

OVERLAND INDUSTRIAL

FOR LEASE | 915 OVERLAND AVE, BURLEY, ID 83318



PHOTO SIMILAR

JOSH WEINSTEIN

208.927.3456

josh@tokcommercial.com

Magic Valley location with regional access

Situated in the heart of the Magic Valley, a hub for manufacturing, processing, and agriculture.

Zoned for light industrial & warehouse/distribution use

C3 Light Industrial-Commercial zoning supports a range of uses including manufacturing, warehousing, and distribution, and office.

Yard for outdoor storage & staging

Includes approximately 0.5 acres of dedicated yard space to be fenced or expand the premises.

Move-in ready office & showroom build-out

Supports administrative, sales, or client-facing functions alongside warehouse operations.

RSF

LEASE RATE

Office: 4,000 SF

S-Rm: 460 SF

Whse: 12,690 SF

BUILDING	TOTAL:	17,150 SF	\$0.75 SF/Mo
YARD		0.5 Acres	\$0.10 SF/Mo

ZONING:	C3-Light industrial
EST. NNN:	\$0.03/SF, NNN
LOT SIZE:	1.22 Acres
GRADE DOOR:	(4) 2-16'x16' & 2 12'x12'
POWER:	3-Phase
CLEAR HEIGHT:	16' clear height for 3,050 SF 19' clear height for 9,640 SF

CONTACT

HIGHLIGHTS

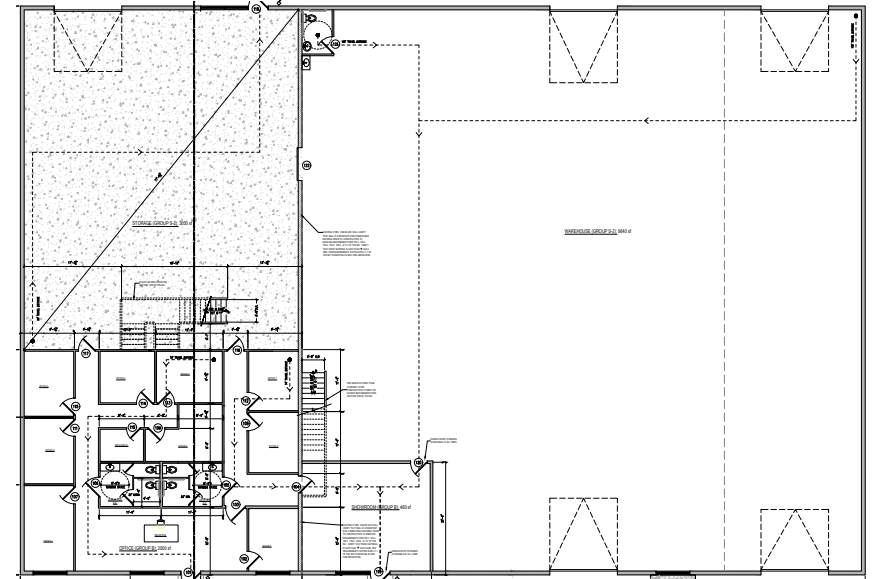
DETAILS

UPDATED: 9.3.2026

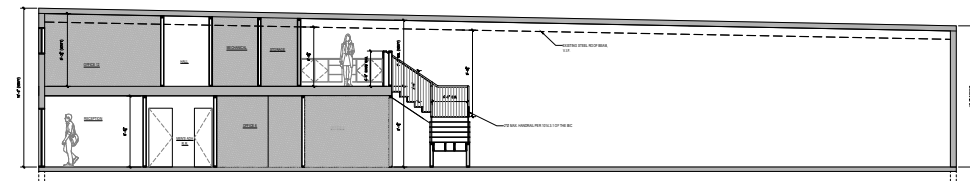
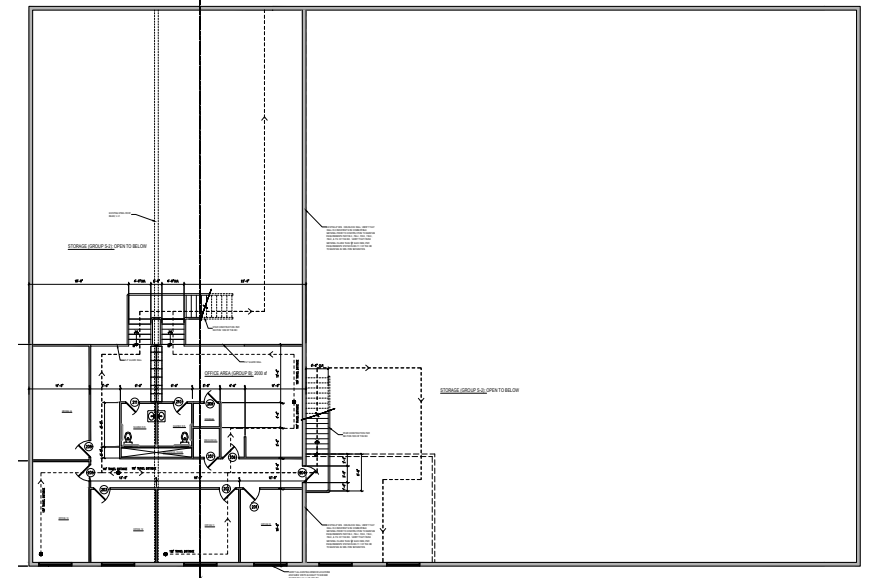
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MAIN FLOOR PLAN



