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INDUSTRIAL BUILDING & SECURED YARD FOR SALE

1310 S. Utah Ave, Idaho Falls, Idaho 83402

AVAILABLE SPACE: +/- 18,375 SF

Purchase Price: \$2,530,000

Total Building Size: +/- 18,375 Sq. Ft.

- **Office/Showroom:** +/- 2,000 Sq. Ft.
- **Warehouse:** +/- 16,375 Sq. Ft.

Total Lot Size: +/- 2.48 Acres

- **Paved and Secured Yard:** 1.16 Acres
- **Unimproved Land Area:** +/- .90 Acres

- **Clear Height:** 16' – 20'
- **Dock High Doors:** Two (2) 10' X 10'
- **Grade Level Doors:** One (1) 12' X 14'
- **Year Built:** +/- 1992
- **Zoning:** City of Idaho Falls HC (Limited Business)

Property Highlights

- Access to Highway 15 & 20 within 1 Mile
- Paved & Secured Yard
- Storefront/Showroom Area



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