



**16,128 - 37,349 SF
Available For Lease!**

778 CHAMPLIN WAY S / BUILDING B / TWIN FALLS, IDAHO 83341



HIGHLIGHTS

- Brand new, Class 'A' concrete tilt industrial space with abundant parking.
- Located in an established industrial area.
- M-2 zoning, allowing for heavy manufacturing and outdoor storage uses.
- Within eyesite of CLIF Bar & Chobani facilities.
- Conveniently located near rail & Hwy 30.



PROPERTY DETAILS

ADDRESS	778 Champlin Way S	FIRE SPRINKLERS	ESFR
BUILDING	Building B	PARKING RATIO	2.96/1000
CLEAR HEIGHT	26'	AVAILABILITY DATE	Immediately

	SQ. FT.	OFFICE	DOCK DOORS	GRADE DOORS	POWER
SUITE 101	16,128 SF	Yes	-	2	1,200 A / 480 V
SUITE 102	21,221 SF	TBD	2	2	1,200 A / 480 V
TOTAL	37,349 SF	Yes	2	4	2,500 A / 480 V



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UPDATED: 12.5.2024

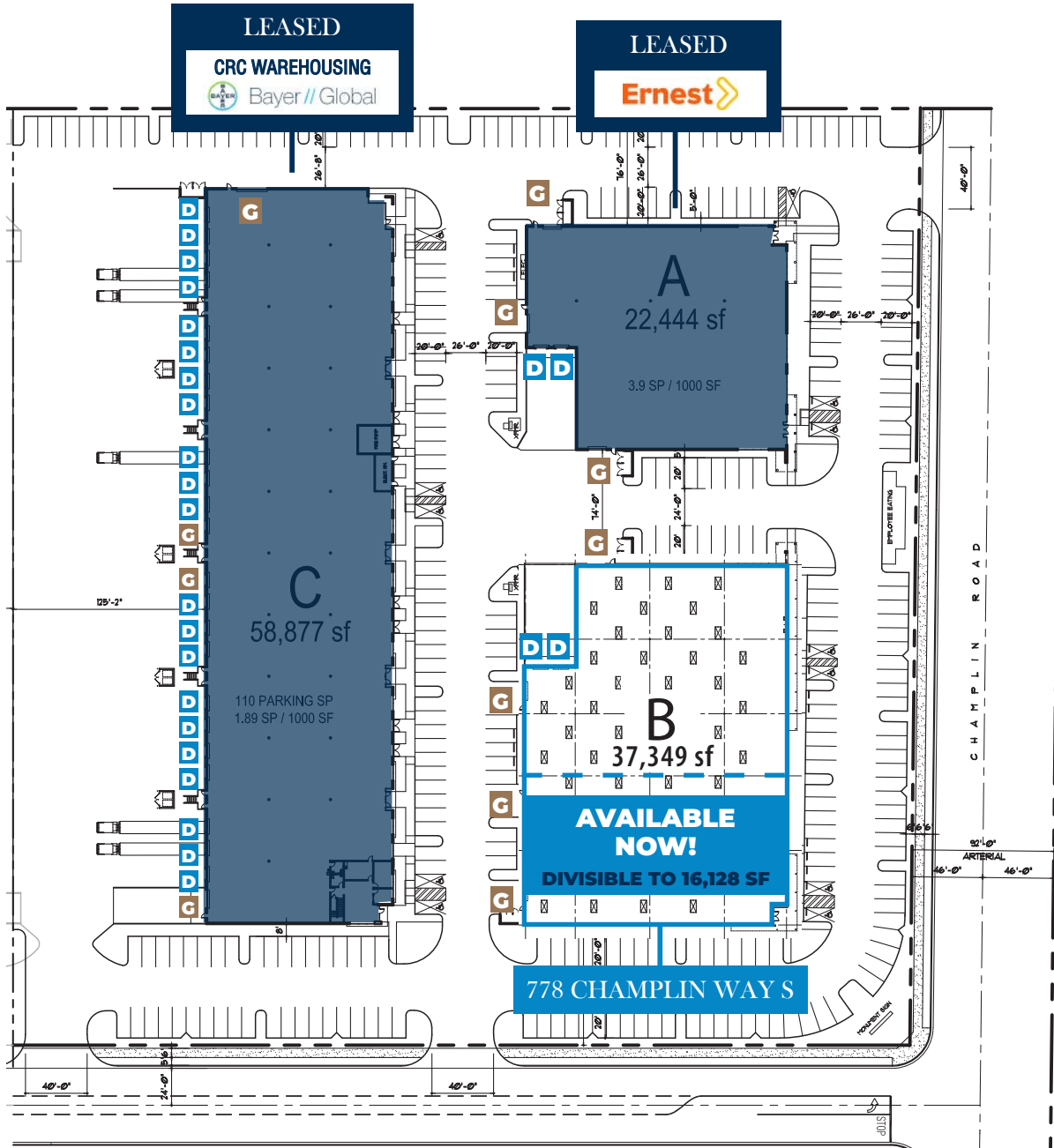
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PHASE I AVAILABLE

