



# For Lease

**Tami Walker**

+1 208 420 4601  
tami.walker@colliers.com

**Jerrika Gonzalez**

+1 208 420 3189  
jerrika.gonzalez@colliers.com

205 Shoshone Street N, Suite 201  
Twin Falls, Idaho 83301  
+1 208 910 2006  
colliers.com/idaho

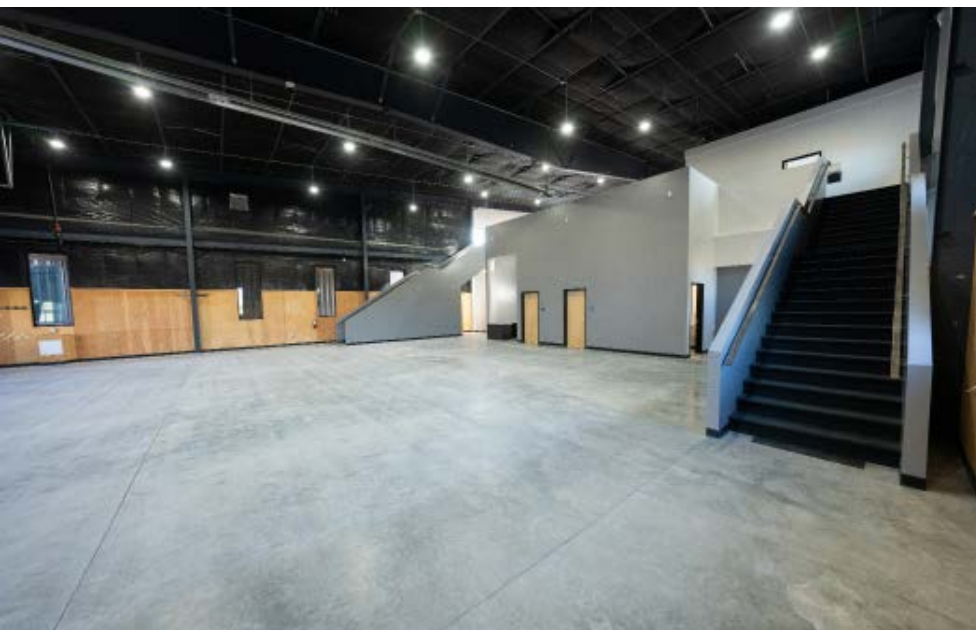
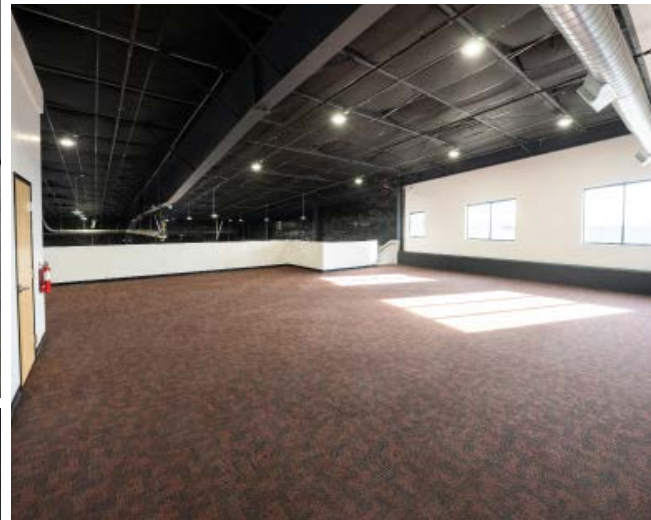
## Eastland Commercial Business Park 240 Eastland Drive | Twin Falls, ID 83301

### Highlights:

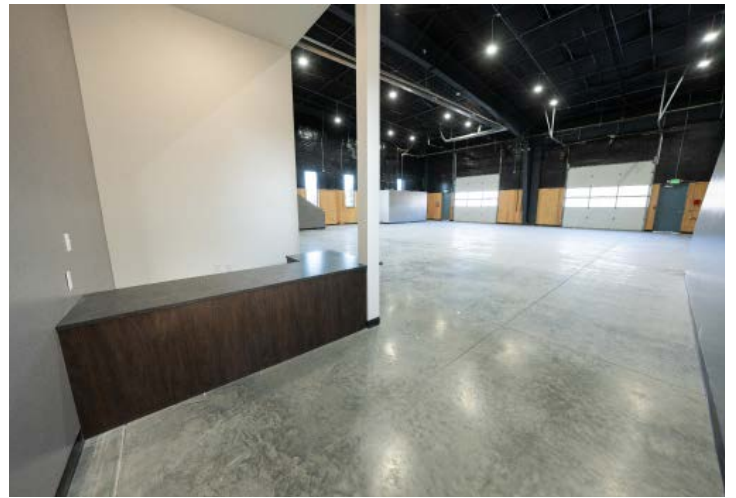
- Newer construction
- High visibility and traffic count  $\geq 10,000$  VPD on Eastland Dr
- Signage opportunity
- LEED construction — high efficiency unit
- Low CAM charges
- Great access from Eastland and 4th Street
- Storage solutions for inventory management opportunity
- Professional frontage with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

