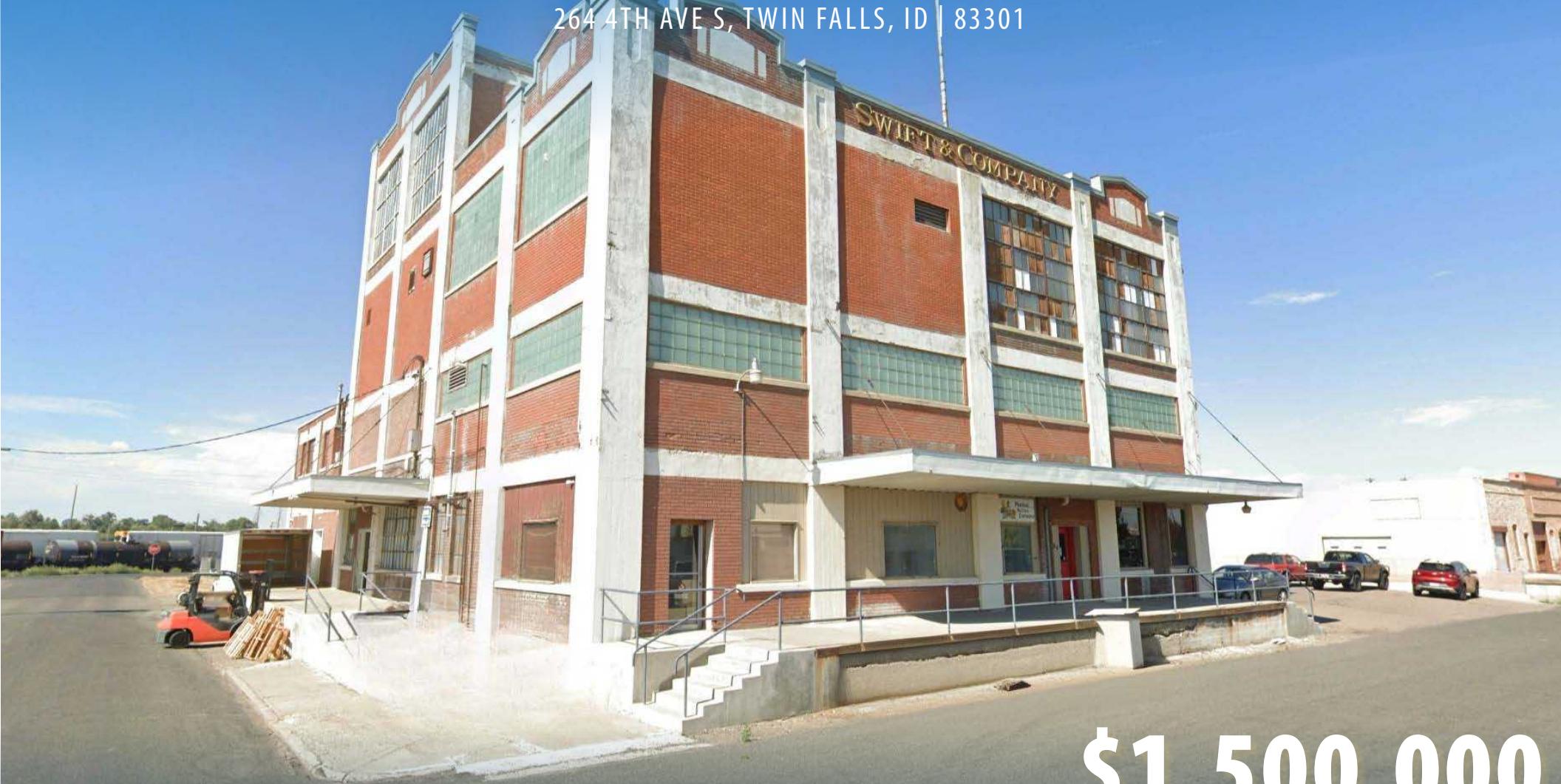


HISTORIC INDUSTRIAL BUILDING FOR SALE

# SWIFT & COMPANY BUILDING

264 4TH AVE S, TWIN FALLS, ID | 83301



SALE PRICE **\$1,500,000**

**TOK** COMMERCIAL  
REAL ESTATE



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# SWIFT & COMPANY BUILDING

