



For Lease

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Eastland Commercial Business Park

240 Eastland Drive | Twin Falls, ID 83301

Highlights:

- Newer construction
- High visibility and traffic count $\geq 10,000$ VPD on Eastland Dr
- Signage opportunity
- LEED construction — high efficiency unit
- Low CAM charges
- Great access from Eastland and 4th Street
- Storage solutions for inventory management opportunity
- Professional frontage with convenient commercial rear delivery access
- Mezzanine office space with flex warehouse in the back

Property Information

Property Type	Flex
Land Size	1.687 acres
Parking	On-site
Zoning	CB
Lease Type	NNN
Suite Size	6,137 ^{SF}
Lease Term	Negotiable
Lease Rate	\$1.15 ^{PSF} NNN

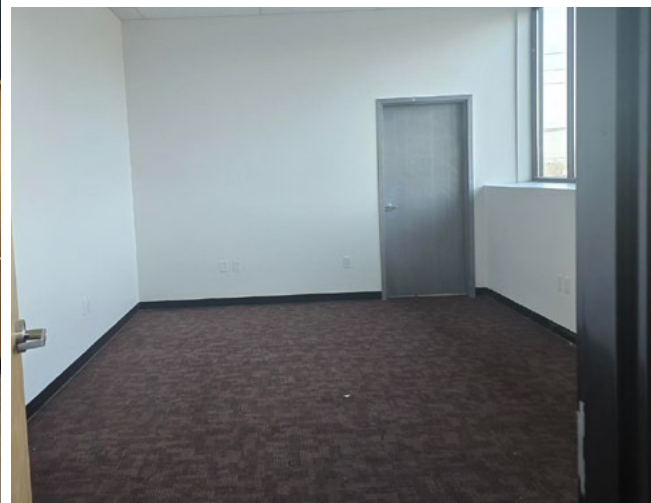
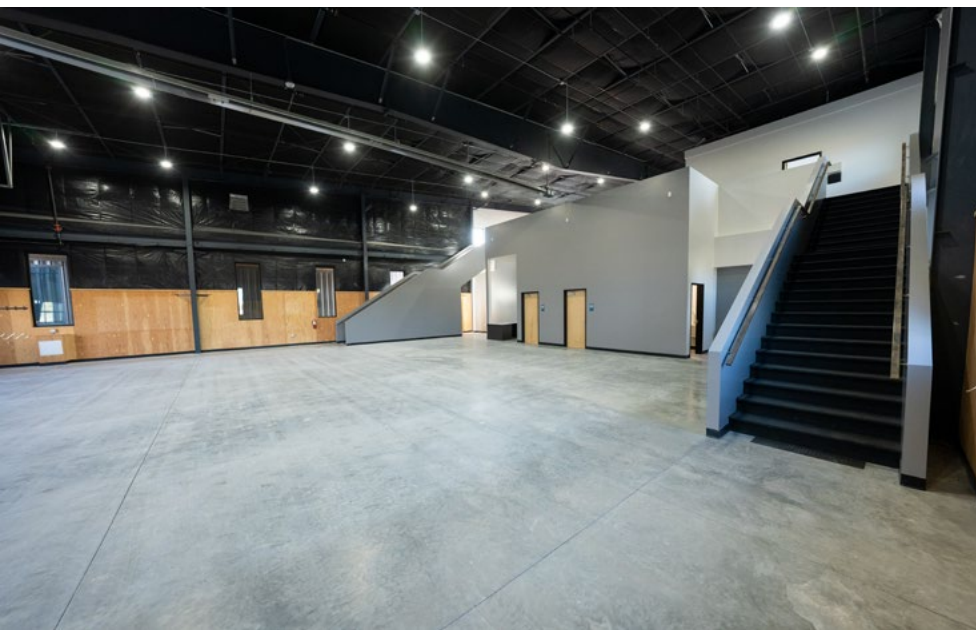
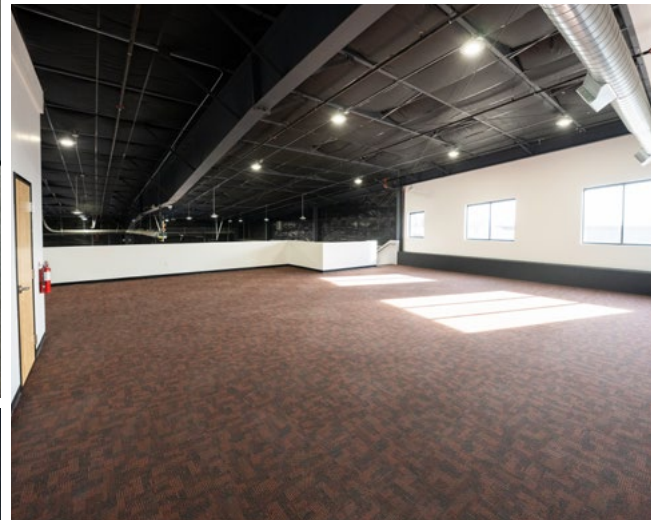
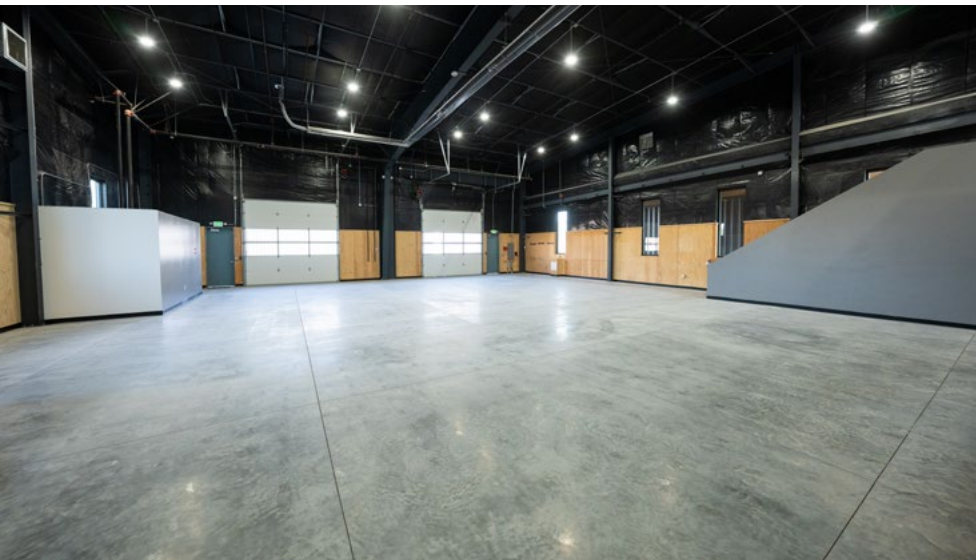
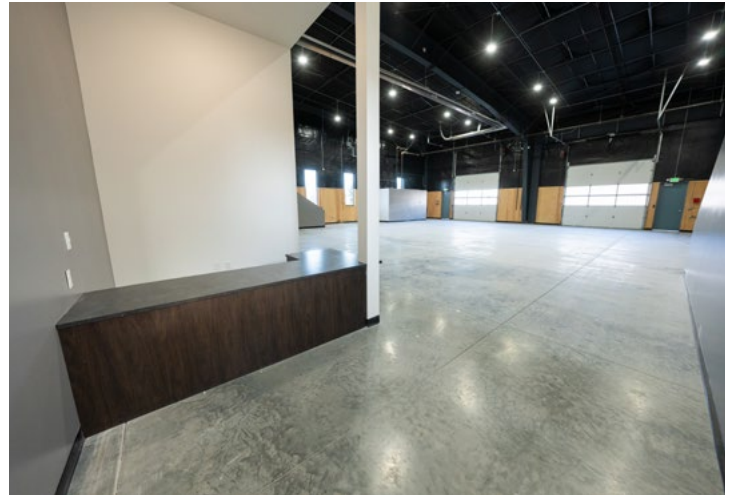
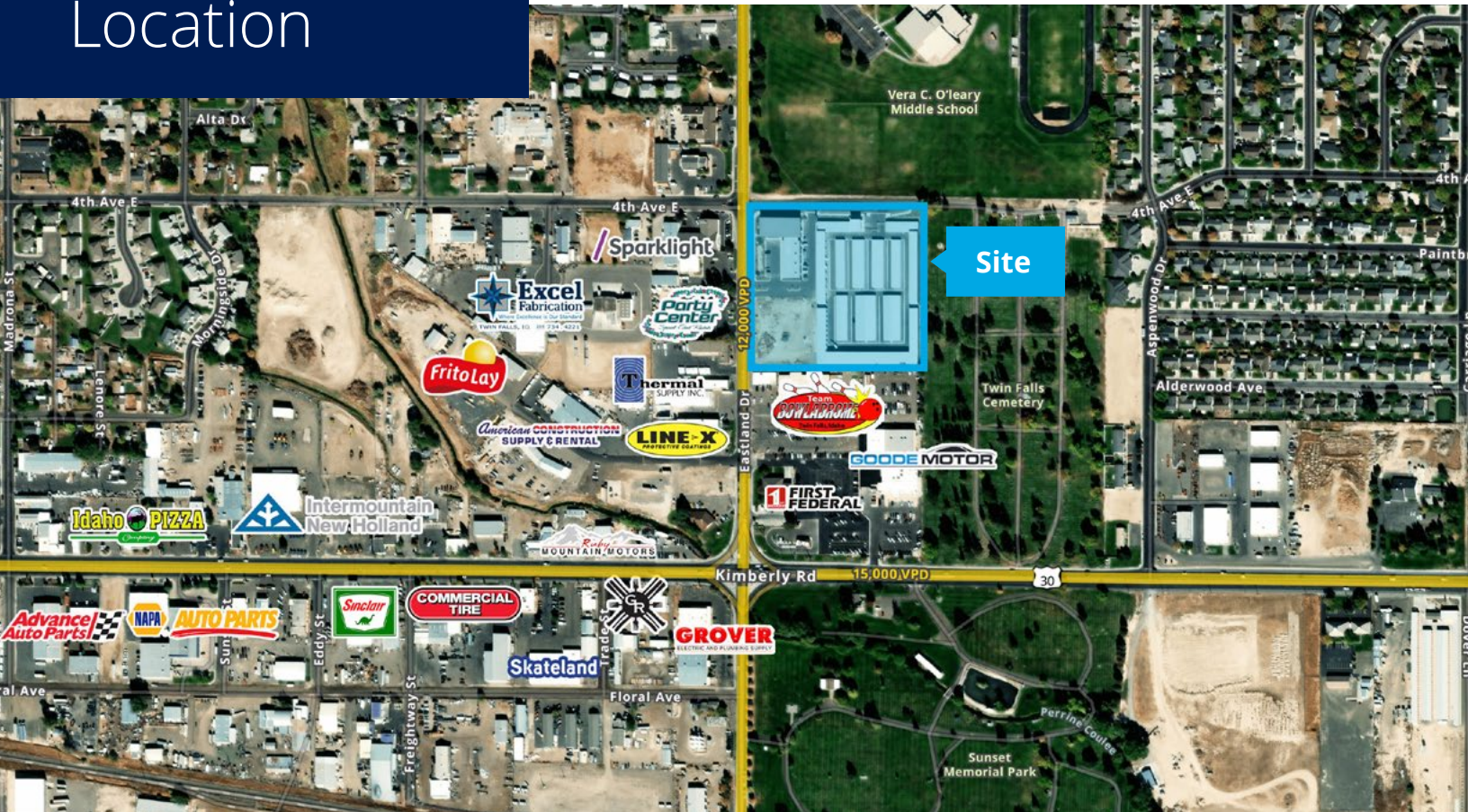


