

SOUTH CENTRAL IDAHO INDUSTRIAL BUILDING

1825 E. 16th Street - Burley, Idaho



SALE PRICE*

Reduced Price!

~~\$580,000~~ \$550,000 (+/- \$41.67 PSF)

*Offered for lease at \$0.30/SF/month NNN

BUILDING INFORMATION

- 12,000 SF building with +/- 20 foot ceilings for majority of building
- +/-1.4 acres of flat yard storage area
- Four (4) elevated loading docks
- Two (2) grade-level garage doors
- Four (4) man doors
- Plus +/-1,200 SF residence*

LAND INFORMATION

Approximately 2.16 Acres (+/-94,090 SF) with paved storage/parking area

AMENITIES

- Excellent location off US Hwy 30, three miles south of I-84
- 480V 3-phase power
- Very clean building interior
- New air lines, waterlines and floor drains for food processing operations
- Updated food processing ventilation system

CURRENT USAGE

Current potato processor has month-to-month lease of \$3,500/month NNN, and plans to vacate April 2021.



REQUEST ADDITIONAL INFORMATION

*The property also includes a 3-bed, 1.5 bath house of approximately 1,200 SF that could be owner occupied or rented out. A below market rent rate of \$700/month is assumed for proforma.

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