



1,822- 7,288 SF INDUSTRIAL FLEX BUILDING-TRELLIS SQUARE

1536 N. 25TH E. | Idaho Falls, ID | 83401

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



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PROPERTY HIGHLIGHTS

- 14x14 Overhead Doors
- Ceiling Height- Low 20'6"- High 22"
- His and Her Restrooms
- Office
- Rear Entrance Man Door

OFFERING SUMMARY

Lease Rate:	\$1.10/SF/MTH NNN \$0.20/SF/MTH
Available SF:	1,822 - 7,288 SF
Building Size:	7,288 SF



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434 Gladstone St., PO Box 2363
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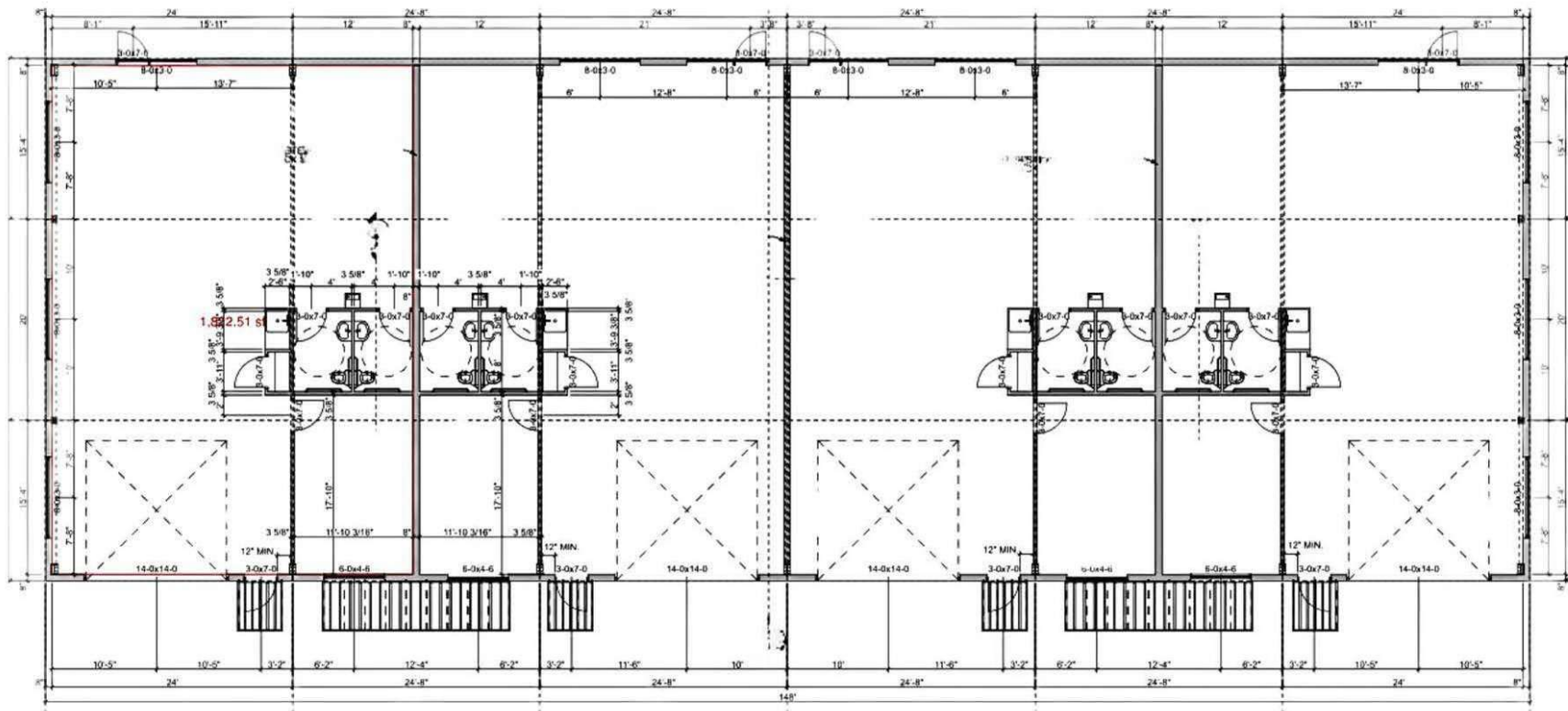
