

FOR SALE OR LEASE

14.25 Acre Industrial Property w/Buildings

15136 W. Hunziker Road
Pocatello, Idaho

ASKING PRICE AND TERMS

~~\$3,500,000~~

LEASE

Negotiable

Price
Reduced to
\$2,350,000

REAL ESTATE

- Total Buildings 63,564 SF
- Land Size 14.25 acres

ECONOMIC INFORMATION

Click the links below for information:

- [Pocatello Chamber of Commerce](#)
- [Idaho State Relocation Information](#)



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IMPROVEMENTS

- 47,804 SF Industrial Building. This building is equipped with six overhead 330' floor length cranes (2 10-ton, 2 15-ton, 2 30-ton) and three drive through bays w/34' center height. The building is compliant with county fire code with estimated 20,000 gallon insulated water tank, 3-phase power, gas, city sewer hookup. There is 3,600 SF office space, 3 bathrooms, and conference room. This lease also includes two service buildings of 3,600 and 2,960 SF (these storage buildings are not upgraded).
- 5,600 SF Trust Beam Production Building. This building includes office space, production area, and 3-phase city sewer-power.
- The property also includes a 3,600 SF metal roofed, framed lean-to that is exchanged with neighbor for the easement rights that provides better drive access through the large commercial building. All leased property has full blacktop access.

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