

**1777 ALVIN RICKEN DR.**

**POCATELLO, ID 83201**



**FOR SALE 28,800 SF**

# LISTING FEATURES

|                           |   |
|---------------------------|---|
| <b>Property Type:</b>     | Research & Engineering Office                               |
| <b>Building Status:</b>   | Vacant - Available for Occupancy Q2-Q3 2025                 |
| <b>Building Size:</b>     | 28,800 SF   |
| <b>Lot Size:</b>          | ±4.91 Acres   |
| <b>Sale Price:</b>        | \$5,760,000   |
| <b>Ground Lease:</b>      | 50 Years  |
| <b>Ground Lease Rate:</b> | \$1.00/year so long as use remains the same. Contact Agent. |
| <b>Zoning:</b>            | U (University)  |

# PROPERTY HIGHLIGHTS

|                                 |   |
|---------------------------------|---|
| <b>Ready for Immediate Use:</b> | Well-suited for research, engineering, general office.                              |
| <b>Flexible Layout:</b>         | Offers potential for reconfiguration or expansion to meet buyer's needs.            |
| <b>Ample Parking:</b>           | ±158 Parking Spaces   |
| <b>Location Advantage:</b>      | Positioned along Alvin Ricken Drive, with quick access to I-15 for regional access. |
| <b>Ground Lease:</b>            | Provides for zero property tax.   |



# LOCATION BENEFITS

|                               |   |
|-------------------------------|---|
| <b>Strategic Location:</b>    | Situated just off I-15 via the Center Street exit with great regional access and reach.   |
| <b>Infrastructure Access:</b> | Close to Bannock County services and regional transportation hubs.  |
| <b>Utilities:</b>             | City of Pocatello - Water, Sewer, Trash. Idaho Power - electricity. Intermountain Gas - natural gas.                            |
| <b>Surrounding Area:</b>      | The property is within a Research and Business Park with close proximity to high tech manufacturing and Idaho State University. |
| <b>Setting:</b>               | In the foothills of Pocatello with beautiful views of the valley.   |



# EXTERIOR PHOTOS



# INTERIOR PHOTOS

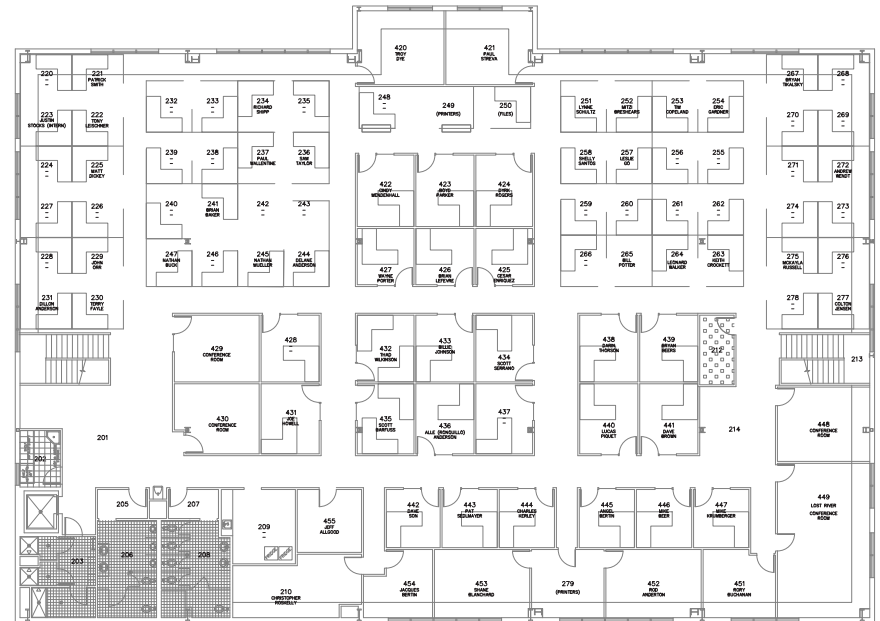


# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



# AERIAL VIEW AND MAP



## NEARBY AMENITIES

1. Southeastern Idaho Public Health
2. Idaho State Veterans Home
3. William M. and Karin A. Eames Advanced Technical Education and Innovation Complex
4. Franklin Middle School
5. LA Semiconductor
6. ON Semiconductor
7. Hillside Village Apartments
8. Portneuf Gastroenterology
9. Valley View Family Dentistry
10. Copper Summit Assisted Living
11. Catahoula Designz
12. Studio 305, Inc.
13. The Church of Jesus Christ of Latter-day Saints
14. L.E. and Thelma E. Stephens Performing Arts Center
15. Ridge Crest Idaho State University
16. Schubert Heights
17. Bartz Field
18. Reed Gym & Student Recreation Center
19. College of Education Idaho State University
20. Turner Hall Idaho State University
21. Holt Arena



**FOR MORE INFORMATION, PLEASE CONTACT:**

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