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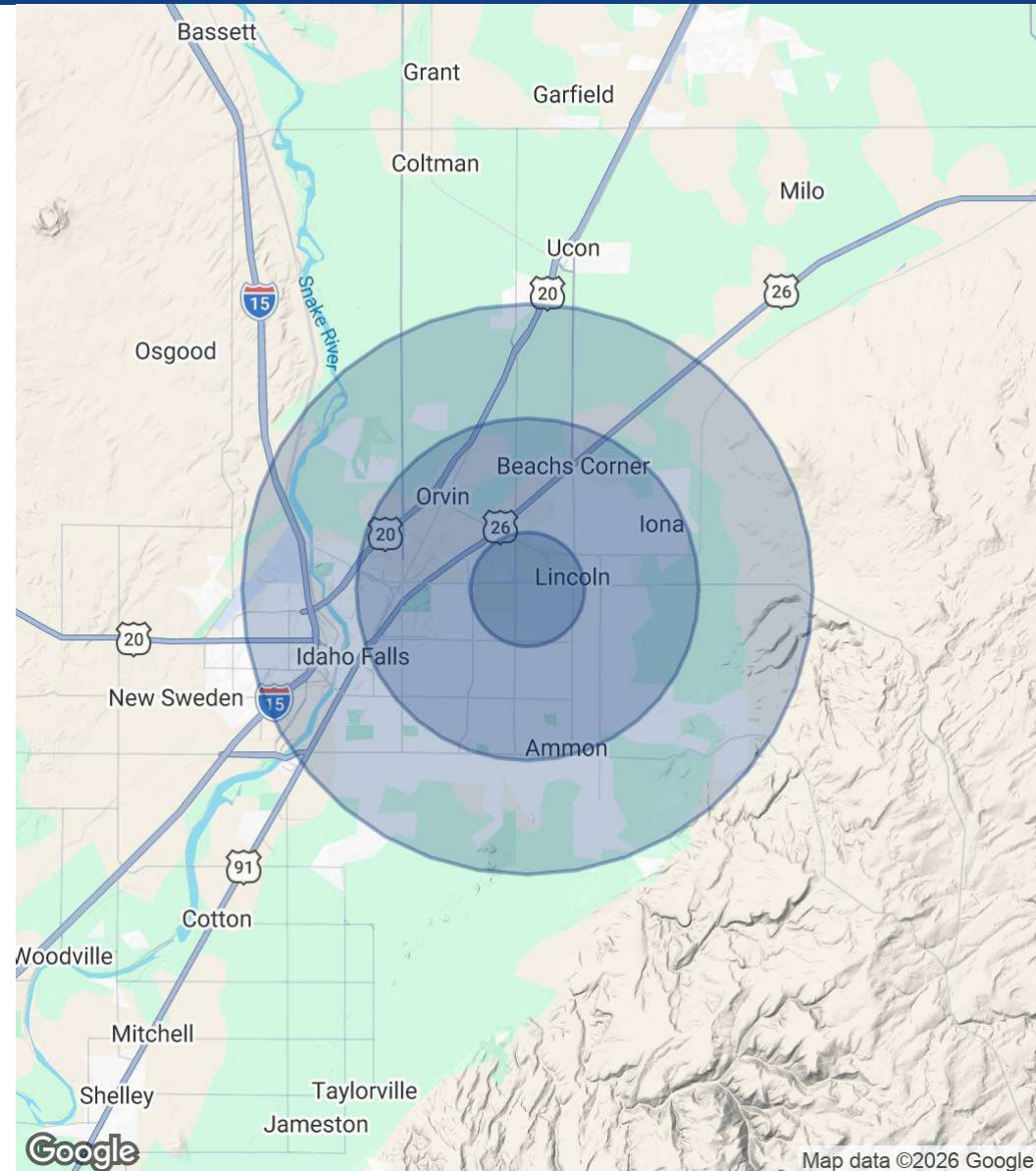
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,225	61,416	98,621
Average Age	28.9	32.2	33.3
Average Age (Male)	29.3	31.1	32.9
Average Age (Female)	28.9	33.5	34.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,112	20,916	34,007
# of Persons per HH	3.4	2.9	2.9
Average HH Income	\$92,409	\$86,314	\$92,954
Average House Value	\$300,343	\$301,455	\$330,240

2023 American Community Survey (ACS)



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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.



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