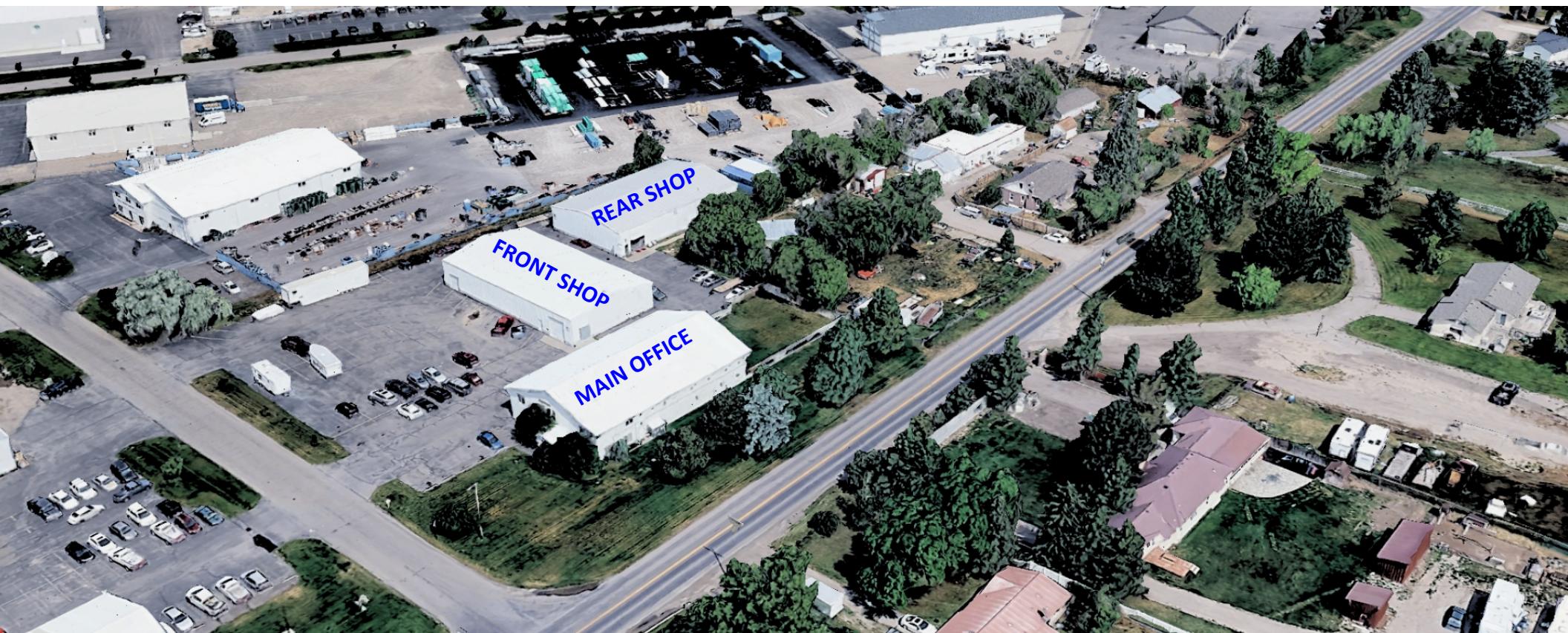


3 BUILDINGS - OFFICE | TWO INDUSTRIAL SHOPS FOR SALE

# ST. LEON INDUSTRIAL PARK

1463 COMMERCE WAY | IDAHO FALLS | ID 83401



## THE PROPERTY

Venture One Properties offers 23,916 SF on 1.869 acres in the growing Idaho Falls market, featuring three well-maintained buildings with prime access to Highway 20, Highway 26, and I-15. The site includes an 11,792 SF office with  $\pm 30$  offices and conference areas, plus 12,034 SF of shop/warehouse space suited for light industrial or service use.

Approximately 70% of the space is leased, providing immediate income, with leases structured for quick extension or termination. Ideal for an end user or investor who wants to occupy all or part of the property while keeping or expanding tenant income as needed.



**Shane Murphy**

Principal/Broker

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434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403

## HIGHLIGHTS

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### BUILDING FEATURES

- Well-insulated buildings supported by gas-forced air and central heating systems. The rear shop has gas suspended heaters and radiant tube heaters. The front buildings have gas furnaces.
- Versatile interior configuration suitable for office, light industrial, or service-oriented operations.
- Professionally landscaped grounds with ample exterior area for maneuvering or ancillary storage.

### PARKING & ACCESSIBILITY

- On-site parking designed to accommodate both tenant teams and visitor traffic.
- Positioned for streamlined access to primary transportation corridors, supporting efficient logistics and daily commute flow.

