

PRIME INDUSTRIAL LOTS FOR SALE

# TWIN FALLS INCOM INDUSTRIAL PARK

3125-3249 ELDRIDGE AVENUE TWIN FALLS 83301



COMMERCIAL

DOWNTOWN TWIN FALLS

SUNSET MEMORIAL PARK



AMALGAMATED SUGAR

Orchard Dr E

N 3100 E

Eldridge Ave

Hwy 30

Hankins Rd

JAYCO

Eldridge Ave



CLICK TO VIEW  
PROPERTY VIDEO

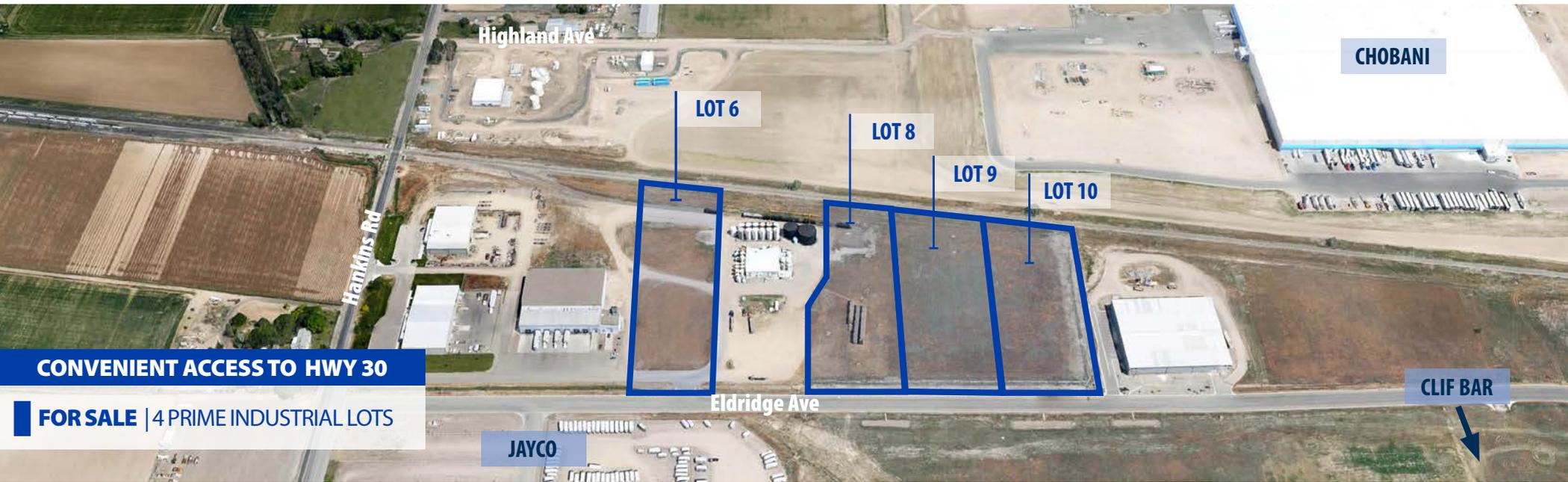


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CONVENIENT ACCESS TO HWY 30

FOR SALE | 4 PRIME INDUSTRIAL LOTS

## PROPERTY INFORMATION

**Submarket:** Twin Falls

**Lot Size:** 2.42 AC to 11.1 AC

**Zoning:** M-2, Heavy Manufacturing

## LISTING HIGHLIGHTS

- M-2 zoning, allowing for heavy manufacturing uses.
- Within eye site of CLIF Bar & Chobani facilities.
- Rail access.
- Quick and convenient access to Highway 30.
- Located in an established area.

## AVAILABLE SPACE

LOTS:	PARCEL #:	SIZE:	PRICING:
Lot 6	RPT27380000060	3.16 AC	\$688,248.00
3125 Eldridge		137,649.6 SF	\$5.00/SF
Lot 8	RPT2738000008A	2.42 AC	\$527,076.00
3173 Eldridge		105,415.2 SF	\$5.00/SF
Lot 9	RPT27380000090	2.68 AC	\$583,704.00
3227 Eldridge		116,740.8 SF	\$5.00/SF
Lot 10	RPT27380000100	2.84 AC	\$618,552.00
3249 Eldridge		123,710.4 SF	\$5.00/SF
<b>TOTAL</b>		<b>11.1 AC   483,516 SF</b>	<b>\$2,417,580.00</b>



