

FOR SALE

1994 HIGHLAND AVE. E

TWIN FALLS, ID 83301



11,820 SF + 4,800 SF

AVAILABLE

SALE PRICE

\$2,300,000.00

PROPERTY FEATURES



FRONT BUILDING 11,820 SF
BACK BUILDING 4,800 SF
COVERED STORAGE 650 SF
BUILDING SIZE

2.39 ACRES
LOT SIZE

M-1 (LIGHT INDUSTRIAL)
ZONING CLASSIFICATION

1980
YEAR BUILT

800 AMPS 277/480
200 AMPS 120/208
HEAVY POWER

PROPERTY HIGHLIGHTS



±34,000 SF
EXCESS LAND



STRONG GROWTH
MARKET

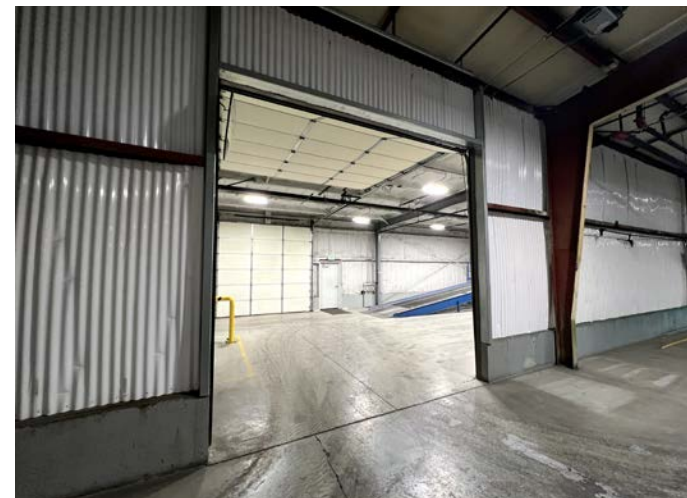


ESTABLISHED
INDUSTRIAL AREA



DOCK HIGH
LOADING

PROPERTY PHOTOS



Main Warehouse

- Clear height: 14'-16'
- 2 (12'x14') grade level
- 1 (8x9) dock high door with dock package
- 2 Fire Suppression Systems
 - 2" Wet System
 - 3" Dry System
- 3 (10'x8') grade
- 1 Interior (12'x12') grade
- 1 (12'x12') grade

PROPERTY PHOTOS



Main Warehouse Office

- ±1,700 SF
- 2 Store front man doors
- Potential for 2 suites
- 2 bathrooms
- 2 reception areas
- 2 private offices
- 2 break rooms
- 1 warehouse office with IT



PROPERTY PHOTOS



Back Warehouse

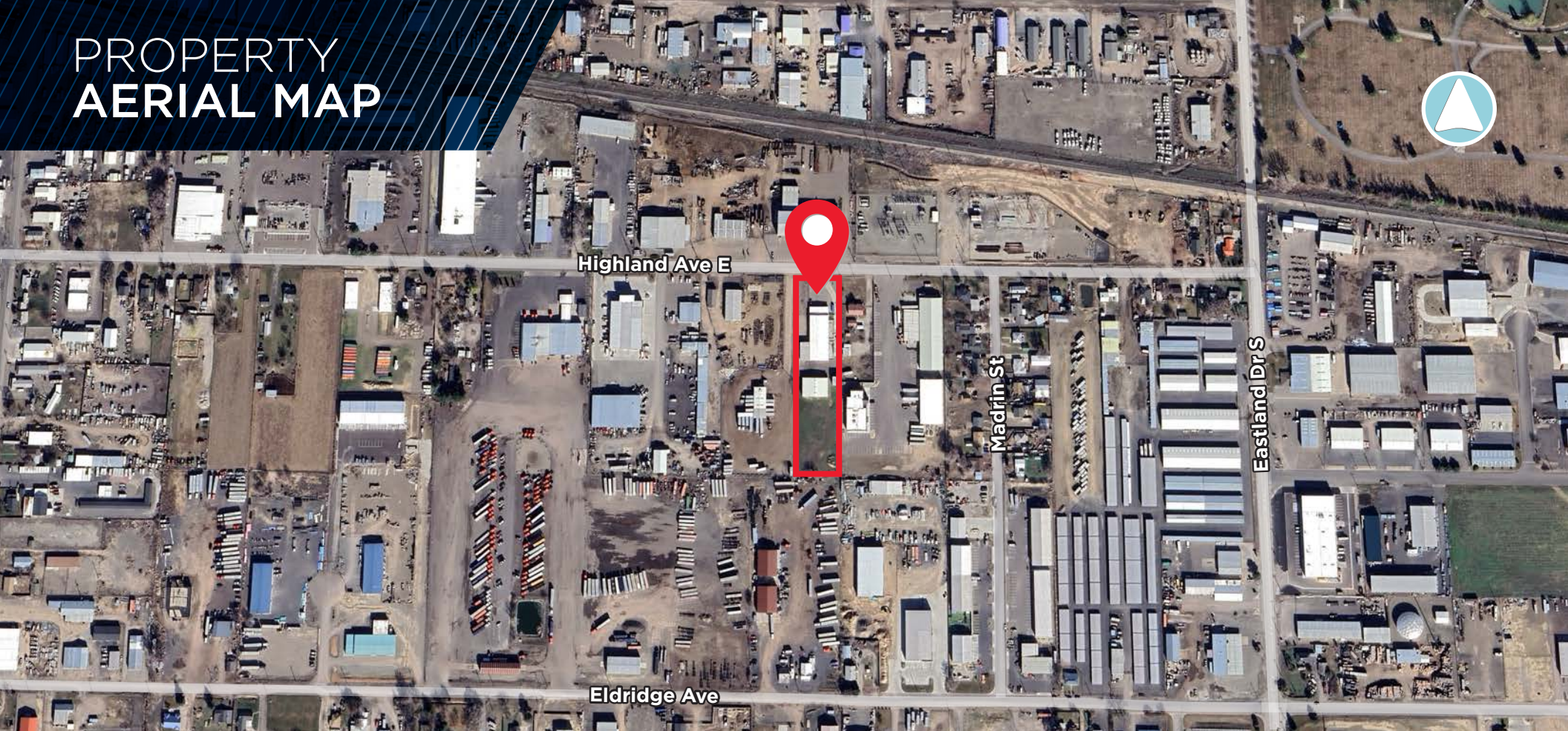
- 4,800 SF
- Clear height: 14'-16'
- 2 (12'x14') grade level
- Not Insulated

Covered Storage

- 650 SF
- Clear height: 16'-18'



PROPERTY AERIAL MAP



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