

- NOW LEASING -  
**INDUSTRIAL SPACE**

175 Oakland  
POCATELLO, IDAHO

Dale's Inc Commercial Real Estate Services - [www.DalesInc.biz](http://www.DalesInc.biz) - 208-232-6886 - 2055 Garrett Way - Pocatello, Idaho



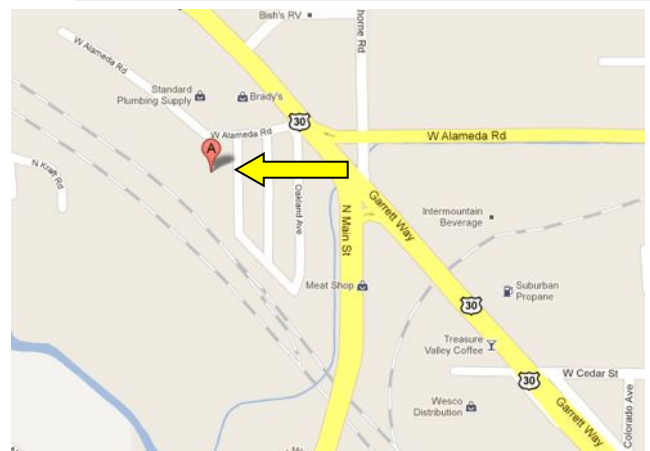
**Property Address:** 175 Oakland, Pocatello, ID  
**Property Type:** Industrial Shop / Warehouse Wholesale  
**Suite Size:** 8,000 sf (4,000 up and 4,000 down)  
**Property Size:** 2 acres  
**Building Size:** 50' x 80' (4,000 sf)  
**Building Construction:** Cinder block with frame roof  
**Zoning:** Industrial  
**Current or last use:** Cabinet Shop  
**Access to Interstate:** 3.12 miles  
**Lease Rate:** \$1,600/month, .20¢ sf  
**Lease Type:** Triple Net  
**Lease Terms:** 2 to 5 years  
**Parking info:** large parking area  
**Electricity & Phase:** 120/240 1ph 200 amps  
**Gas:** Natural (Intermountain Gas)  
**Water & Sewer:** Well water, City Sewer  
**Traffic Count:** 1 block off of Hwy 30  
**Average gas bill (2 yrs):** unknown  
**Average Power Bill (2 yrs):** unknown  
**Taxes:** \$175 per month

**INDUSTRIAL PROPERTY!**

Multipurpose warehouse/shop. This facility is zoned industrial for a variety of uses. Very open and spacious! It has two levels both of which are 4,000 sqft each. The main floor is dock level and the bottom has drive in access. Set up currently as a cabinet shop.

**FOR MORE INFORMATION AND PHOTO GALLERY VISIT**

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**COMMERCIAL REAL ESTATE SERVICES**

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Property Leasing & Management Services  
**208-232-6886**

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