## HISTORIC INDUSTRIAL BUILDING FOR SALE



### DETAILS

**ADDRESS:** 264 4th Ave S

**PROPERTY TYPE:** Historic Industrial Building

**BLDG. SIZE:** 20,060 SF

**LOT SIZE:** 0.43 Acres

**SALE PRICE:** \$1,500,000

**ZONING:** O-T: Old Town District



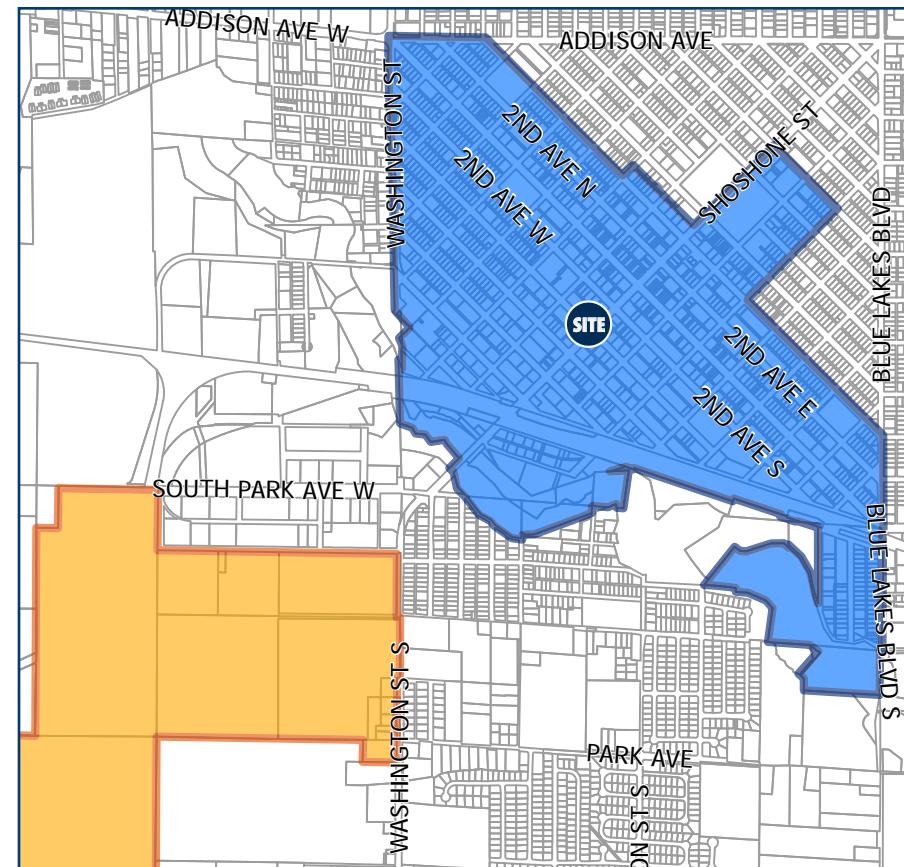
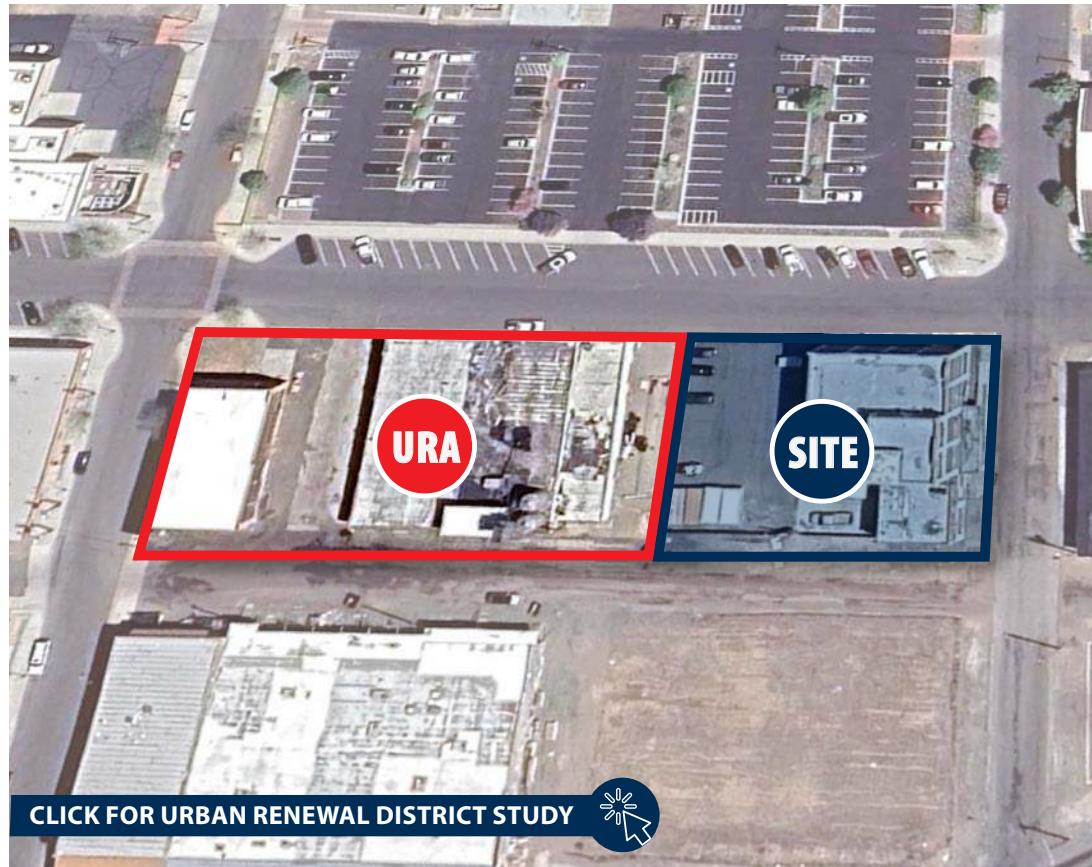
### HIGHLIGHTS