### LOCATION

- Prime location between Highway 20 and Highway 26 with quick connectivity to the I-15 interchange, offering strong regional access and exposure.
- Positioned within Idaho Falls' expanding commercial district, surrounded by established businesses and key service corridors.
- Fully landscaped grounds in a high-traffic area, supporting a professional presence and convenient access to nearby amenities.
- Frontage along Commerce Way provides strong visibility and signage opportunities to elevate tenant branding and customer reach.

## AVAILABLE SPACE

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### PROPERTY SUMMARY

- Sales Price: \$2,790,000
- Total Area: 23,916 SF Three-Building Industrial Property
- Acreage: 1.869 AC ( $\pm$ 81,418 SF)
- Zoning: Industrial Manufacturing (IM-1)
- Year Built: 1996

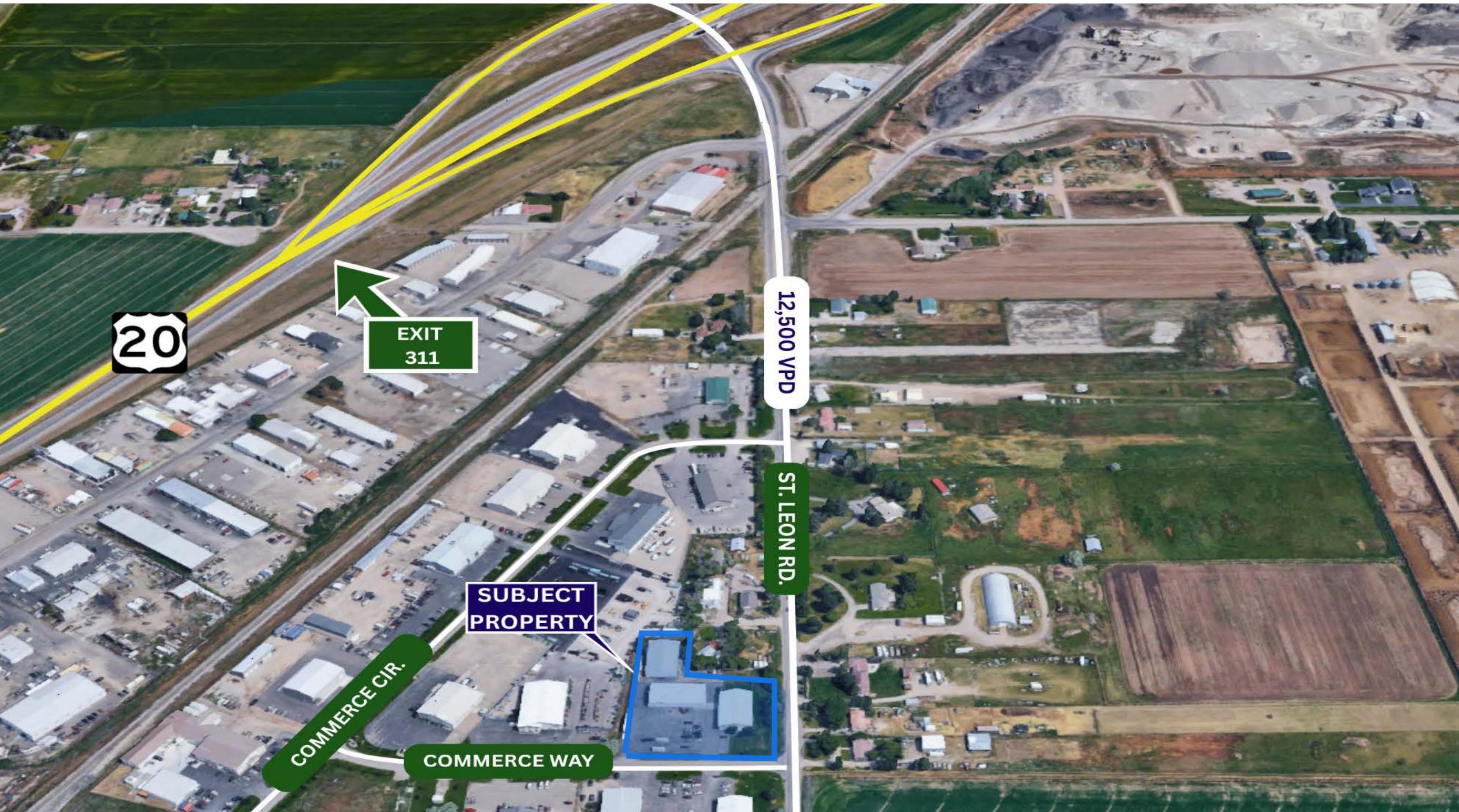
### BUILDING DETAILS

- Main Office Building – 11,792 SF (2-Story)
  - $\pm$ 30 private offices, multiple conference rooms, 1 full bath, 3 lavatories
- Main Level - 6,100 SF
- Upper Level - 5,692 SF
  - Open shop layout, 3 overhead doors
- Front Shop - 6,234 SF
  - Open shop layout, 3 overhead doors
- Rear Shop – 5,800 SF
  - Office, 2 restrooms, kitchen, utility room, overhead door

