

**NOW LEASING**  
**WAREHOUSE**  
2055 GARRETT WAY, BUILDING 5  
POCATELLO, IDAHO 83201

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



**INDUSTRIAL BUILDING FOR LEASE**

This amazing building is well built and ready to be put to use. This building would serve for a Tenant who wants both retail exposure and manufacturing capacity. Currently occupied but Tenant looking to downsize.

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



**Property Address:** 2055 Garrett Way, Bldg 5  
**Property Type:** Industrial  
**Building Size:** 43,000 sf  
**Property Size:** Located in Business Park -18 acres  
**Yard Size:** negotiable  
**Zoning:** PUD - multiple use: indust., commercial, office  
**Current or last use:** manufacturing, distribution warehouse, truck shop  
**Access Interstate:** 1.8 miles to I-15, 4.07 miles to I-86  
**Lease Rate:** \$18,275 per month, 42.5¢ sf/mo  
**Lease Type:** Triple Net  
**Lease Terms:** 2-5 years, flexible  
**Selling Price:** \$2.85 million  
**Parking info:** Exclusive parking lot & frontage on Garrett Way  
**Electricity & Phase:** 120/240/480 3ph  
**Gas:** Natural (Intermountain Gas), heated floors  
**Water & Sewer:** City  
**Traffic Count:** 18,000 cars per day  
**Doors:** 20 overhead doors, up to 12'x14'  
**Ceiling Height:** 20'  
**Building type:** Brick & mortar, insulated.



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**COMMERCIAL REAL ESTATE SERVICES**

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**Property Leasing & Management Services**

**208-232-6886**

P.O. Box 4026 -2055 GARRETT WAY, BUILDING 1, SUITE 2  
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