- One of the most iconic buildings in Twin Falls
- Centrally located in the heart of Downtown
- Within the City of Twin Falls URA Allocation Zone
- Additional land available via the Twin Falls URA
- Priced at \$75 per SF



# SWIFT & COMPANY BUILDING

## HISTORIC INDUSTRIAL BUILDING FOR SALE



### ZONING | O-T: OLD TOWN DISTRICT

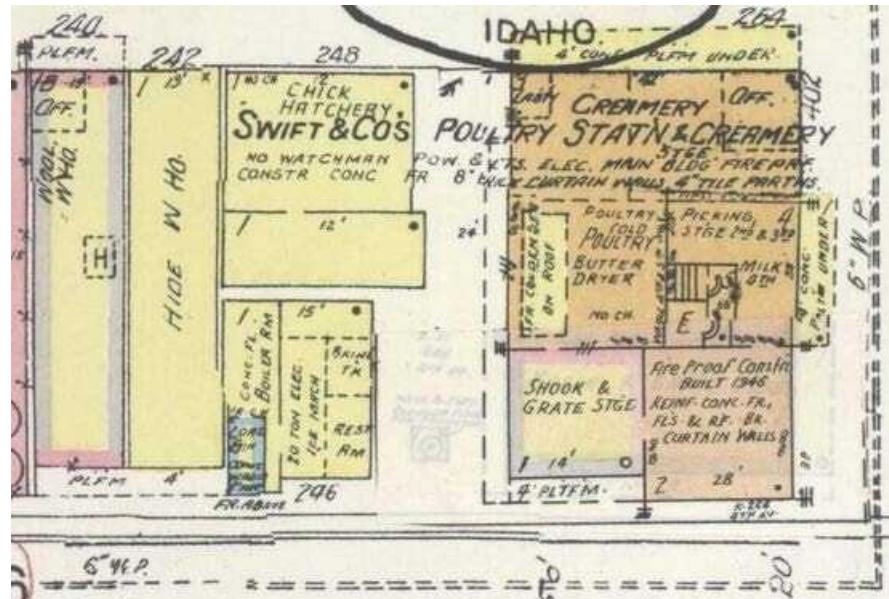
- Neighboring parcel is owned by the Urban Renewal Agency (URA)
- Adjacent parcel offers potential to be combined for larger development
- URA parcel is not included in the sale