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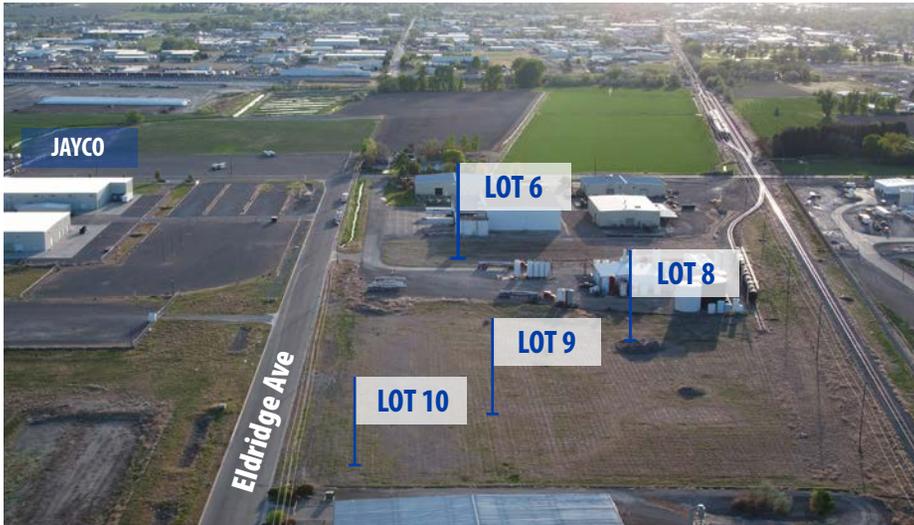
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## PROPERTY PHOTOS





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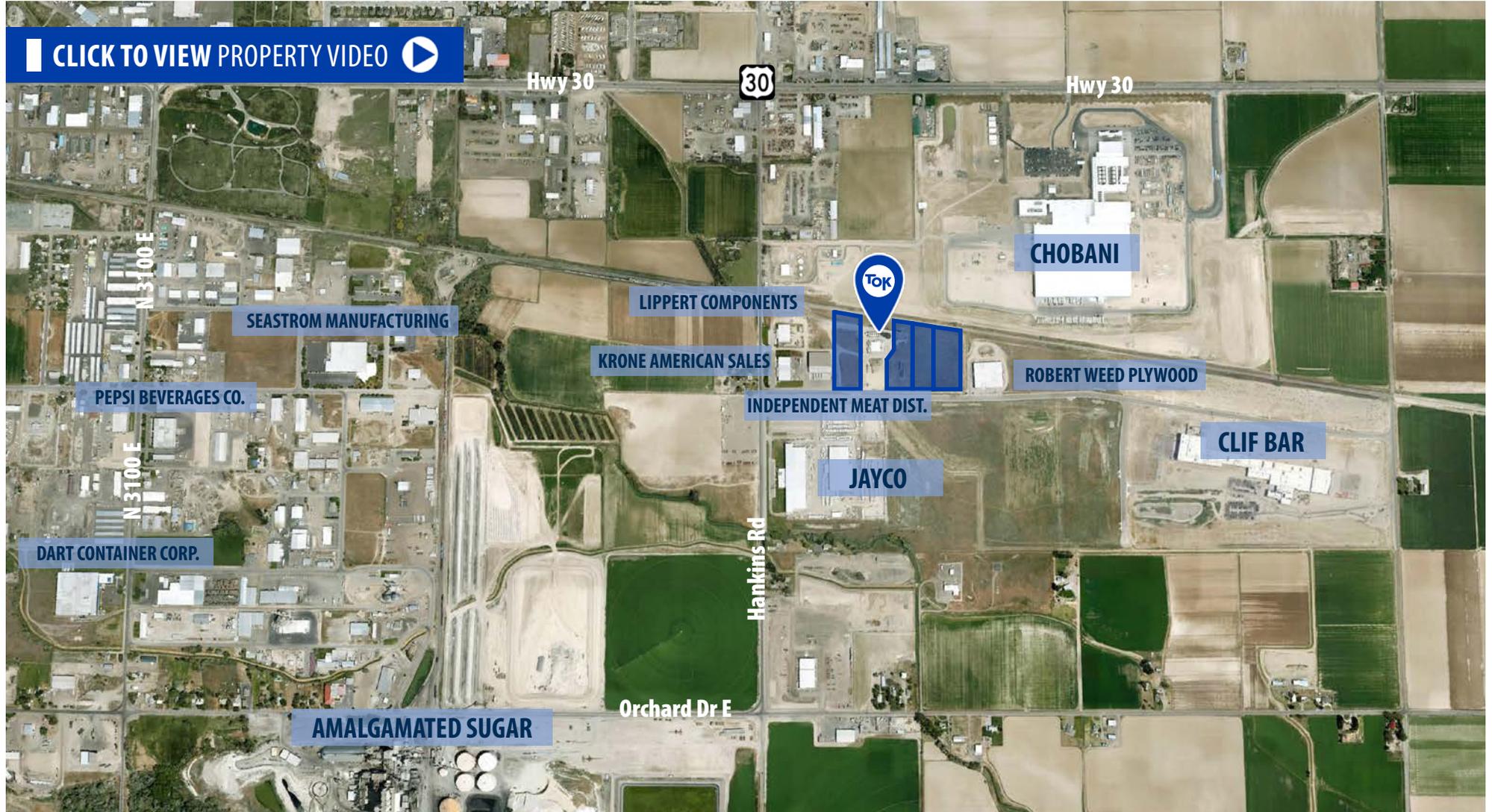
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TWIN FALLS 83301

