

28,632 SF WAREHOUSE/DISTRIBUTION FACILITY WITH GRAVEL YARD & RAIL ACCESS FOR SALE

1370 BURGESS ST INDUSTRIAL

IDAHO FALLS, ID 83402



RAILROAD



RAILROAD



RAIL SPUR



TOK COMMERCIAL
REAL ESTATE

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OFFERING PRICE

\$4,925,000



PROPERTY DETAILS

Property Address	1370 Burgess Street Idaho Falls, ID 83402
Building Size	28,632 SF
Lot Size	5.742 Acres
Yard Space	2 Acres
Dock Doors	7 (3 Accessible by Rail)
Grade Doors	5
Clear Height	20'
Power	480V 3-Phase
Year Built	1985
Zoning	I&M, Industrial and Manufacturing

OFFERING DETAILS

Sale Price	\$4,925,000
Price/SF	\$172.00/SF

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- **Strategic Rail-Served Distribution Facility:** Rare Eastern Idaho industrial property featuring a dedicated rail spur with service from the Eastern Idaho Railroad (EIRR), allowing for efficient inbound and outbound freight logistics while reducing transportation costs.
- **Exceptional Shipping & Loading Infrastructure:** The 28,632 SF warehouse offers seven dock-high doors (three rail-accessible), five grade-level doors, and a functional 100'-145' building depth designed to support high-volume warehousing, manufacturing, and distribution operations.
- **Expansive Yard with Future Growth Potential:** Situated on 5.74 acres, the property includes approximately two acres of functional gravel yard for trailer storage, fleet parking, equipment staging, or outdoor inventory, plus approximately 0.67 acres of undeveloped land providing additional expansion opportunities.
- **Industrial Zoning Supporting Diverse Operations:** I&M (Industrial & Manufacturing) zoning accommodates a broad range of industrial, warehouse, manufacturing, logistics, and distribution uses, offering flexibility for both owner-users and investors.
- **Designed for Heavy Industrial Operations:** Built with a 6-inch slab-on-grade floor, 20-foot clear heights, and 480V three-phase power, the facility is well-equipped for manufacturing, fabrication, warehousing, and other power-intensive industrial users.
- **Outstanding Regional Transportation Access:** Located less than one-half mile from I-15 and within minutes of Highway 20, Highway 26, Idaho Falls Regional Airport, Downtown Idaho Falls, and the Idaho National Laboratory, providing exceptional connectivity for regional distribution and workforce access.







DEMOGRAPHICS



POPULATION
97,534
5 MI. RADIUS



HISTORIC ANN. GROWTH
4.2%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$108,696
5 MI. RADIUS



EMPLOYEES
40,154
5 MI. RADIUS

LOCATED WITHIN MINUTES OF MAJOR AREA ARTERIALS, AIRPORT, & MORE



DRIVE TIMES

IDAHO FALLS REGIONAL AIRPORT	7 MINUTES 2.1 MILES
DOWNTOWN IDAHO FALLS	6 MINUTES 1.2 MILES
HIGHWAY 20	1 MINUTE 0.4 MILES
HIGHWAY 26	4 MINUTES 1.2 MILES
IDAHO NATIONAL LABORATORY	5 MINUTES 1.9 MILES

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