

NOW LEASING
TWO BAY SHOP
2055 Garrett Way, Bldg 5, Ste 3
POCATELLO, IDAHO 83201

Dale's Inc Commercial Real Estate Services - www.DalesInc.biz - 208-232-6886 - 2055 Garrett Way - Pocatello, Idaho



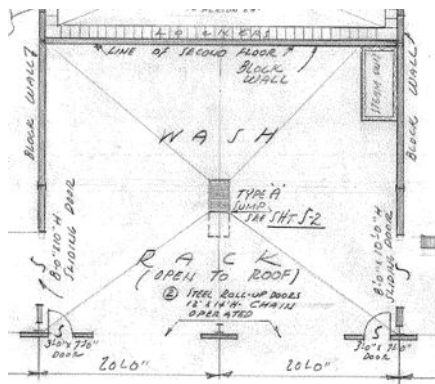
Property Address: 2055 Garrett Way, Bldg 5, Ste 3
Property Type: Industrial
Suite Size: 1,320 sf, 40' x 33', 2 doors 12'w x 14'h
Property Size: Business Park -18 acres
Building Size: 32,000 sf
Zoning: PUD - multiple use: indust., commercial, office
Current or last use: distribution warehouse, truck shop
Access to Interstate: <3 miles
Lease Rate: \$600 per month, \$5.45 sf
Lease Type: Triple Net
Lease Terms: Flexible
Parking info: Limited but additional space is available
Electricity & Phase: 120/240/480 3ph (power not included in lease cost)
Gas: Natural (Intermountain Gas)
Water & Sewer: City; large sump in shop excellent for sediment separation
Traffic Count: 18,000 cars per day

2 BAYS - SHOP

This space has 2 overhead doors and is ideal for shop, distribution, or fabrication. Originally built as a wash bay for the Garrett Freight Lines truck service center, the building is well constructed and ready to work. This space has been used for component rebuilding, warehousing, storage, and distribution.

Currently it is a detail shop for a auto retailer.

FOR MORE INFORMATION AND PHOTOS VISIT
www.DalesInc.Biz



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COMMERCIAL REAL ESTATE SERVICES

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Property Leasing & Management Services
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