



10,000 SF INDUSTRIAL FLEX SHOP - NEAR US-20

4025 E 461 N | Rigby, ID | 83442

SHANE MURPHY

Principal Broker
208.542.7979

shane@ventureoneproperties.com



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PROPERTY HIGHLIGHTS

- 6 - 14x14 Grade-level doors
- 1 - 10x10 Grade-level door
- Near Hwy 20, Exit 322
- Designed for owner-user functionality
- 2 Large Conference Rooms
- 2 Private Offices
- Kitchenette /Breakroom
- Expansive yard
- 3 Phase Power

OFFERING SUMMARY

Lease Rate:	\$0.95 SF/yr (NN)
Available SF:	10,000 SF
Office SF:	400 SF
Shop SF:	9,600 SF
Lot Size:	1 AC
Zoning:	C-1



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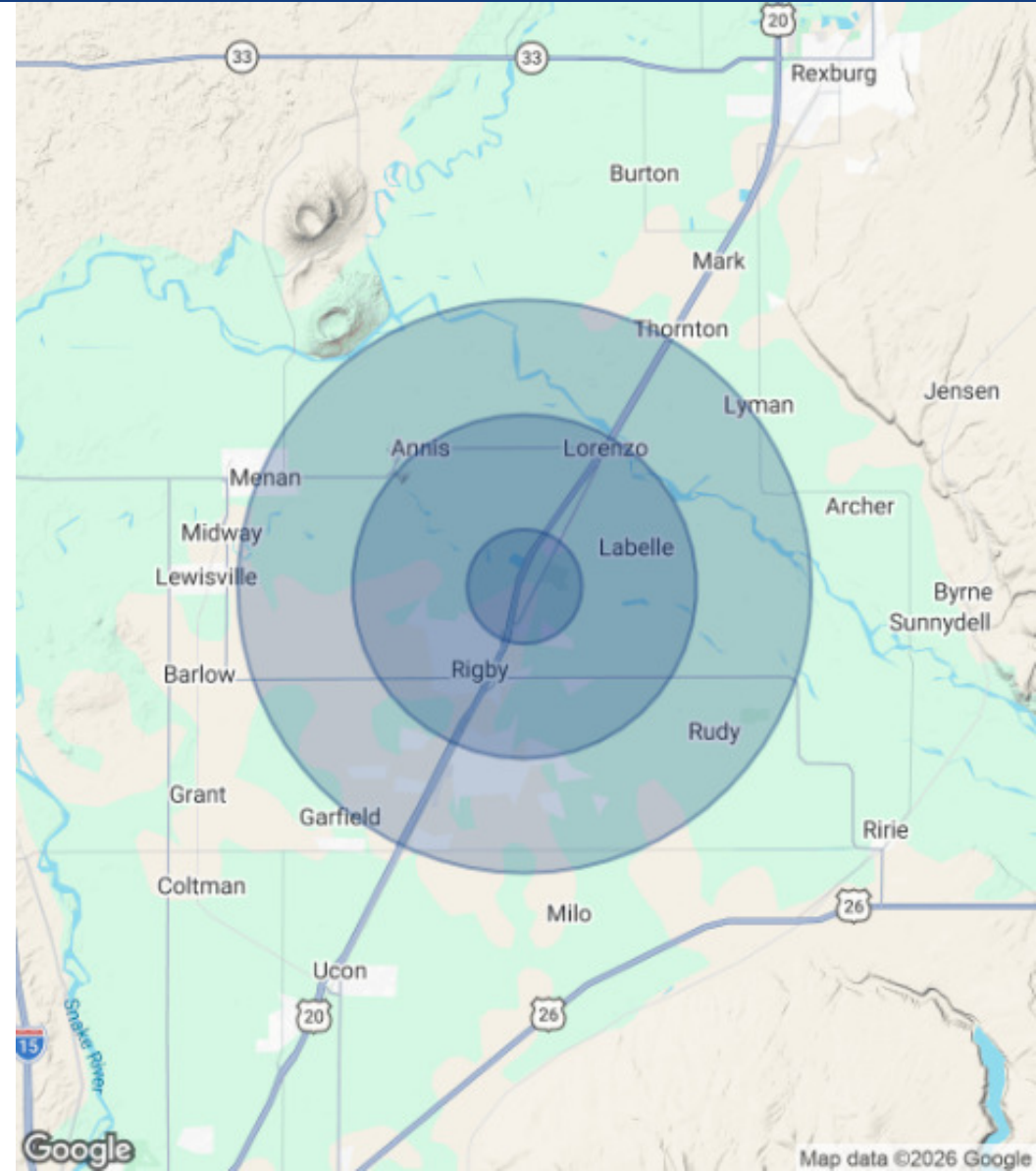
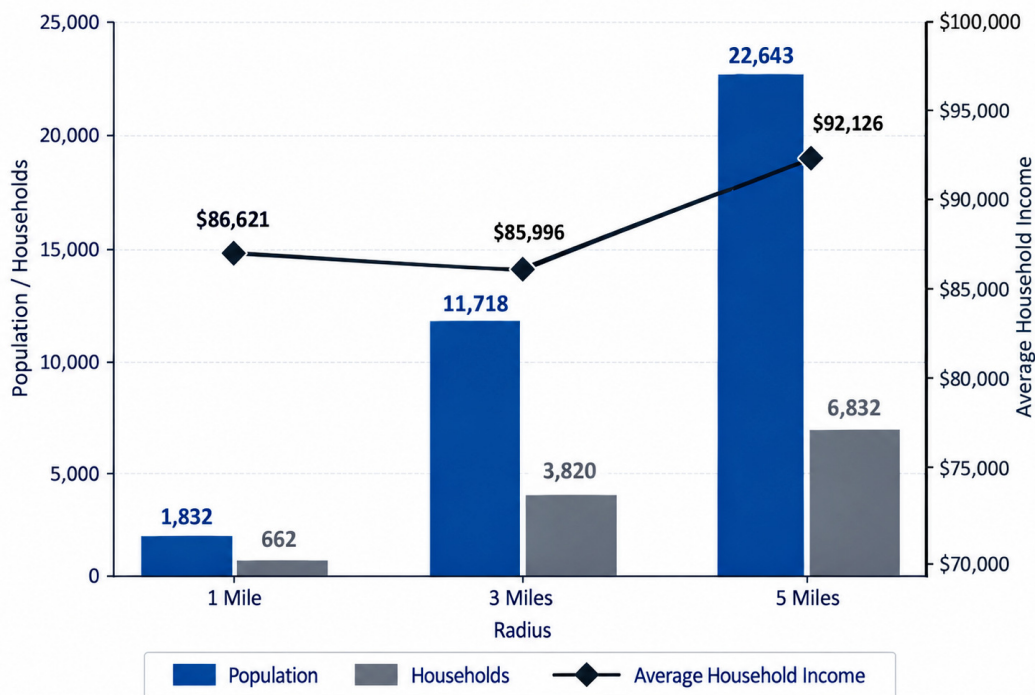