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## OFFICE BUILDING - MAIN LEVEL 6,100 SF



## OFFICE BUILDING-UPPER LEVEL 5,692 SF



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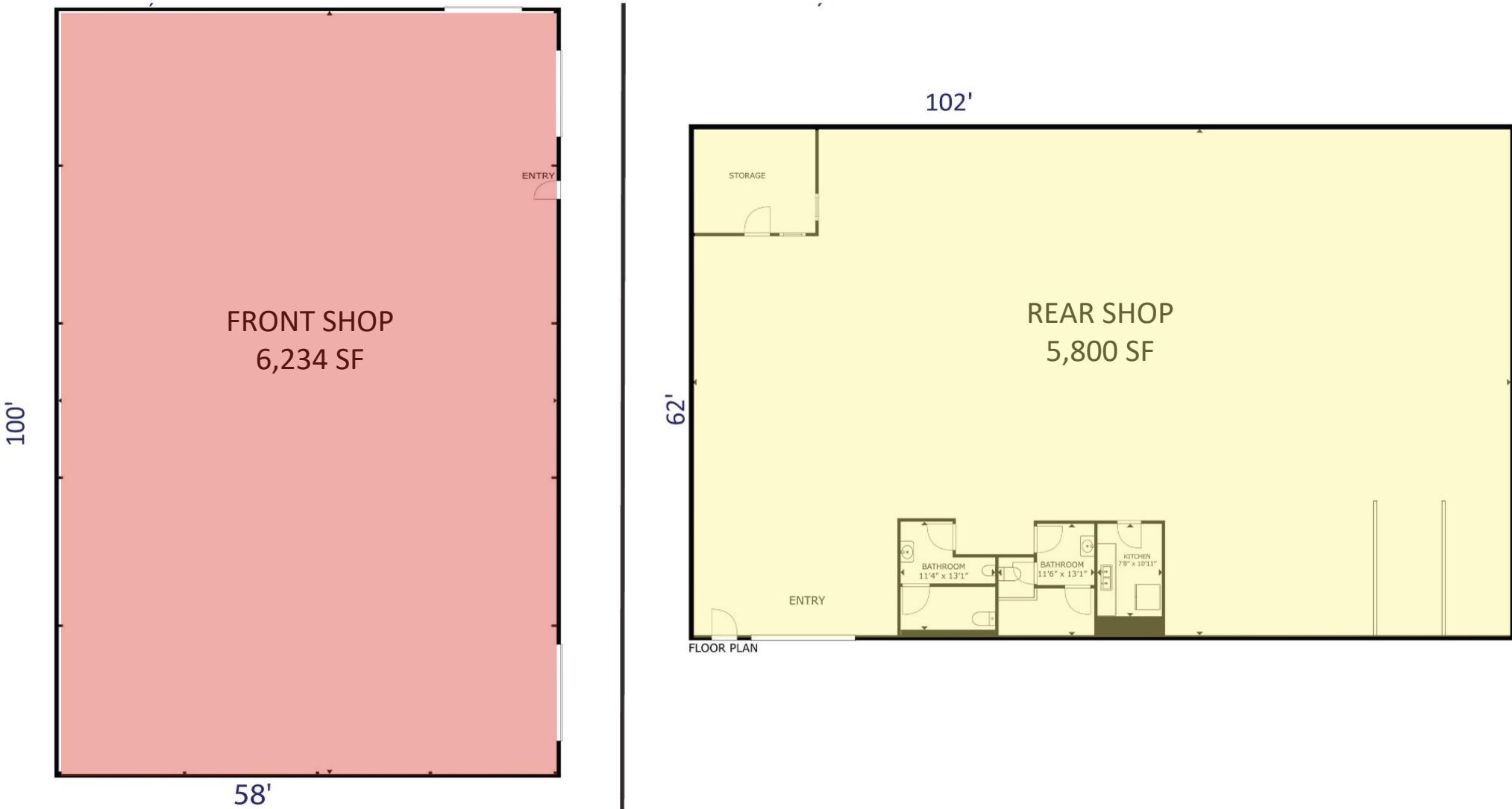
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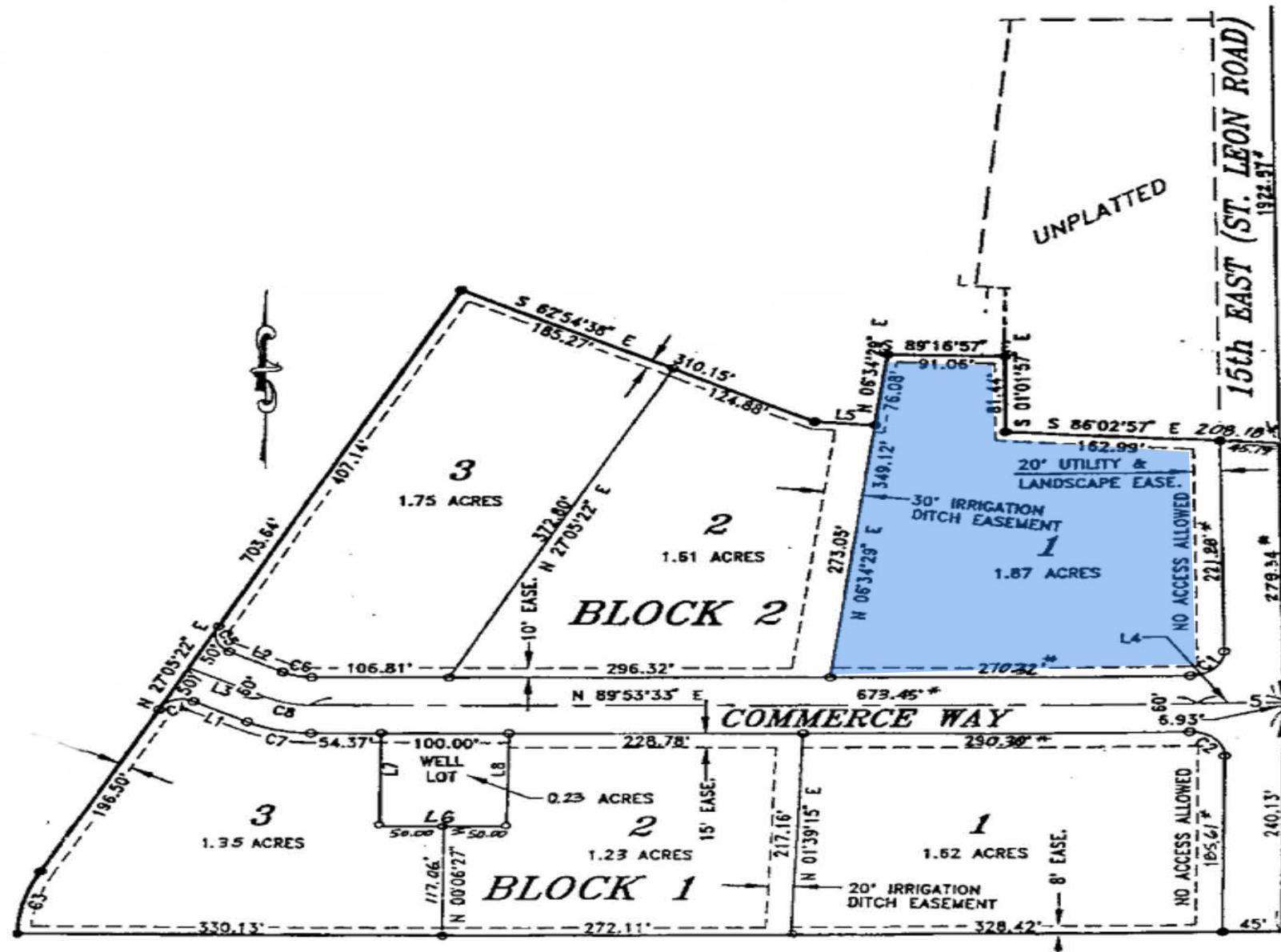
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## AREA INFORMATION

