

FOR SALE/LEASE



PROPERTY DETAILS

425 Garfield St, Idaho Falls, ID 83401

- Approx. 3,800 SF Industrial Flex Space – Versatile layout ideal for a variety of industrial, service, or business uses
- Shop & Pull-Through Garage Bay – Includes 2 overhead doors and functional shop space for easy loading, unloading, and vehicle access
- Professional Office Buildout – Features 4 private offices, conference room, reception area, breakroom, and 2 bathrooms
- Secure Storage Yard – Additional outdoor storage/yard space provides flexibility for equipment, materials, vehicles, or inventory
- Convenient Midtown Location – Centrally located with easy access to surrounding commercial areas and major transportation routes
- Lease Rate: \$1/SF/month NNN | Sale Price: \$509,873

2026 DEMOS



EST. POPULATION

1 MILE » **13,034**
3 MILE » **64,690**
5 MILE » **113,201**



EST. HOUSEHOLDS

1 MILE » **5,458**
3 MILE » **25,572**
5 MILE » **41,453**



EST. AVERAGE HH INCOME

1 MILE » **\$73,704**
3 MILE » **\$97,531**
5 MILE » **\$110,664**

NEWMARK



MOUNTAIN WEST

DUSTIN MORTIMER

dmortimer@newmarkmw.com

direct 208.874.0230

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

482 Constitution Way, Suite 211

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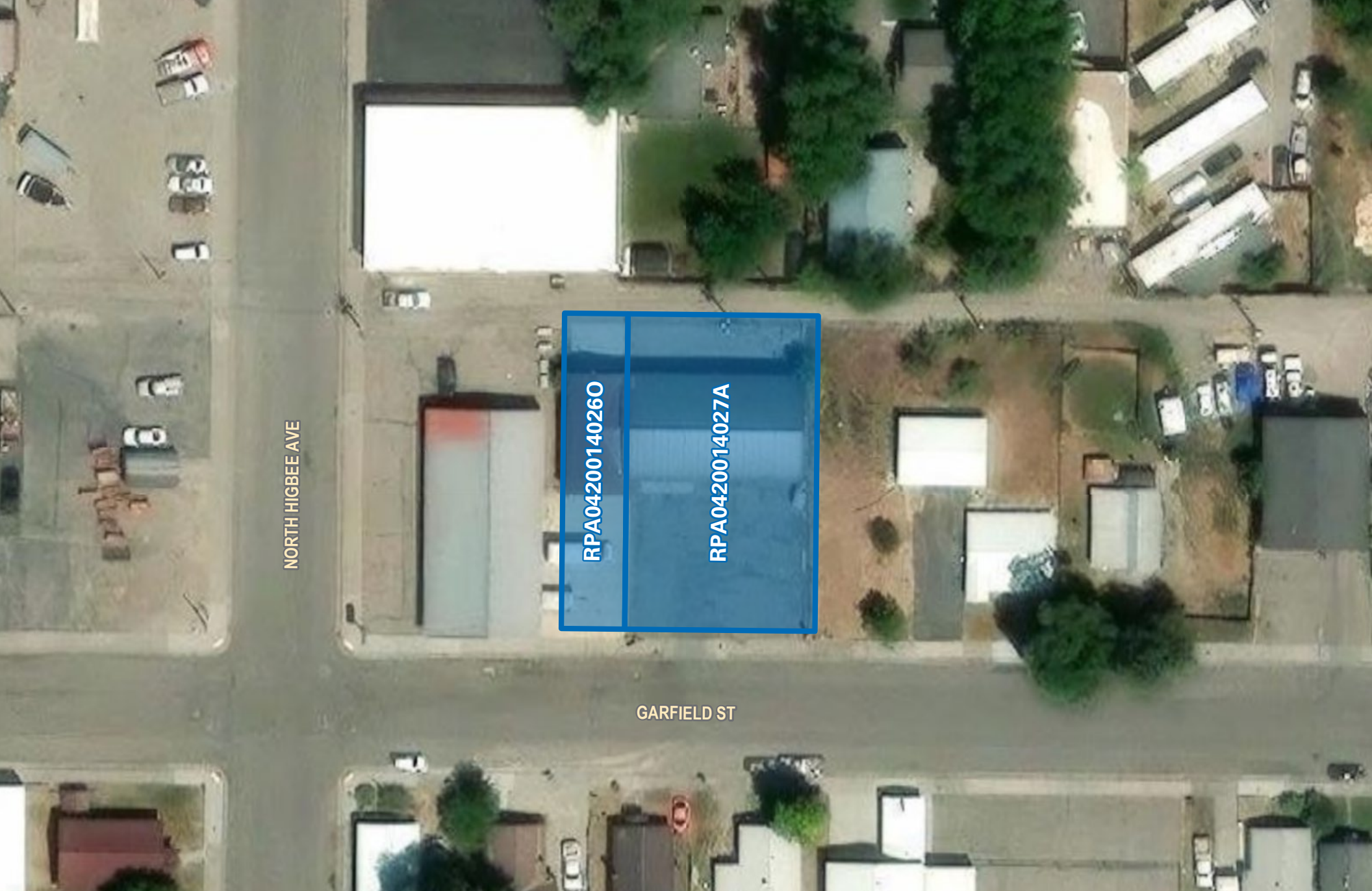
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NORTH HIGBEE AVE

