



20,400 SF INDUSTRIAL BUILDING & 2-TURNKEY PAD SITES

2281 E. Endeavor St. | Idaho Falls, ID | 83401

SHANE MURPHY

Principal Broker
208.542.7979

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20,400 SF INDUSTRIAL BUILDING & 2-TURNKEY PAD SITES

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HIGHLIGHTS

- 20,400 SF Industrial Building
- 2 Turnkey Pad Sites (Left Pad 7,860 SF/Right Pad 7,500 SF Building Sizes Available)
- 3-Phase, 480 v 800 amp
- Fire Suppression System
- 5-14x14 Grade-Level Doors
- Large Front Parking Lot
- Near Highway 26 Access
- Public Water and Private Septic

OFFERING SUMMARY

Sale Price:	\$3,995,000
Building Lease Rate:	Negotiable
Building Size:	20,400 SF
Upper Office Space:	3,000 SF
Shop Space:	17,400 SF
Land Size:	2.04 AC



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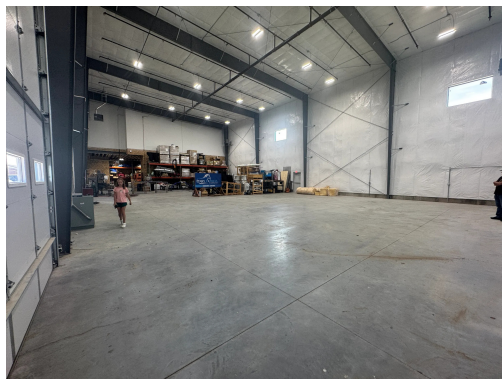
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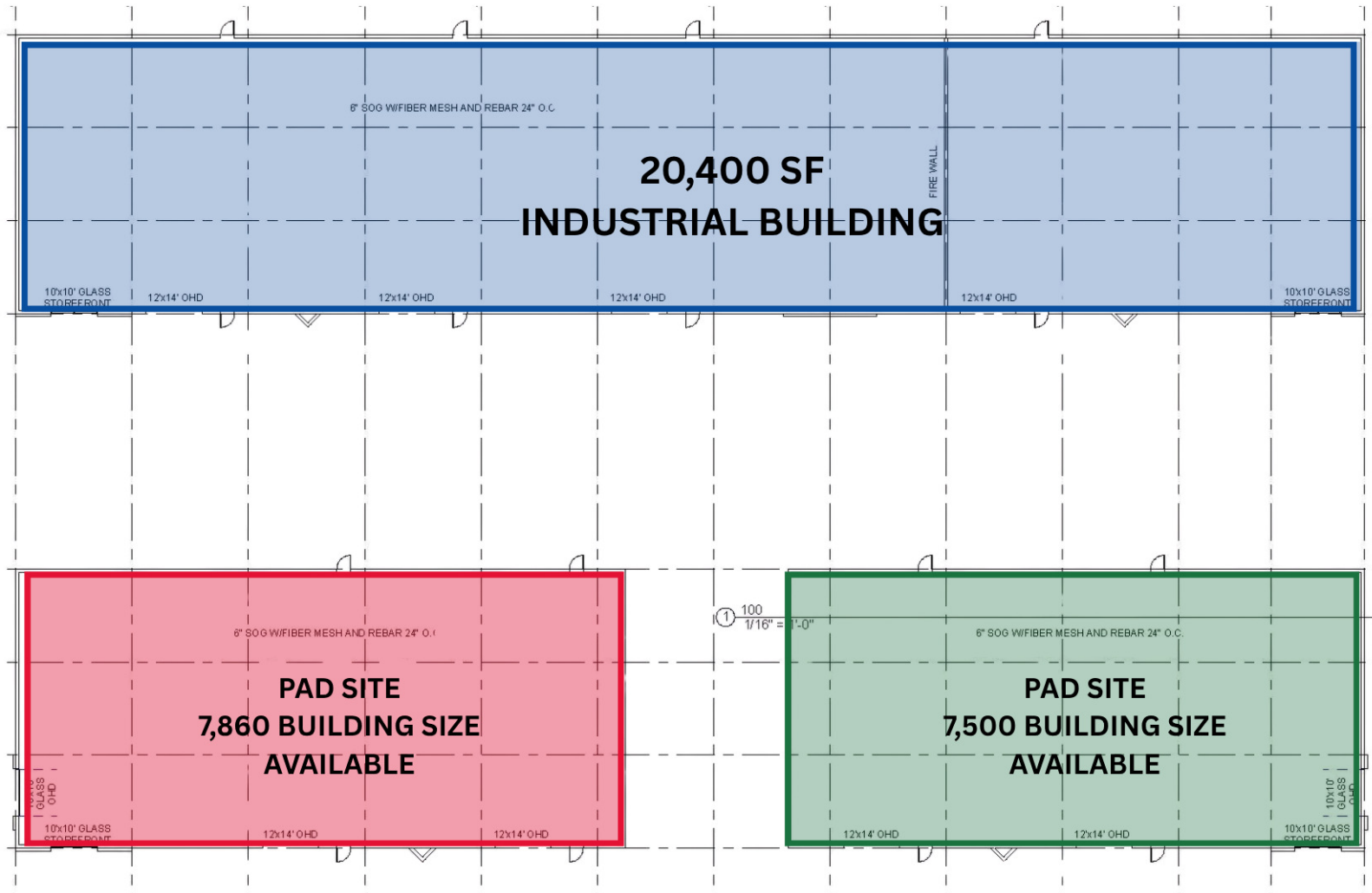