### Urban Renewal Areas

- RAA Southwest Project
- RAA Old Towne-2 Project
- RAA #4-3
- RAA #4-4
- RAA Orchard Dr East Project

# SWIFT & COMPANY BUILDING

## HISTORIC INDUSTRIAL BUILDING FOR SALE



# HISTORIC BUILDING **SWIFT & COMPANY**

The Swift & Company building at 264 4th Avenue South in Twin Falls stands as a significant piece of the city's industrial and agricultural heritage. Constructed in 1926, this reinforced concrete structure was a vital hub for the region's burgeoning poultry, egg, and dairy industries. Swift & Company, a national powerhouse in meatpacking, established its presence in Twin Falls to capitalize on the abundant agricultural output of the Magic Valley. The facility played a crucial role in processing, packaging, and distributing local produce, providing a consistent market for area farmers and integrating Twin Falls into larger regional and national supply chains.



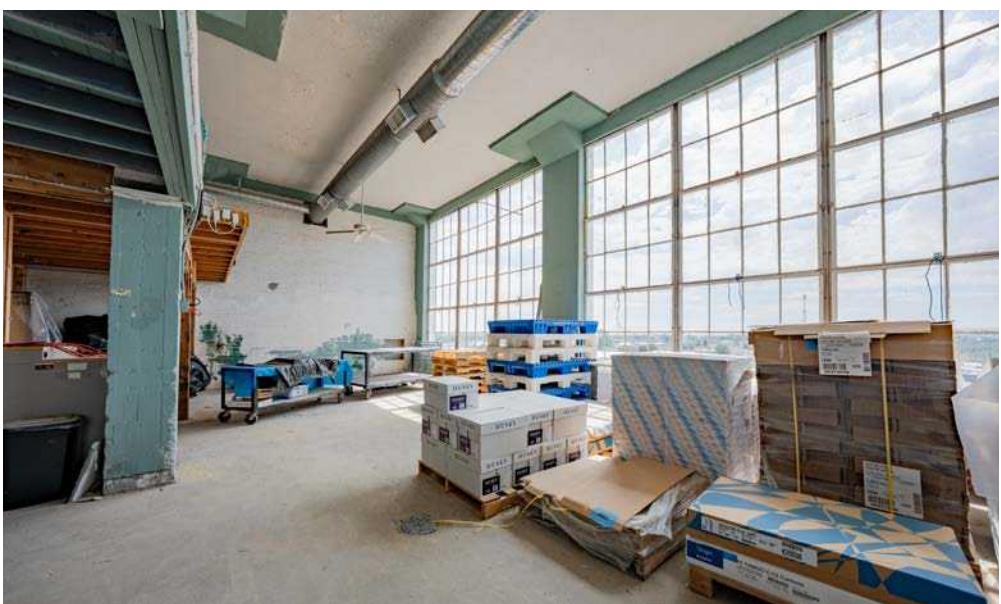
# SWIFT & COMPANY BUILDING

## HISTORIC INDUSTRIAL BUILDING FOR SALE



# SWIFT & COMPANY BUILDING

## HISTORIC INDUSTRIAL BUILDING FOR SALE



# SWIFT & COMPANY BUILDING

## HISTORIC INDUSTRIAL BUILDING FOR SALE