Photo Gallery

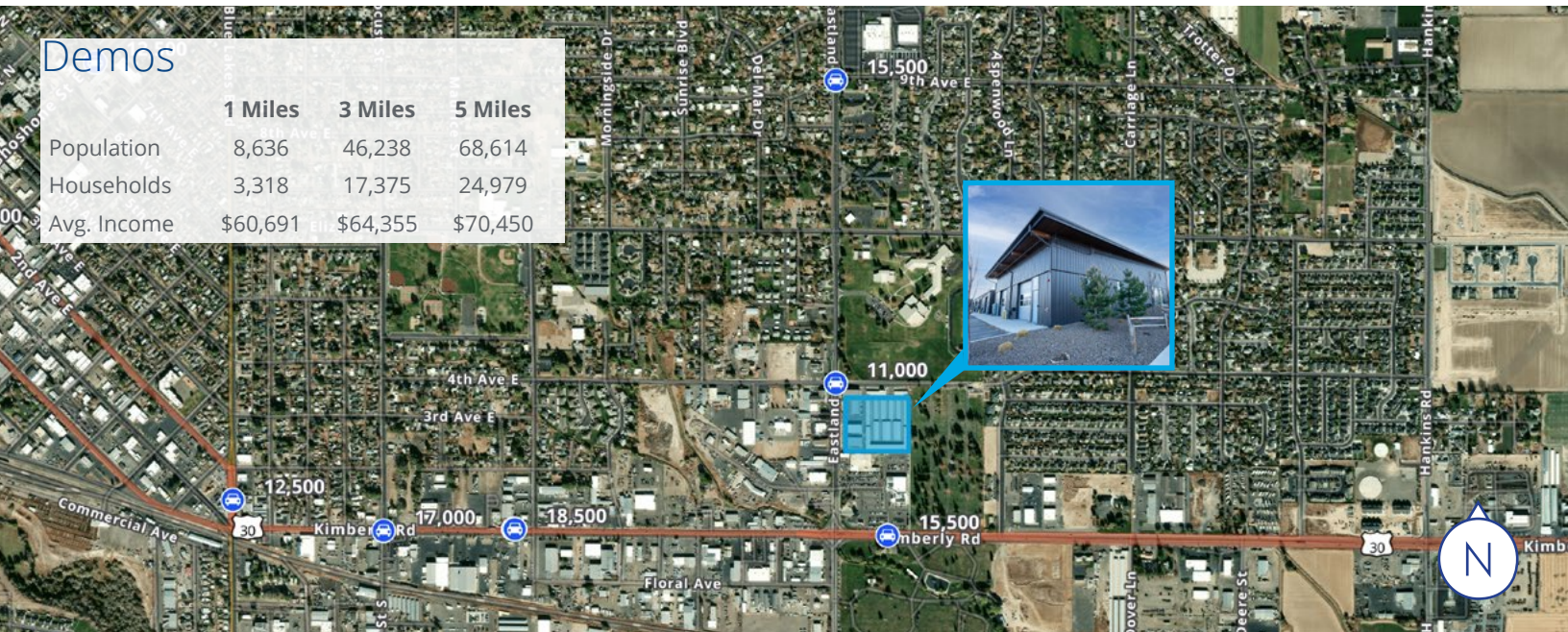


Location



Demos

	1 Miles	3 Miles	5 Miles
Population	8,636	46,238	68,614
Households	3,318	17,375	24,979
Avg. Income	\$60,691	\$64,355	\$70,450



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