

174 E MORAN VIEW ROAD

INDUSTRIAL PROPERTY FOR SUBLEASE | REXBURG, ID 83440



Versatile $\pm 7,200$ SF industrial facility with office, warehouse, and shop functionality.

Secure fenced yard (± 1.12 acres) provides ample space for equipment, vehicles, and outdoor storage.

Equipped with two grade-level doors and functional site design with excellent circulation, parking, and truck access.

Strategic location just 2 minutes from Highway 20 for efficient regional connectivity.

Ideal for contractors, service companies, distributors, and light industrial users.

BLDG SIZE: 7,200 SF

YARD SPACE: 1.12 Acres (Approx.)

SUBLEASE RATE: Contact Agent

SUBLEASE TYPE: NNN

POWER: 3-Phase

GRADE DOORS: 2

CONTACT

BRIAN WILSON, SIOR, CCIM

208.656.2271

brian@tokcommercial.com

BRENT WILSON, CLS

208.656.2270

brent@tokcommercial.com

HIGHLIGHTS



DETAILS



UPDATED: 6.8.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

HIGHWAY 20

21,500 VPD

EXIT 337

2ND EAST & MOODYS



TAGG-N-GO
CAR WASH

OPENING IN 2026
**WinCo
FOODS**

PEAR TREE
GREETINGS

BIG DOG
SOLAR ENERGY

22,500 VPD

~1.12 ACRE YARD

E MORAN VIEW RD

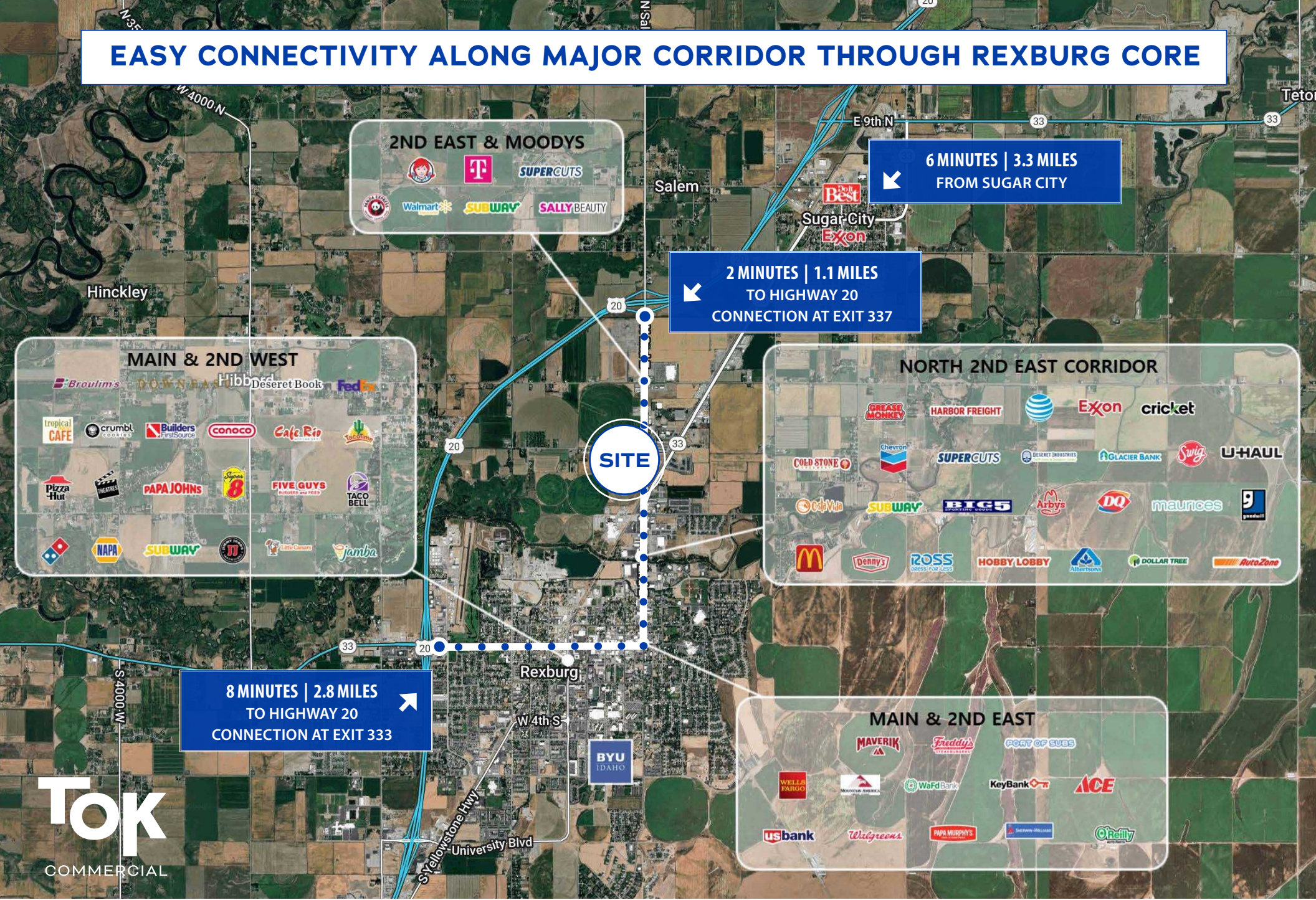
PORTER'S
OFFICE PRODUCTS

ELITE
STORAGE

SHUPE
FABRICATION

LOCATED JUST 2 MINUTES FROM HIGHWAY 20 ACCESS!

EASY CONNECTIVITY ALONG MAJOR CORRIDOR THROUGH REXBURG CORE



TOK
COMMERCIAL