

POCATELLO INDUSTRIAL FLEX

FOR LEASE



PROPERTY DETAILS

TBD W. Chapel Rd., Pocatello, ID 83201

- 4,640 SF Industrial Flex Building – Versatile industrial space with a combination of shop, office, and storage areas (3,680 SF on first floor, 960 SF on 2nd floor)
- Large Shop & Bay Area – Features 3 overhead doors and 2 man doors, providing excellent access for equipment, vehicles, and daily operations
- ±1.05 Acres with Large Storage Yard – Generous outdoor area provides ample space for equipment, vehicles, materials, or additional storage
- Central Pocatello Location – Conveniently located in central Pocatello with easy access to major roads and surrounding commercial areas
- Flexible Industrial Opportunity – Ideal for contractors, service businesses, equipment users, and other industrial operations needing both substantial shop space and outdoor storage
- Lease Rate: \$0.90/SF NNN

2026 DEMOS



EST. POPULATION

1 MILE » **11,069**
3 MILE » **64,193**
5 MILE » **75,848**



EST. HOUSEHOLDS

1 MILE » **4,433**
3 MILE » **25,594**
5 MILE » **29,693**



EST. AVERAGE HH INCOME

1 MILE » **\$80,254**
3 MILE » **\$91,433**
5 MILE » **\$93,023**



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WEST CHAPEL RD

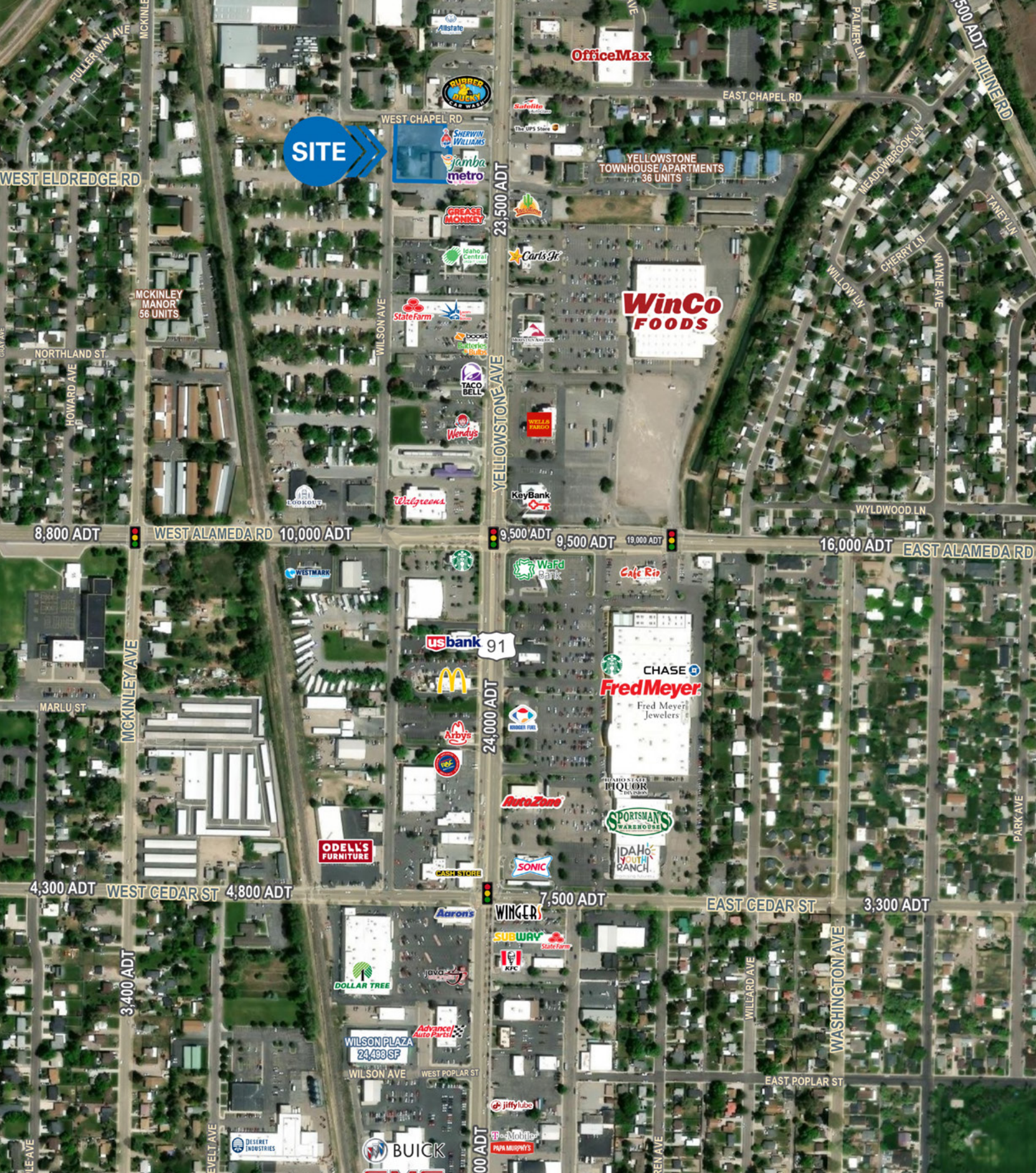
WILSON AVE

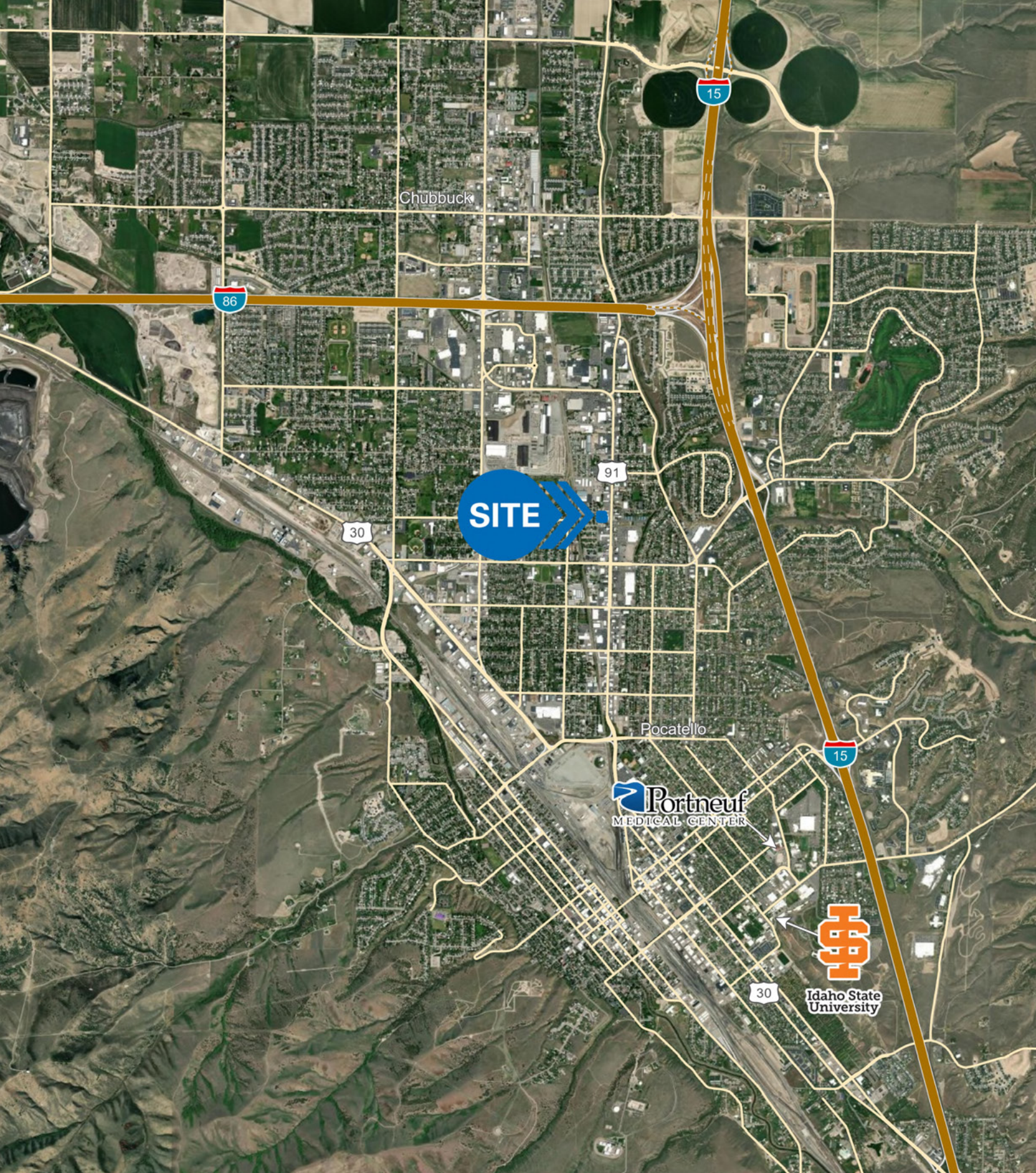
~1 Acre
Yard Space
Available



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