

# FOR SALE

## East Idaho Industrial Warehouse Facility

### CROFTS POTATOES FACILITY

124 N. Spud Alley, Firth, Idaho

#### SALE PRICE

\$800,000

#### BUILDINGS

Cinderblock Warehouse 18,711 SF

- 6" Mesh Concrete Flooring
- 2 Truck Doors w/Attached Docks
- 3 Railroad Doors w/Attached Docks
- Built in Swamp Cooler
- Wired for Production Plant

Metal Shop Building 1,945 SF

- 24' Ceiling
- 3 Phase Power
- Water Treatment System with Approved Access to City Water
- 25 Ton Overhead Holding Bin

Cinderblock Office 1,300 SF

- Employee Lounge
- 2 Commercial Bathrooms

Metal Storage Building 1,440 SF

#### LAND SIZE

Sales contingent on railroad approval of leased property consisting of 25,713 sf that is currently leased year to year and the connecting real property that totals +/-3 acres with railroad lease.

#### AMENITIES

- 330' railroad spur off of Union Pacific main line
- Service entry for trucks from the North and South
- Central access to I-15 and Idaho Highway 91
- Located midpoint between Idaho Falls and Pocatello
- 300 miles from Boise and 300 miles from Salt Lake City
- Bingham County tax incentives possible



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