at Exit 211.

Along major transportation corridor, serving as the center point between Salt Lake City, UT and Boise, ID.

DETAILS

SPACE	RSF	LEASE RATE
Building	3,000-12,000 SF	\$1.00/SF/mo.
BTS Option	60,000 SF	Contact Agent

LEASE TYPE: NNN

GRADE DOORS: (1) per 3,000 SF

PARCEL NO: RPH22120000040
RPH22120000030

UTILITIES: All to Site

AVAILABILITY: 2025

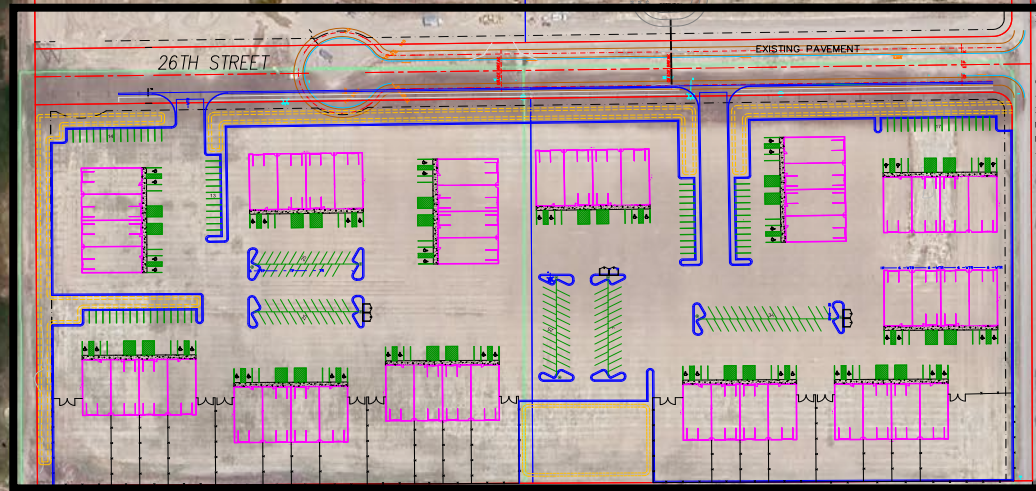
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PETERBILT TRUCKING

INTERMOUNTAIN NEW HOLLAND

SCHOW'S TRUCK CENTER



CONCEPTUAL SITE PLAN

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BUILDING RENDERING



Q4 DELIVERY

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DIRECT CONNECTION WEST TO
TWIN FALLS, JEROME,
BOISE AND MORE

DIRECT CONNECTION EAST TO
IDAHO FALLS, SALT LAKE CITY
AND MORE

18,847 VPD

3 MINUTE / 1.2 MILES
TO INTERSTATE 84
ACCESS!

SITE



400 South Rd

21st St

W 5TH N

HEYBURN

8,017 VPD
HWY 30

Snake River

Hog Island



3 MILE RADIUS



POPULATION
2,221



HISTORIC ANNUAL GROWTH
1.2%



AVG. HOUSEHOLD INC.
\$103,138

5 MILE RADIUS



POPULATION
4,130



HISTORIC ANNUAL GROWTH
1.2%



AVG. HOUSEHOLD INC.
\$98,089

15 MILE RADIUS



POPULATION
29,914



HISTORIC ANNUAL GROWTH
0.6%



AVG. HOUSEHOLD INC.
\$86,810

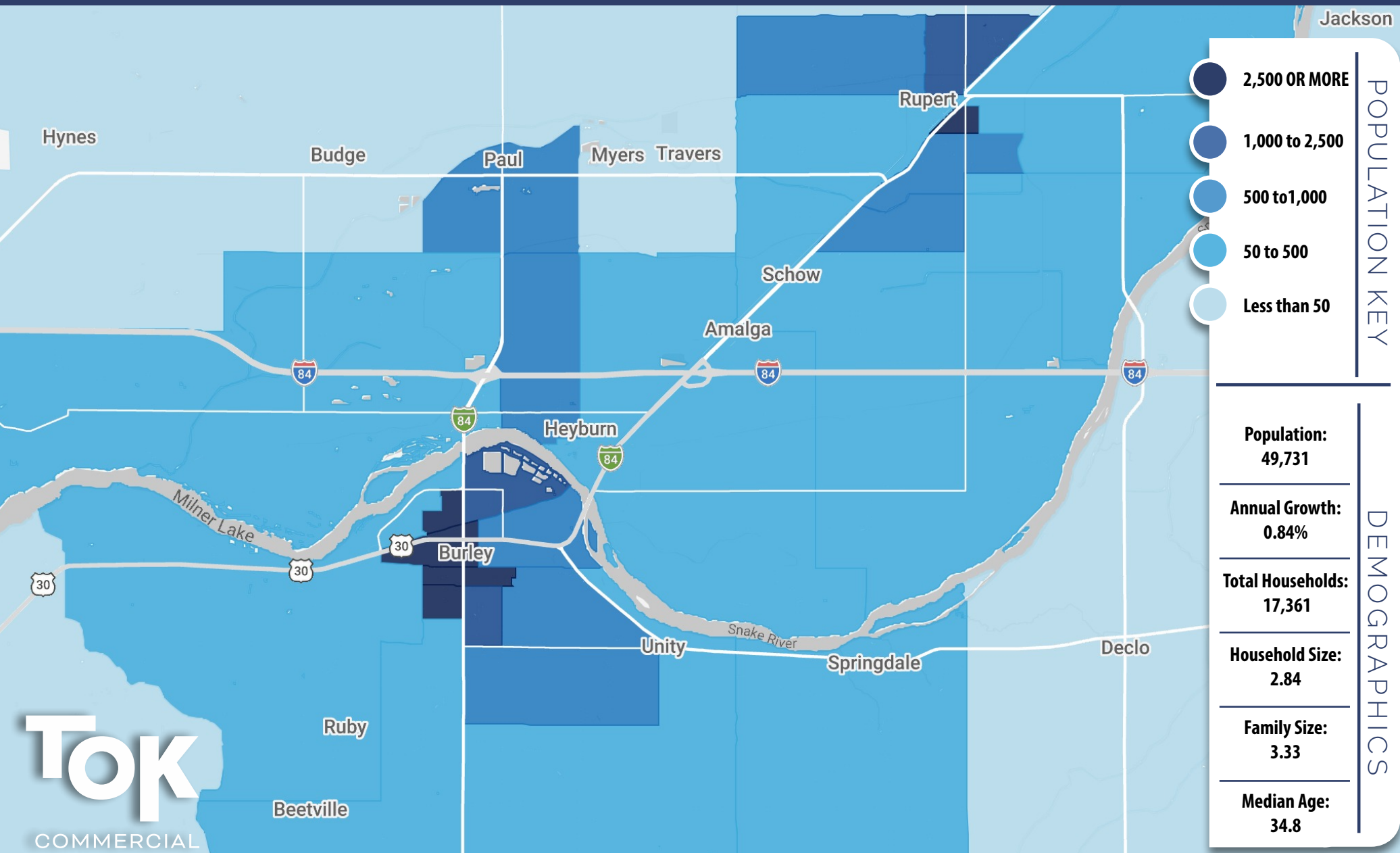
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Population is concentrated throughout the Burley-Heyburn corridor, creating a strategic location with access to the region's workforce, consumers, and surrounding trade area.

MINI-CASSIA

DEMOGRAPHICS



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The Mini-Cassia trade area features a diverse lineup of national retailers, restaurants, and service providers, demonstrating a healthy local economy and a strong regional customer base.

MINI-CASSIA

DEMOGRAPHICS



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