UPPER LEVEL FLOOR PLAN



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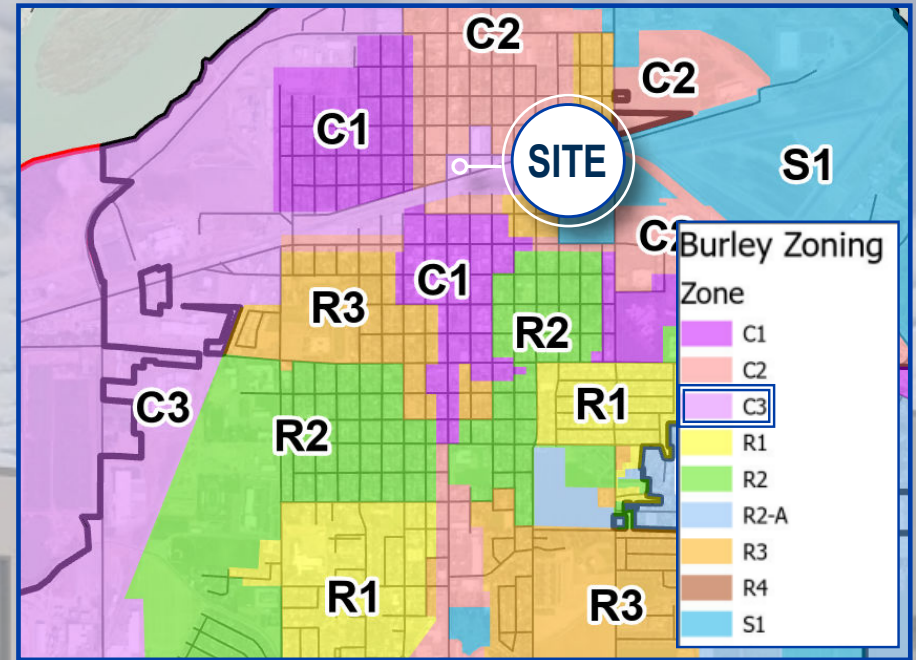
OVERLAND AVE

0.5 ACRES YARD SPACE

SITE

TOTAL BUILDING 17,150 SF

C-3 LIGHT INDUSTRIAL & COMMERCIAL ZONING



Strategically positioned for a variety of industrial and commercial applications, this property is zoned C-3 Light Industrial Commercial, supporting a broad range of uses including warehousing, manufacturing, fabrication, packaging, bottling, processing and other general commercial activities.

[CLICK FOR MORE INFORMATION](#)

1 MILE RADIUS



POPULATION
7,237
1 MI. RADIUS



HISTORIC ANN. GROWTH
110
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$91,645
1 MI. RADIUS

3 MILE RADIUS



POPULATION
19,347
3 MI. RADIUS



HISTORIC ANN. GROWTH
563
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$102,175
3 MI. RADIUS

5 MILE RADIUS



POPULATION
24,743
5 MI. RADIUS



HISTORIC ANN. GROWTH
990
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$102,730
5 MI. RADIUS

