



## CONTACT

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## THE PROPERTY:

Call us today to learn more about this prime industrial development opportunity in Idaho Falls. The site plan contains approx. 4.5 acres, which have been fully approved as an industrial park by the City of Idaho Falls. Currently designed for 5 separate industrial buildings of varying sizes and layout to accommodate both small and large industrial tenants. City required parking ratios have been exceeded for optimal flow and accessibility. The building layouts have been positioned for maximum highway visibility. The site plan offers over 500 liner feet of frontage off S. Yellowstone. If you're looking to develop an industrial property within the next 5 years in Southeast Idaho, this is your opportunity. Seller is willing to provide all engineered drawings that have been completed to date. Please give us a call for more information.



### Property Information:

- Property Type:** Industrial Land
- Land Size:** 4.5 Acres total
- Parcel Zone:** LM
- Building Proposed Use:** Commercial Flex
- Buildings:** Site approval for 5 buildings
  - Building 1: 30,000 SF
  - Building 2: 3,000 SF
  - Building 3: 4,000 SF
  - Building 4: 4,000 SF
  - Building 5: 6,000 SF

### Property Features:

- Fully approved engineered site plan
- Conveniently located on S. Yellowstone Hwy
- Prime industrial park
- 570 ft. of high visibility frontage on S. Yellowstone Hwy.
- Just 2 miles from I-15 Sunnyside interchange

