

# INDUSTRIAL LEASE || 29,600 SF IONA ROAD

1097 E Iona Rd, Idaho Falls, ID 83401



## AVAILABLE SPACE

SPACE:	RSF:	RATE:
1097	29,600 SF	\$4.56/NNN

## LOCATION

Prime Property

## ZONING

General Commercial

## PROPERTY OVERVIEW

Industrial Cold Storage Lease - 29,600 SF. Building consists of 19,353 square feet of climate controlled cold storage with an external air exchange system installed 21' ceiling height, 7880 square feet of storage space 18' ceiling height with a pass through runway for loading and unloading . 2 8' x 10' loading bay doors and 3 20' x 14' grade level doors. 1525 square feet of office space with a conference room with kitchenette, break room, locker room and office. 3 phase power 240v 600 amp. Food Grade.

## STREETS

From the Lewisville Highway, turn East onto Iona Rd. Property is the first left after crossing the railroad tracks.



## CONTACT

### Shane Murphy

Principal/Broker

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**VENTURE ONE**  
P R O P E R T I E S  
C O M M E R C I A L R E A L E S T A T E

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Aerial



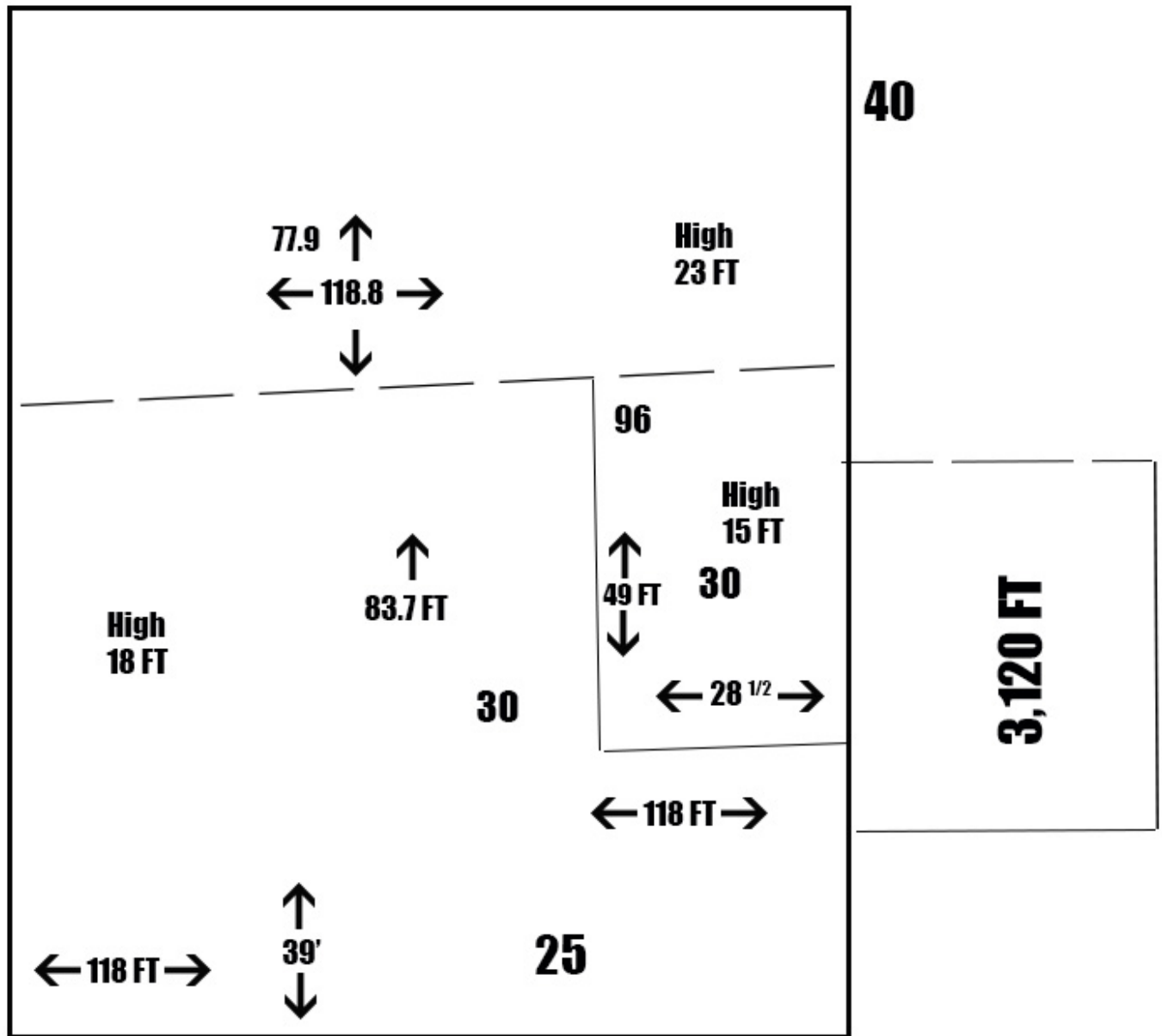
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## Floor Plan



