

**- NOW LEASING -  
SHOP SPACE  
3100 N. Main  
POCATELLO, IDAHO**

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



**SHOP SPACE ON HIGH TRAFFIC STREET!**

This FACILITY is ideally located for high traffic exposure for YOUR wholesale business. Suitable for light manufacturing, repair, warehousing, and many other uses. Large parking area. Ideal for repair shop. This property has its own well. Very visible from both Main Street and Garrett Way.

*FOR MORE INFORMATION AND PHOTO GALLERY VISIT  
[www.DalesInc.Biz](http://www.DalesInc.Biz)*



**Property Address:** 3100 N. Main, Pocatello, ID

**Property Type:** Shop / Warehouse Wholesale

**Suite Size:** 3,680 sf

**Property Size:** .62 Acres

**Building Size:** 3,680 sf

**Shop Size:** 72' x 40' (2,880 sf)

**Office Size:** 20' x 40' (800 sf)

**Building Construction:** Metal, 20' sidewalls

**Other:** Overhead Trolley Crane inside Shop

**Zoning:** Warehouse Wholesale, City Limits

**Current or last use:** Auto repair shop

**Access to Interstate:** <3.12 miles

**Lease Rate:** \$2,400/month, 65¢ sf

**Lease Type:** Triple Net

**Lease Terms:** 2 to 5 years

**Parking info:** large parking area

**Electricity & Phase:** 120/240 3ph 200 amps

**Gas:** Natural (Intermountain Gas)

**Water & Sewer:** Well water, City Sewer

**Traffic Count:** 23,500 total - 12,800 (Garrett Way)  
10,700 (Main)

**Average gas bill (2 yrs):** unknown

**Average Power Bill (2 yrs):** unknown

**Taxes:** \$210.53 per month



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**COMMERCIAL REAL  
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**Property Leasing & Management Services**

**208-232-6886**

**P.O. Box 4026 -2055 GARRETT WAY, BUILDING 1, SUITE 2  
POCATELLO, IDAHO 83201**