

FOR LEASE

TERRILL INDUSTRIAL PARK



PROPERTY DETAILS

1525 TERRILL DRIVE, AMMON, ID 83401

- Brand new industrial lease space in rapidly growing Ammon
- So new, Google doesn't even know about it!
- 3 min from Costco
- Bordered by large residential area
- 1,000, 2,000, or 4,000 SF spaces available
- Occupancy available January 1st, 2024
- Rent: \$1.15 /SF Modified Gross

2023 DEMOS



EST. POPULATION

1 MILE » **9,672**
3 MILE » **62,883**
5 MILE » **106,411**



EST. HOUSEHOLDS

1 MILE » **3,009**
3 MILE » **22,058**
5 MILE » **37,630**



EST. AVERAGE HH INCOME

1 MILE » **\$79,825**
3 MILE » **\$84,679**
5 MILE » **\$95,733**



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mntwest.com

direct 208.881.8348

[View Profile](#)

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COMMERCIAL REAL ESTATE

6549 S. 5th W.
Idaho Falls, ID 83404
208.874.0230

www.mtnwest.com



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TERRILL INDUSTRIAL PARK

 	1527 25' x 40' 						1573 25' x 40' 	1581 25' x 40' 	1589 25' x 40' 	1595 25' x 40' 	1603 25' x 40'
	1525 25' x 40' 	1533 25' x 80' 	1541 25' x 80' 	1549 25' x 80' 	1557 25' x 80' 	1567 25' x 80' 	1571 25' x 40' 	1579 25' x 40' 	1587 25' x 40' 	1593 25' x 40' 	1601 25' x 40'

Available
 Leased

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



COSTCO
WHOLESALE

COSTCO
GASOLINE

3 Mins

SITE



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