### EASTERN IDAHO MARKET

Eastern Idaho's Metropolitan Statistical Area (MSA) encompasses six counties, hosting a collective population of 353,524. At the heart of this region lies Idaho Falls, the largest city, acting as an economic hub for Eastern Idaho and substantial portions of Western Wyoming. Renowned for its Snake River Greenbelt gracing the city center, Idaho Falls is celebrated for world-class fishing along the Snake River. Notably, National Geographic has recognized it among the top "100 Best Adventure Towns" in the U.S. The city is further enriched by its proximity to iconic destinations like Yellowstone National Park, Grand Teton National Park, and the charming Jackson Hole.

### GROWTH AND COMMERCIAL

Idaho experiences robust commercial growth and diverse opportunities beyond its agricultural fame. The state boasts a dynamic economic landscape, thriving in high-tech healthcare, education, transportation, service, tourism, and retail sectors. Eastern Idaho, home to entities like Idaho National Laboratory, Melaleuca, Battelle Energy Alliance, CenturyLink, National HUB for Homeland Security, and consistently earns recognition as a prime business location. Office development is on the rise near the river at Taylor Crossing and Snake River Landing business parks. Idaho Falls has outpaced state and national growth rates, offering a 14% business cost advantage below the U.S. average while providing a high quality of life and abundant entertainment and recreation opportunities.