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AREA DEVELOPMENT

CLICK TO VIEW PROPERTY VIDEO





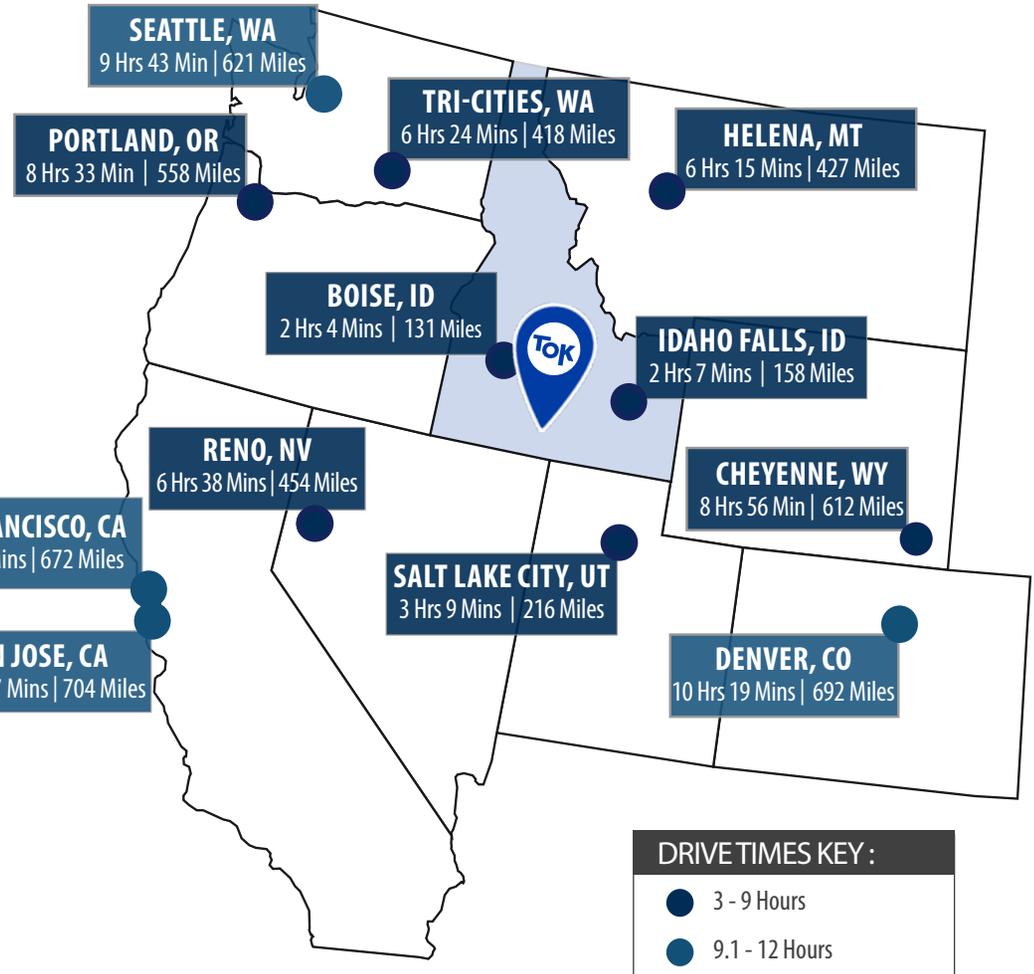
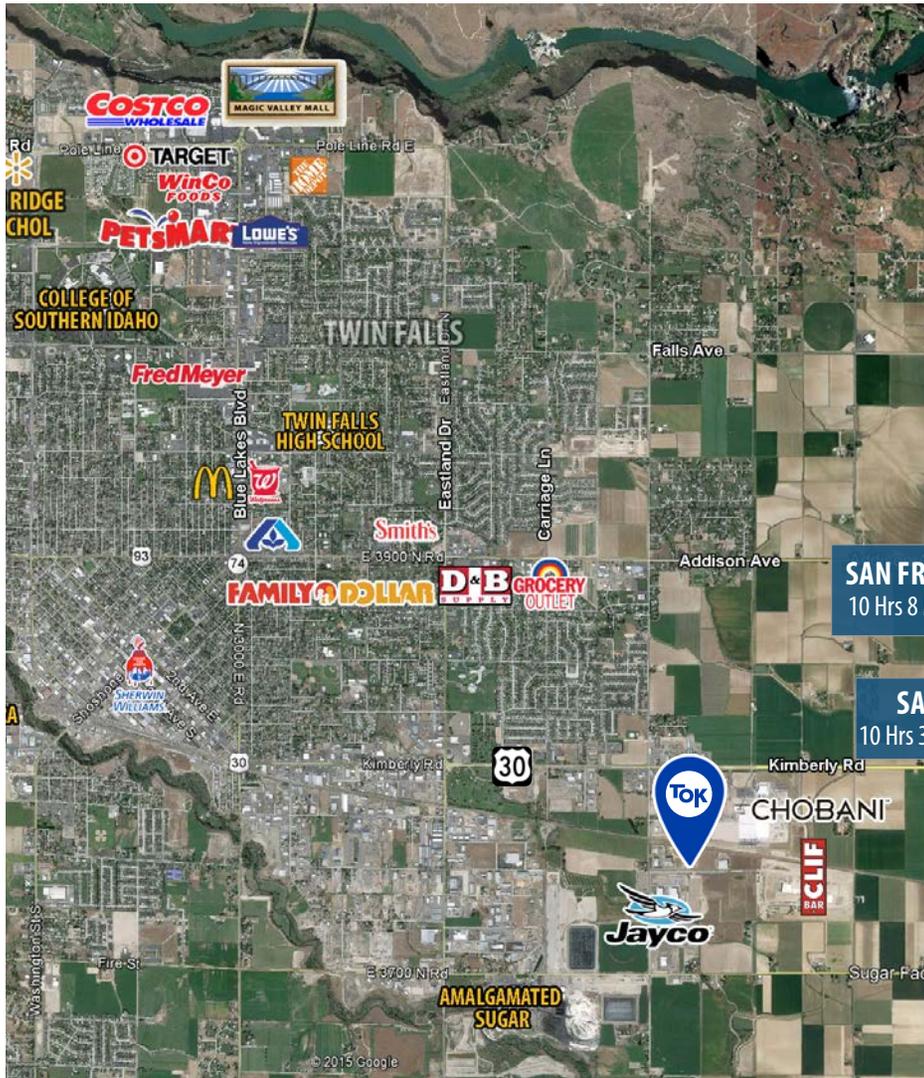
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## DRIVE TIMES