D DOCK DOOR

G GRADE DOOR



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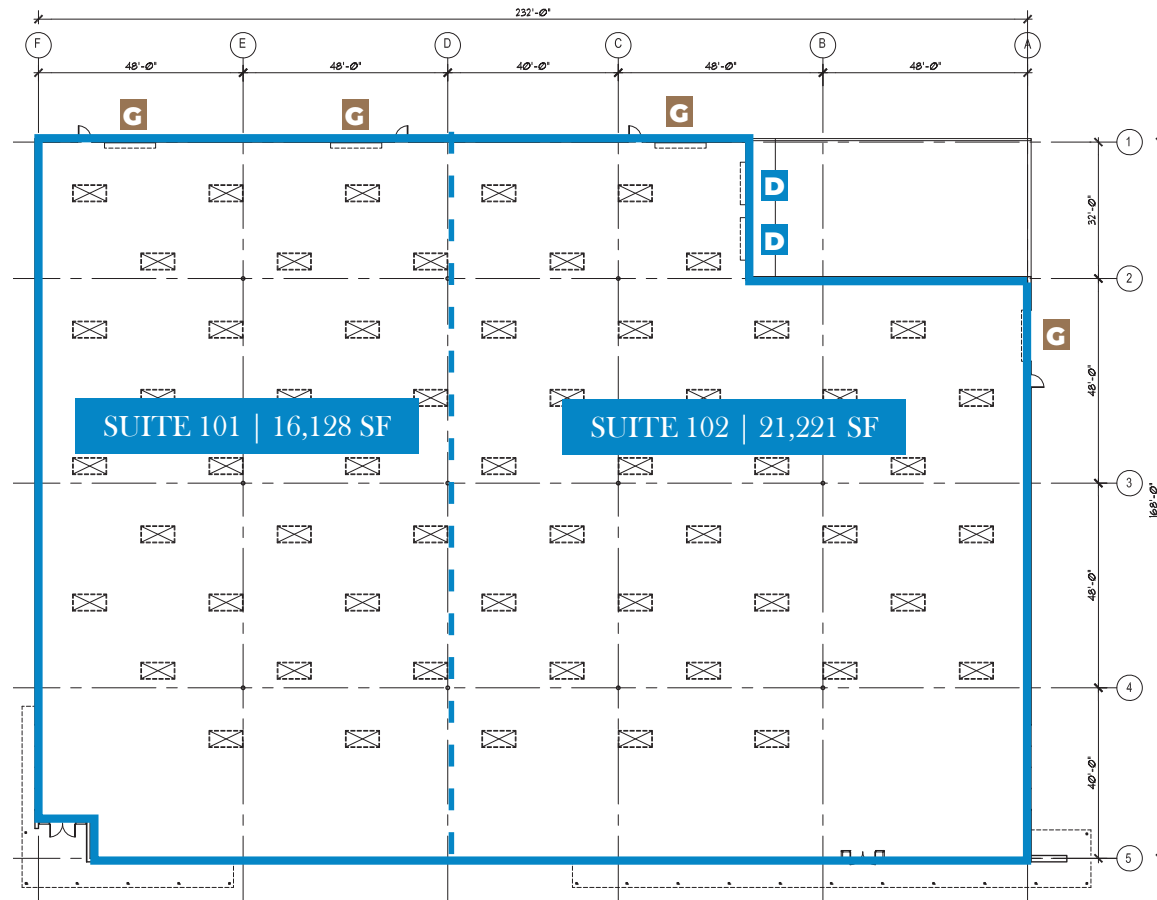
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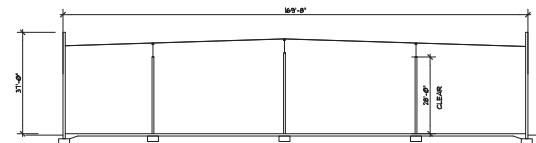
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FLOOR PLAN



B EAST ELEVATION



BUILDING B ELEVATION

