



For Lease

297 Wycoff Circle,
Twin Falls, Idaho

Tami Walker
208 420 4601
tami.walker@colliers.com

Jerrika Gonzalez
208 344 6516
jerrika.gonzalez@colliers.com

Property Overview

Property Type	Industrial
Year Built	1974
Building Size (Single User)	Main building is 20,000 SF with app 3,000 SF office space Auxiliary building is 3,500 SF
Space Available	5 Offices 1 Conference Room 1 Breakroom 2 Bathrooms 1 Office in Shop Area
Construction Type	Steel
Land Size	2.41 Acres
Zoning	M-1 - Manufacturing, Light
Yard	46,525 SF
Ceiling Height	15'
Dock High Doors	2 - Located in Building 2
Grade Level Drive-In Doors	2 - 10' Located in Building 1, 1 - 14' in building 1, 3 - 10' located in Building 2
Fire Suppression	Sprinkled
Power	240 & 480
Lighting	Fluorescent
Heating & Cooling	Building 1 is conditioned
Lease Rate	\$0.75 PSF / Monthly
Lease Type	NNN
Property Access	Call Agent

Key Highlights

- Located near truck route
- Previously used as metal fabrication shop

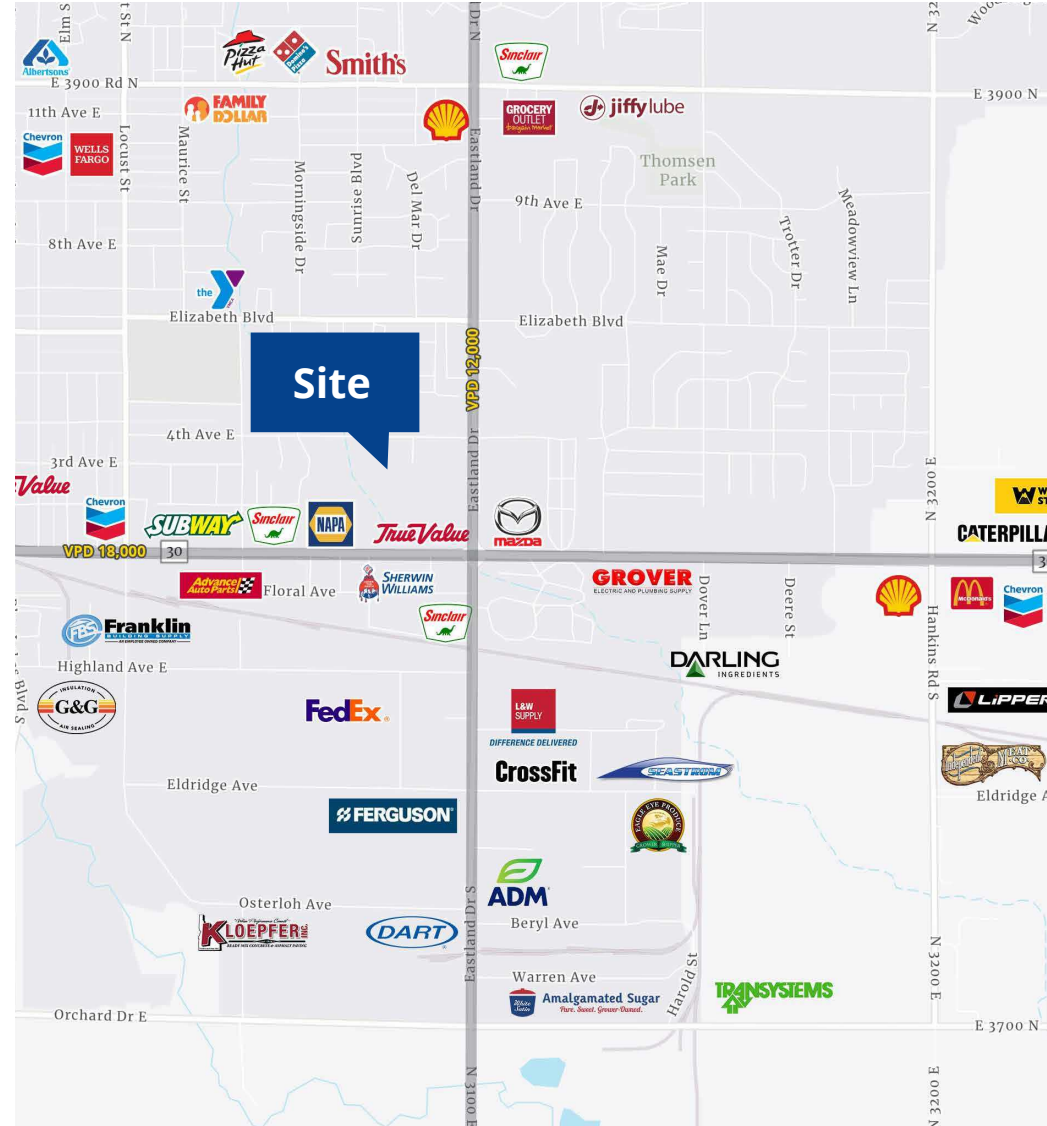


Location



 Google Map

 Street View



205 Shoshone Street N, Suite 201
 Twin Falls, Idaho 83301
 208 910 2006
colliers.com/idaho

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