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Buildings Conceptual



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20,400 SF Building Floor Plan



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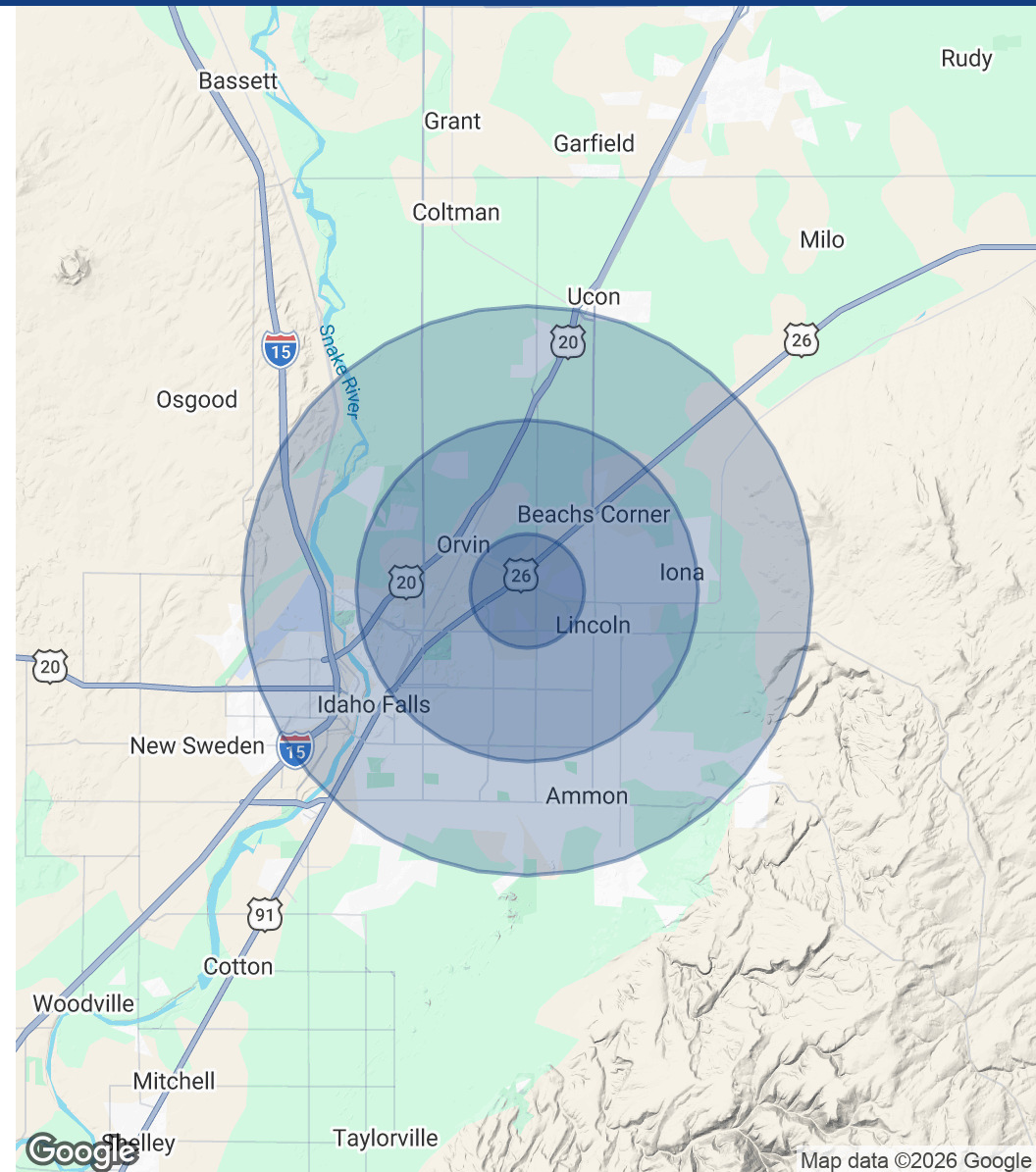
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,407	52,103	96,308
Average Age	30.8	31.5	33.1
Average Age (Male)	30.3	30.6	32.6
Average Age (Female)	31.5	32.8	34.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	807	17,786	33,385
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$90,223	\$84,929	\$91,076
Average House Value	\$279,811	\$296,714	\$323,462

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 353,000+. 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 10-15% 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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