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## Photos



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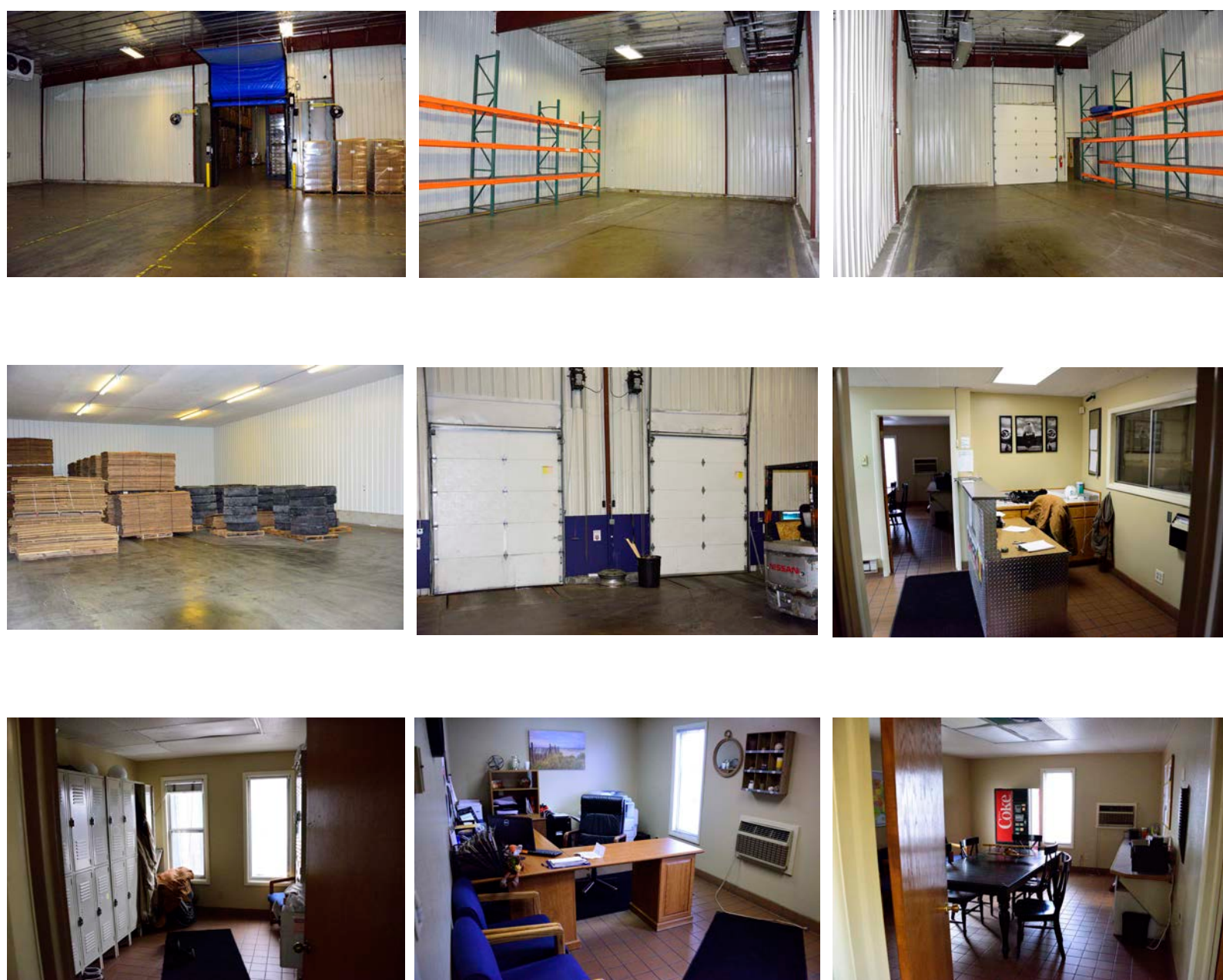


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## Demographics

### PROPERTY INFORMATION

**Submarket:** SE IF      **Parking:** Parking Lot  
**Bldg Type:** Industrial      **Lease Type:** NNN  
**Bldg Size:** 29,600 SF

### DEMOGRAPHICS

2017	1 Mi.	3 Mi.	5 Mi.
<b>Population: Avg</b>	318	36,139	93,641
<b>HH Income:</b>	\$36,250	\$41,237	\$51,881
<b>Total Employees:</b>	122	13,263	33,276



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