# Property Information

|                      |                           |
|----------------------|---------------------------|
| <b>Property Type</b> | Flex                      |
| <b>Land Size</b>     | 1.687 acres               |
| <b>Parking</b>       | On-site                   |
| <b>Zoning</b>        | CB                        |
| <b>Lease Type</b>    | NNN                       |
| <b>Suite Size</b>    | 6,137 <sup>SF</sup>       |
| <b>Lease Term</b>    | Negotiable                |
| <b>Lease Rate</b>    | \$1.15 <sup>PSF</sup> NNN |



# Photo Gallery



# Location



Google Map

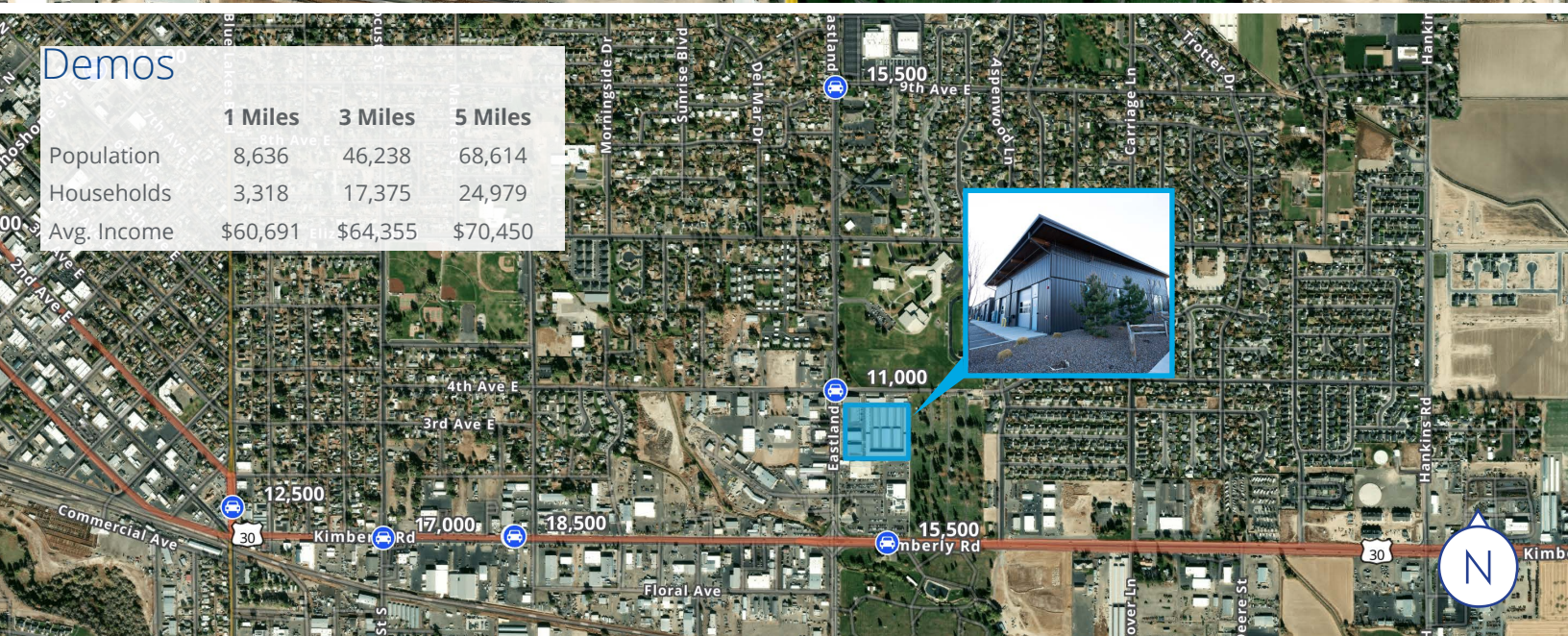


Street View



## 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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