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Population, Households & Average Household Income by Radius



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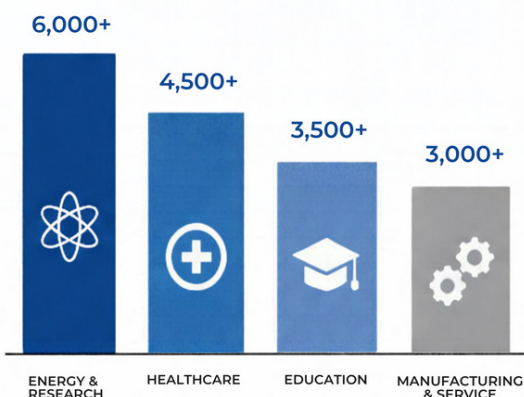
EASTERN IDAHO MARKET

Eastern Idaho's six-county MSA is home to 353,000+ residents, anchored by Idaho Falls, the region's primary employment, retail, healthcare and service hub. Its location along I-15 and proximity to Yellowstone, Grand Teton National Park and Jackson Hole support a growing regional economy and strong visitor activity.

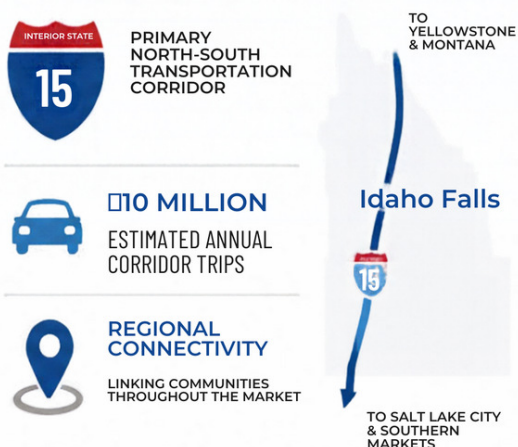
GROWTH & COMMERCIAL

Eastern Idaho continues to see population and commercial growth supported by technology, energy, healthcare, education, manufacturing, tourism and retail. Major employers, including Idaho National Laboratory, Melaleuca and Battelle Energy Alliance, help drive employment, while continued development along key commercial corridors is expanding opportunities for businesses and investors.

EMPLOYMENT CENTERS CREATE DEMAND



ACCESS EXTENDS TO CUSTOMER BASE



AIR SERVICE CONNECTS THE MARKET



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