



240 W AVENUE H

— WENDELL, IDAHO 83355



NEW CONSTRUCTION INDUSTRIAL FLEX BUILDING FOR SALE

PROPERTY DETAILS

SUBMARKET	Downtown	GRADE DOORS	3 (14'x14')*
BLDG. TYPE	Ind./Flex	*Potential for 4 additional	
BUILDING SIZE	7,380 SF	SALE PRICE	\$1,400,000
Whse	7,000 SF	LOT SIZE	0.58 Acres
Office	380 SF		

PROPERTY HIGHLIGHTS

Construction now complete!

Quality, new construction industrial/flex building.

Easily accessible location just off of the I-84 Wendell exit.

High visibility with I-84 frontage.

Three grade level doors, 14' x 14', with potential for four additional doors.



GRAYSON STONE, SIOR, CCIM

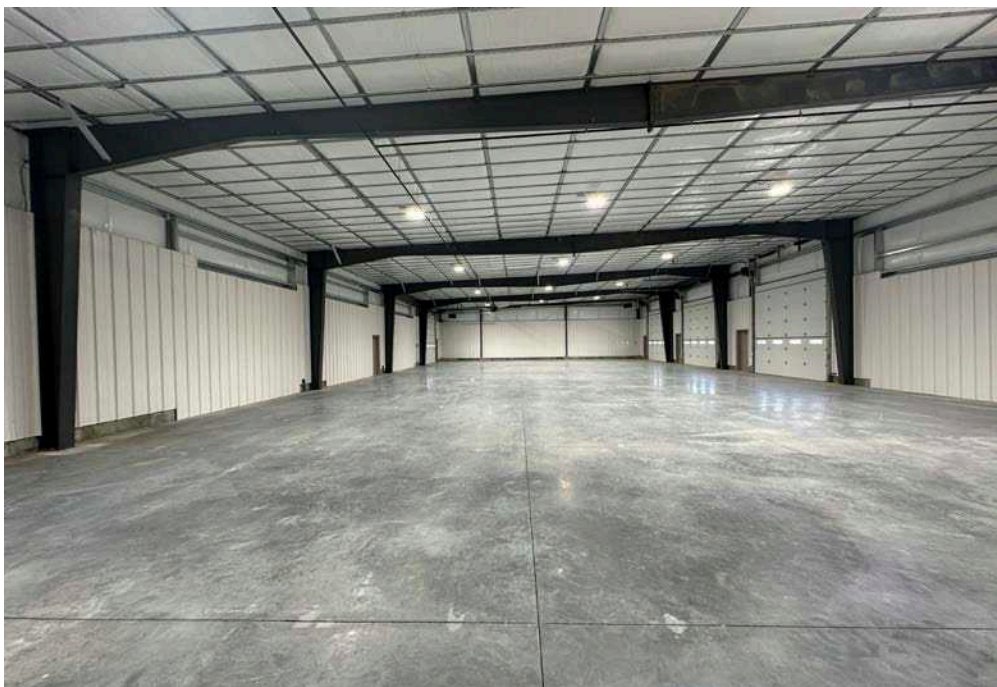
208.948.0808 | grayson@tokcommercial.com