GARFIELD ST

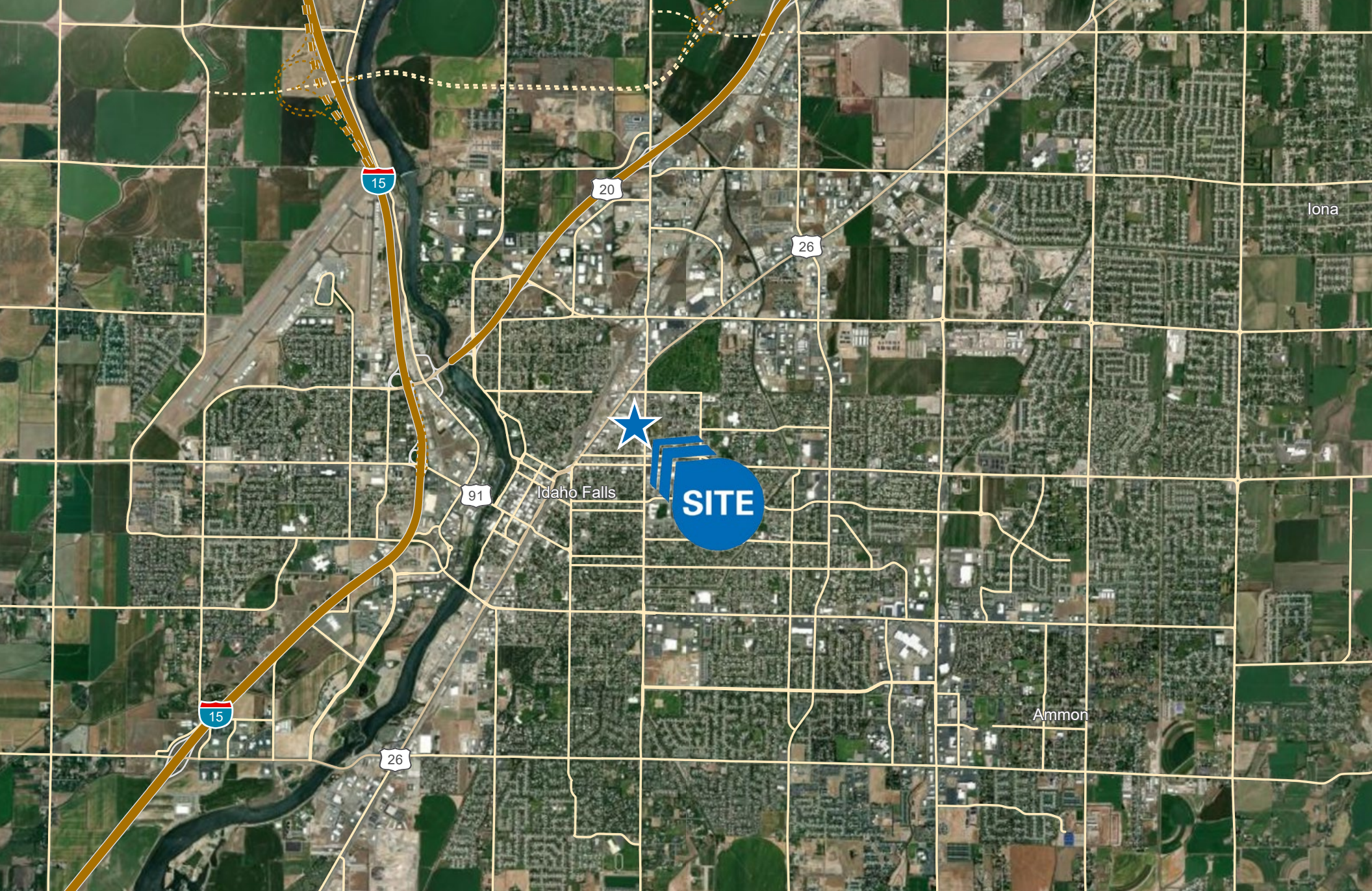
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