COMMERCIAL

Magic Valley  
**Agricultural giants  
and manufacturing  
powerhouses fuel solid  
growth.**



**Magic Valley Idaho** - The Magic Valley is home to the thriving communities of Twin Falls, Jerome, and Sun Valley and includes Blaine, Camas, Twin Falls, Jerome, Gooding, Minidoka and Lincoln counties. Located about 120 miles southeast of Boise and 200 miles northwest of Salt Lake City in the high desert, the Magic Valley boasts vibrant outdoor lifestyle opportunities, an exceptional quality of life and strong business growth. The area offers boating, fishing, skiing, snowmobiling, hiking, base jumping and more, at locations across the Snake River Valley, the rugged Sawtooth Mountains, and picturesque Sun Valley.

Corporate growth has exploded in the past few years. Led by innovative, national brands such as Chobani, Clif Bar, and Jayco, Idaho's unemployment rate is an incredibly low 2.9%. One of the main drivers in business expansion is found in the manufacturing sector. Chobani is the latest in a series of food manufacturers to locate or expand in Twin Falls. Chobani's facility, constructed in 2012 is the company's largest factory and distribution center, and recently opened a 71,000 square foot innovation & community center to accompany its existing facility already employing about 1,000 people.

Top Public & Private

# Employers

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Amalgamated Sugar Co.

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Chobani

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Glanbia

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Con-Agra

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Jayco

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C3 Customer Contact Channels

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St. Luke's Magic Valley Regional Medical Ctr.

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College of Southern Idaho

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Clif Bar

Source Cappex

**203,731**

Magic Valley:  
**Population Base** (2019)

**1.4%**

Twin Falls County:  
**Est. Ann. Pop. Growth** (2019)

**\$52,475**

Twin Falls County:  
**Med. Household Income** (2019)

**TOK**  
COMMERCIAL

The Magic Valley  
**Drawing on a consumer  
base of  $\pm 200,000$  ...  
Twin Falls is the  
most urban of the  
region's counties.**



**TOK**

COMMERCIAL

**1.1 M sf**

Chobani  
**It's largest US facility** (2017)

**4 Plants**

Glanbia  
**World's largest barrel  
cheese manufacturer**

(Idaho Preferred, 2019)

**248,000 sf**

Jayco  
**New manufacturing site** (2018)

The Magic Valley  
**Home to a large base of  
notable and growing  
manufacturing  
and agricultural  
corporations.**

