



6,500 SF FLEX BUILDING-MAJESTIC PARK

2788 14th N. | Idaho Falls, ID | 83401

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



6,500 SF INDUSTRIAL FLEX MAJESTIC PARK

2788 14TH NORTH | IDAHO FALLS, ID | 83401



PROPERTY HIGHLIGHTS

- 2 Offices and Reception Area
- 18' Clear Heights
- 2-12x14 Grade-Level Pass-through Doors
- Yard Area Located in Back
- Just South of Costco
- Large Shared Parking Lot

OFFERING SUMMARY

Lease Rate:	\$1.10/SF/MTH (NNN)
Available SF:	6,500 SF
Office Area:	500 SF
Shop Area:	6,000 SF
Lot Size:	0.15 Acres



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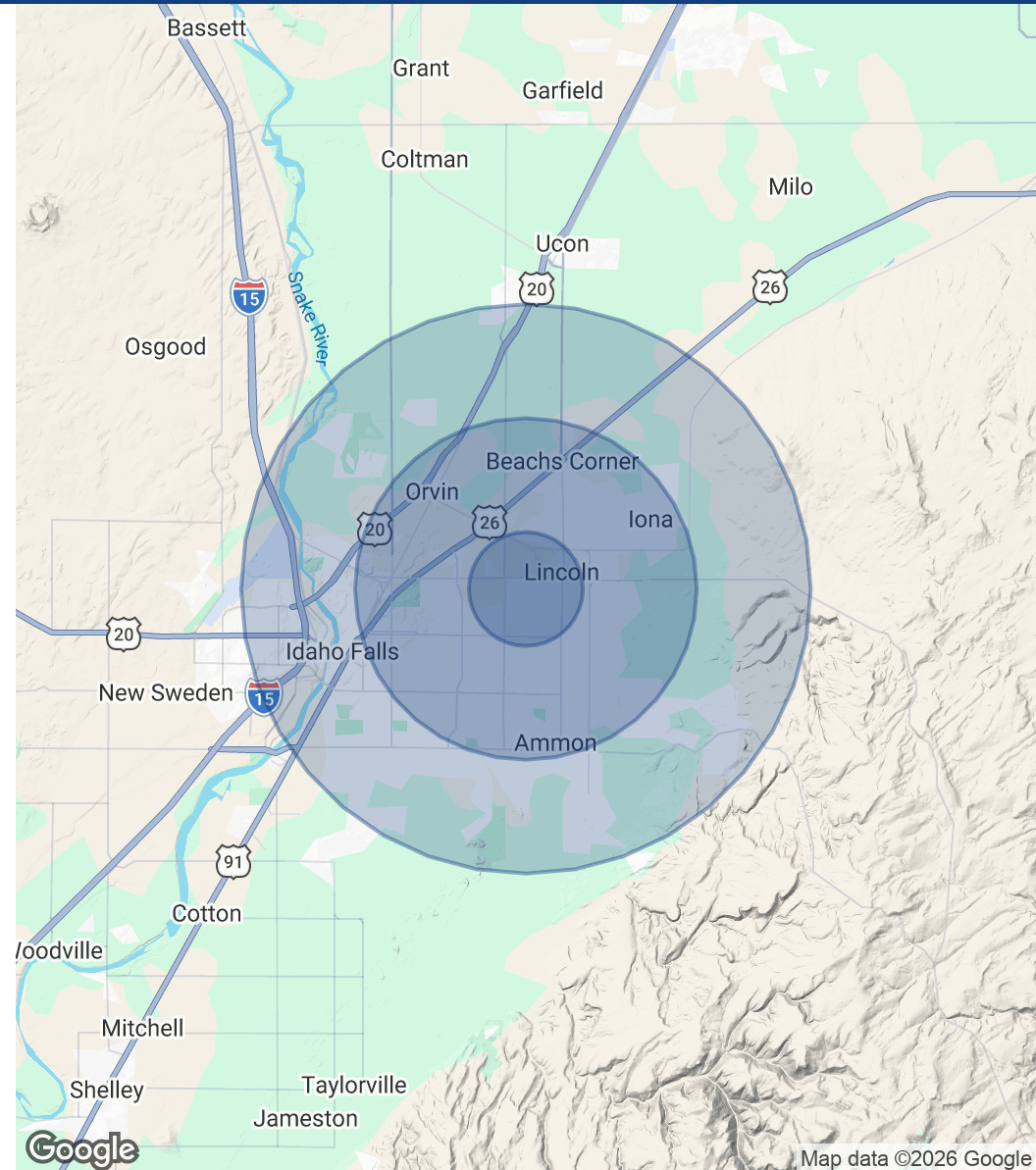
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,448	60,190	97,643
Average Age	28.9	32.1	33.3
Average Age (Male)	29.2	31.0	32.8
Average Age (Female)	28.9	33.5	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,534	20,290	33,678
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$89,299	\$87,418	\$92,999
Average House Value	\$282,926	\$302,008	\$330,968

2023 American Community Survey (ACS)



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