

**NOW LEASING
WAREHOUSE**

**2055 GARRETT WAY, BUILDING 5, SUITE 4B
POCATELLO, IDAHO 83201**

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



5000 sf warehouse - FLEX SPACE

This space has 1 overhead door for truck delivery and a large warehouse at dock height. Rail spur serves the building with a door access to the rail cars.

**FOR MORE INFORMATION AND PHOTOS VISIT
www.DalesInc.Biz**



Property Address: 2055 Garrett Way, Bldg 7, Ste 2
Property Type: Industrial, dock high, warehouse
Suite Size: 8,400 sf, 66' x 128', 8 doors 12'w x 14'h
Property Size: Business Park -18 acres
Building Size: 20,000 sf, not insulated
Suite Size: 5,000 sf - shared open area
Zoning: PUD - multiple use: indust., commercial, office
Current or last use: distribution warehouse
Access Interstate: 1.8 miles to I-15, 4.07 miles to I-86
Lease Rate: \$2,500 per month, 50¢ sf/mo
Lease Type: Triple Net
Lease Terms: 2 to 5 year Flexible
Parking info: common area with assigned spaces
Electricity & Phase: 120/240/480 3ph
Gas: Natural (Intermountain Gas)
Water & Sewer: City
Traffic Count: 1,000 cars per day
Rail: Rail spur serves the building



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Property Leasing & Management Services

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