

PRE-LEASING TWO 7,860 SF INDUSTRIAL BUILDINGS

# CLARK INDUSTRIAL PARK

TBD ENDEAVOR ST | IDAHO FALLS, ID | 83401



Shane Murphy

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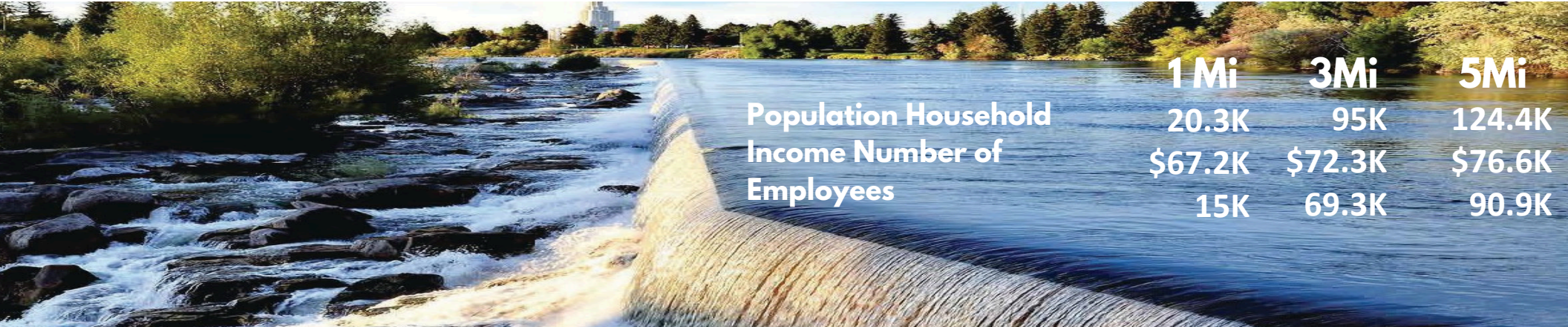
434 Gladstone St.  
P.O. Box 2363  
Idaho Falls, ID 83403



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Population Household  
Income Number of  
Employees

1 Mi	3Mi	5Mi
20.3K	95K	124.4K
\$67.2K	\$72.3K	\$76.6K
15K	69.3K	90.9K

## HIGHLIGHTS

- 2- 131' x 60' Shop Spaces
- 2 Grade Level 14 x 14 Overhead Doors, 1 Front Man Doors, 1 Rear Man Doors
- 10 x 10 Glass Store Front
- 2 Upper Window Boxes Allowing Natural Light
- 3 Phase Rocky Mountain Power
- Large Shared Parking Lot
- Divisible by 3,930 SF & 3,930 SF

## AVAILABLE SPACE

<b>BUILDING A</b>	<b>7,860 SFT</b>
<b>BUILDING B</b>	<b>7,860 SFT</b>
<b>CEILING HEIGHT</b>	<b>Front Clearance - 32'2"</b> <b>Back Clearance - 29'7"</b>
<b>POWER</b>	<b>800 AMP</b>
<b>PRICING</b>	<b>CONTACT AGENT</b>



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## Site Rendering



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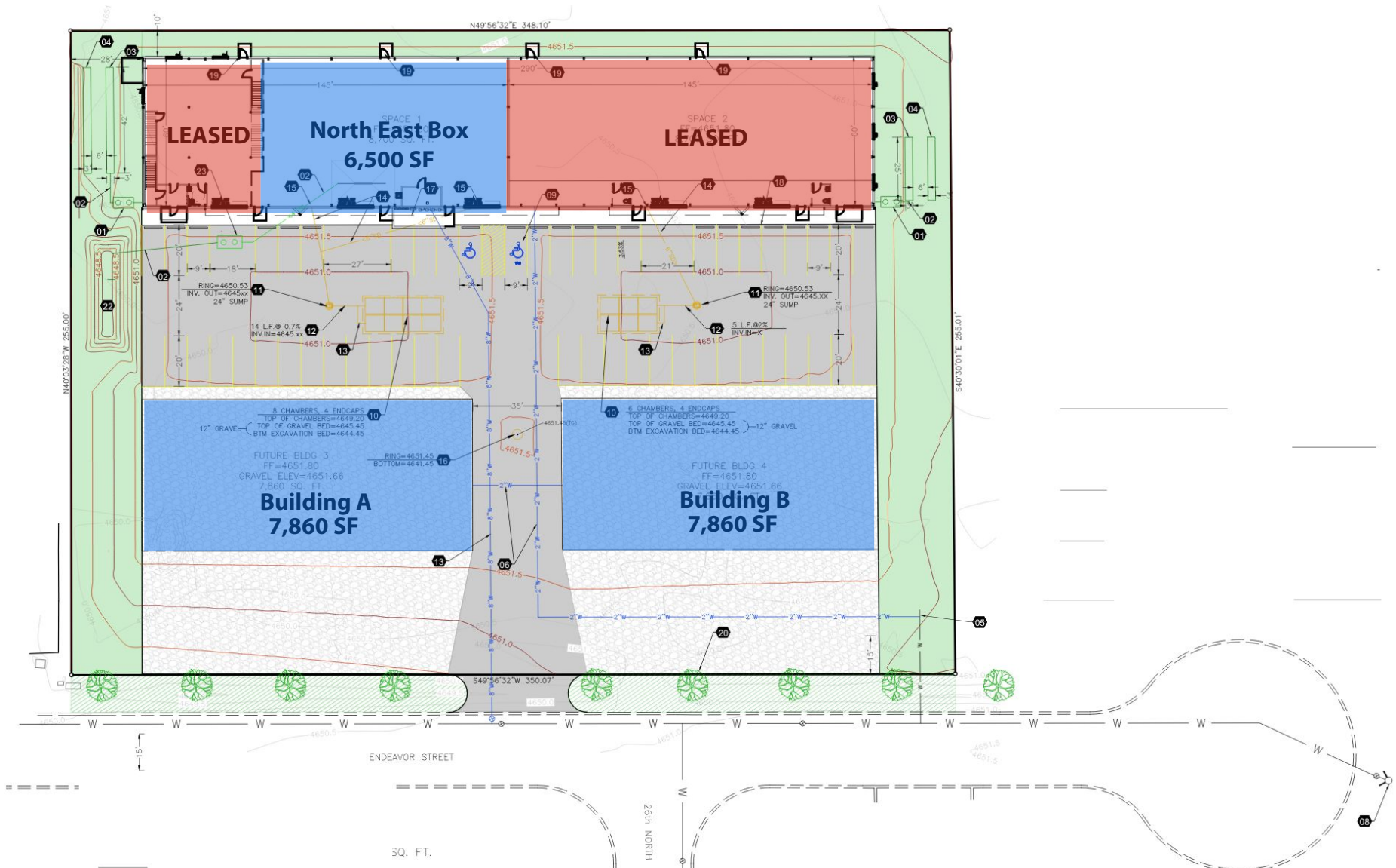
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## AREA INFORMATION

### 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, characterized by impressive Class A office buildings. 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.