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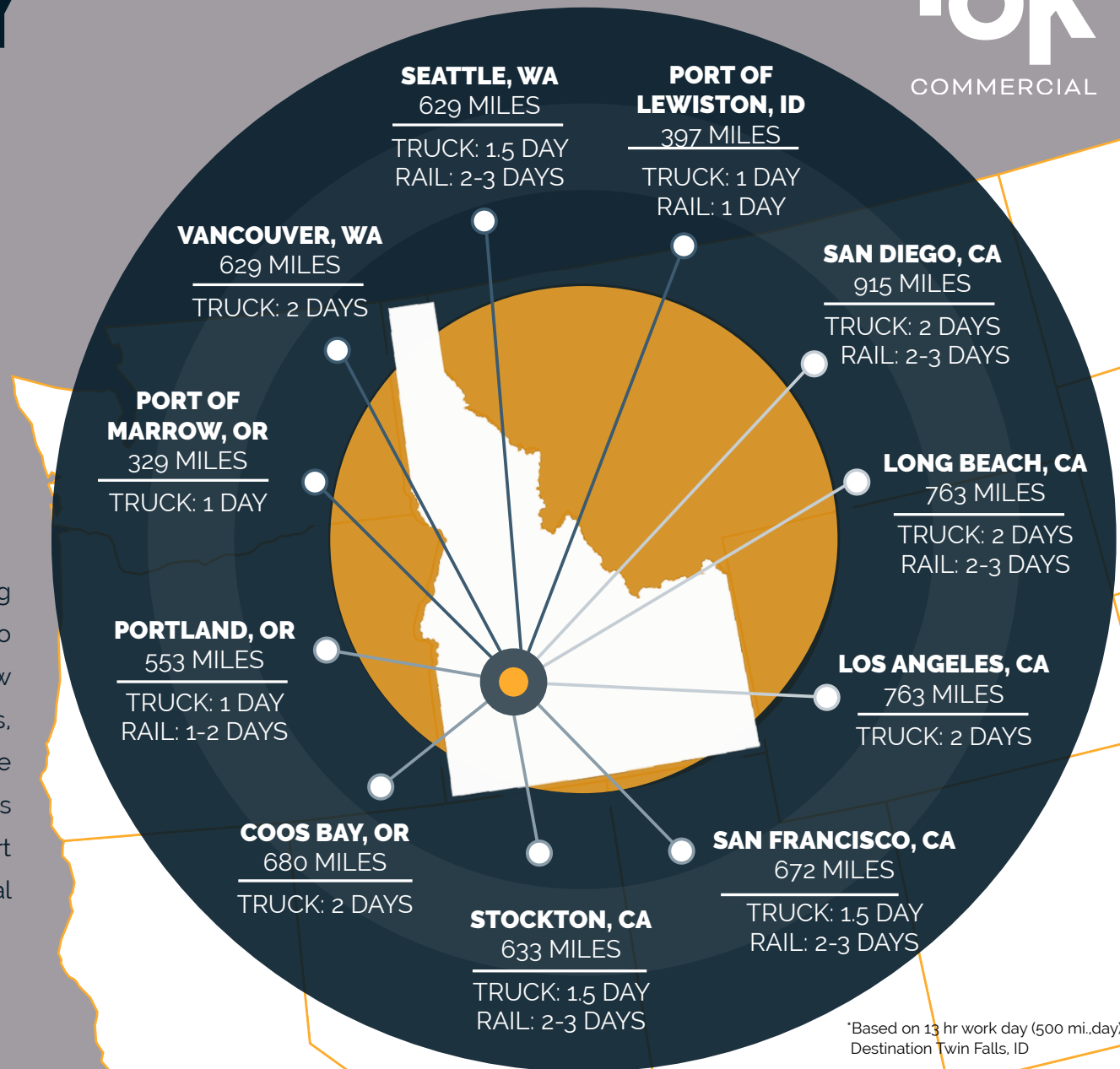


ONE DAY DRIVE

TO EVERYTHING IN THE WEST

Along the Mountain West Corridor, Idaho is among the fastest growing regions of the U.S., due to population growth, ease of doing business, and low taxes. Southern Idaho is a hub for agribusiness, processing, and manufacturing—ranked #3 in the U.S. for food processing, producing over 29m pounds of milk per day, home to the world's largest yogurt factory (Chobani), and supplying 77% of commercial trout sold nationally.

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1 MILE
2 MINUTE
TO EXIT 155

S IDAHO STREET

WENDELL ELEMENTARY SCHOOL

WENDELL MIDDLE SCHOOL

USPS

MAVERICK

WENDELL CITY PARK

E 2950 S / HWY 46

EXIT 155

WILSON'S RV & PARK

INTERSTATE
84

SITE

EXIT 157

0.2 MILE
1 MINUTE
TO EXIT 157

INTERSTATE
84

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