DAN MINNAERT, SIOR, CCIM

208.947.0845 | dan@tokcommercial.com

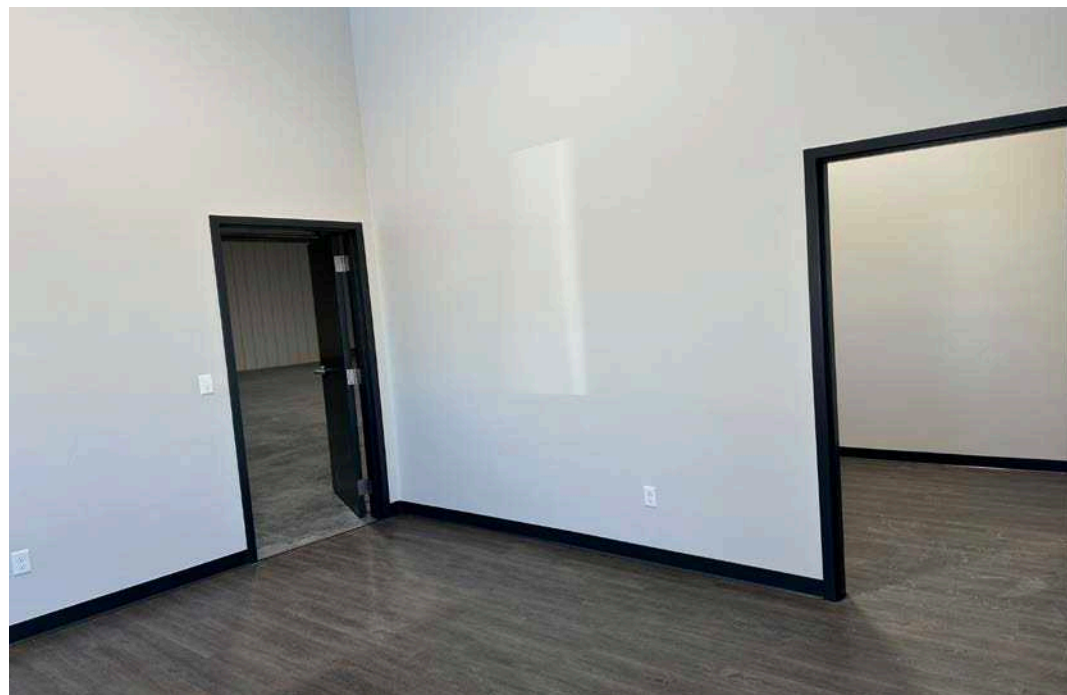
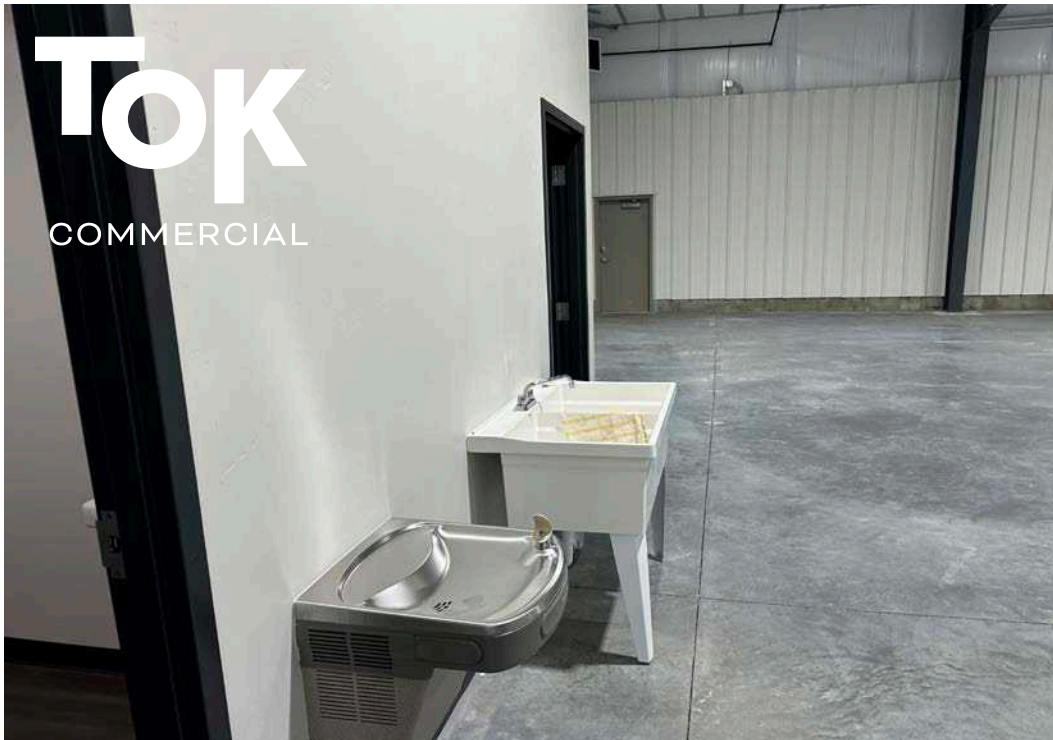
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UPDATED: 7.22.2025

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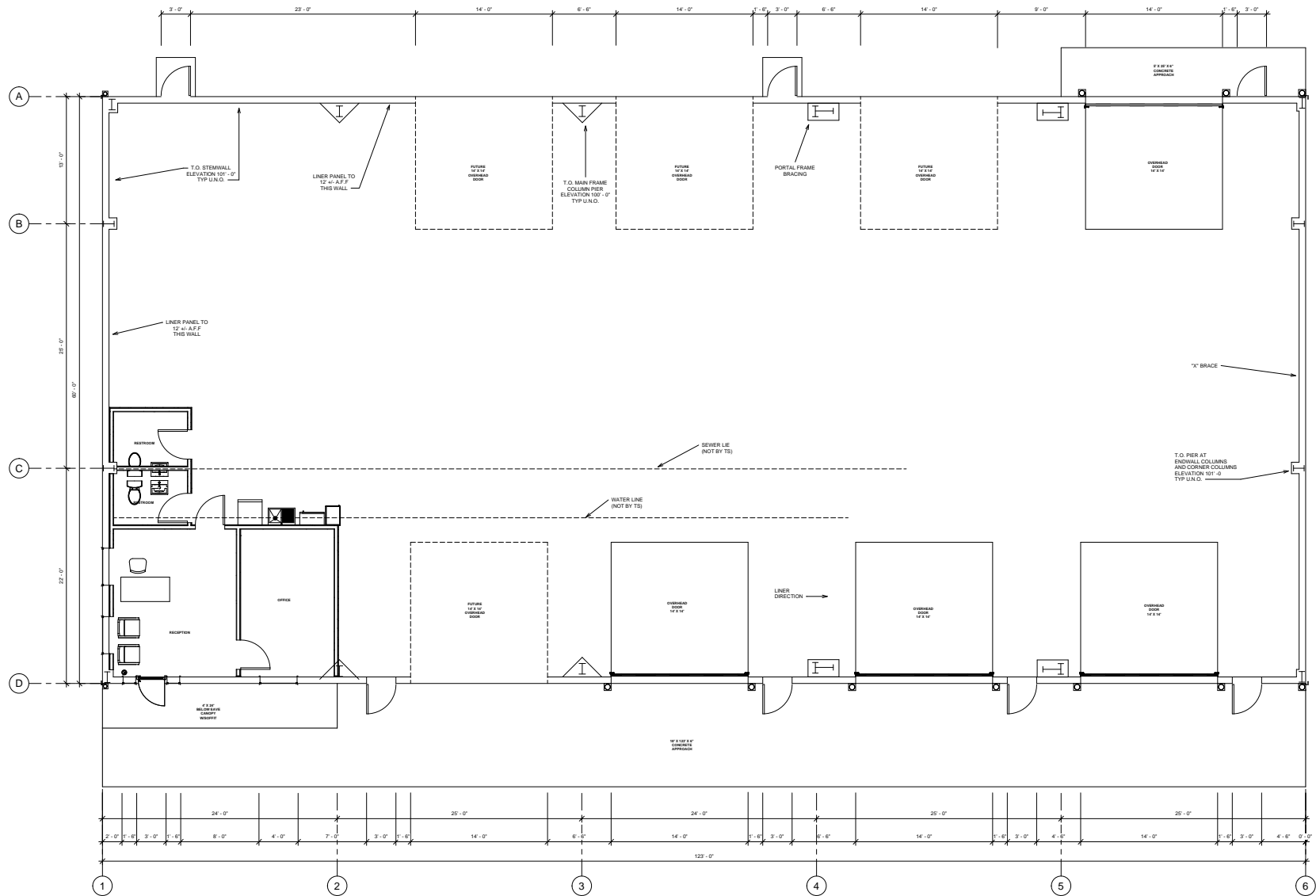
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CONCEPTUAL FLOOR PLAN

7,380 SQ.FT.



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1 MILE
2 MINUTE
TO EXIT 155

S IDAHO STREET

WENDELL ELEMENTARY SCHOOL

WENDELL MIDDLE SCHOOL

USPS

MAVERICK

WENDELL CITY PARK

E 2950 S / HWY 46

EXIT 155

WILSON'S RV & PARK

INTERSTATE
84

SITE

EXIT 157

INTERSTATE
84

0.2 MILE
1 MINUTE
TO EXIT 157

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HELENA, MT
397 MILES
6 HRS



TRI-CITIES, WA
409 MILES
6 HRS



SALT LAKE CITY, UT
221 MILES
3 H 8 MINS



TWIN FALLS, ID
21.3 MILES
23 MINS



SEATTLE, WA
612 MILES
9 H 27 MINS



SAN JOSE, CA
713 MILES
10 H 47 MINS



IDAHO FALLS, ID
162 MILES
2 H 16 MINS



PORTLAND, OR
548 MILES
8 H 13 MINS



SAN FRANCISCO, CA
681 MILES
10 H 18 MINS



BOISE, ID
121 MILES
1 H 49 MINS



DENVER, CO
695 MILES
10 H 33 MINS



RENO, NV
463 MILES
6 H 37 MINS

**ONE DAY DRIVE
TO EVERYTHING IN THE WEST**