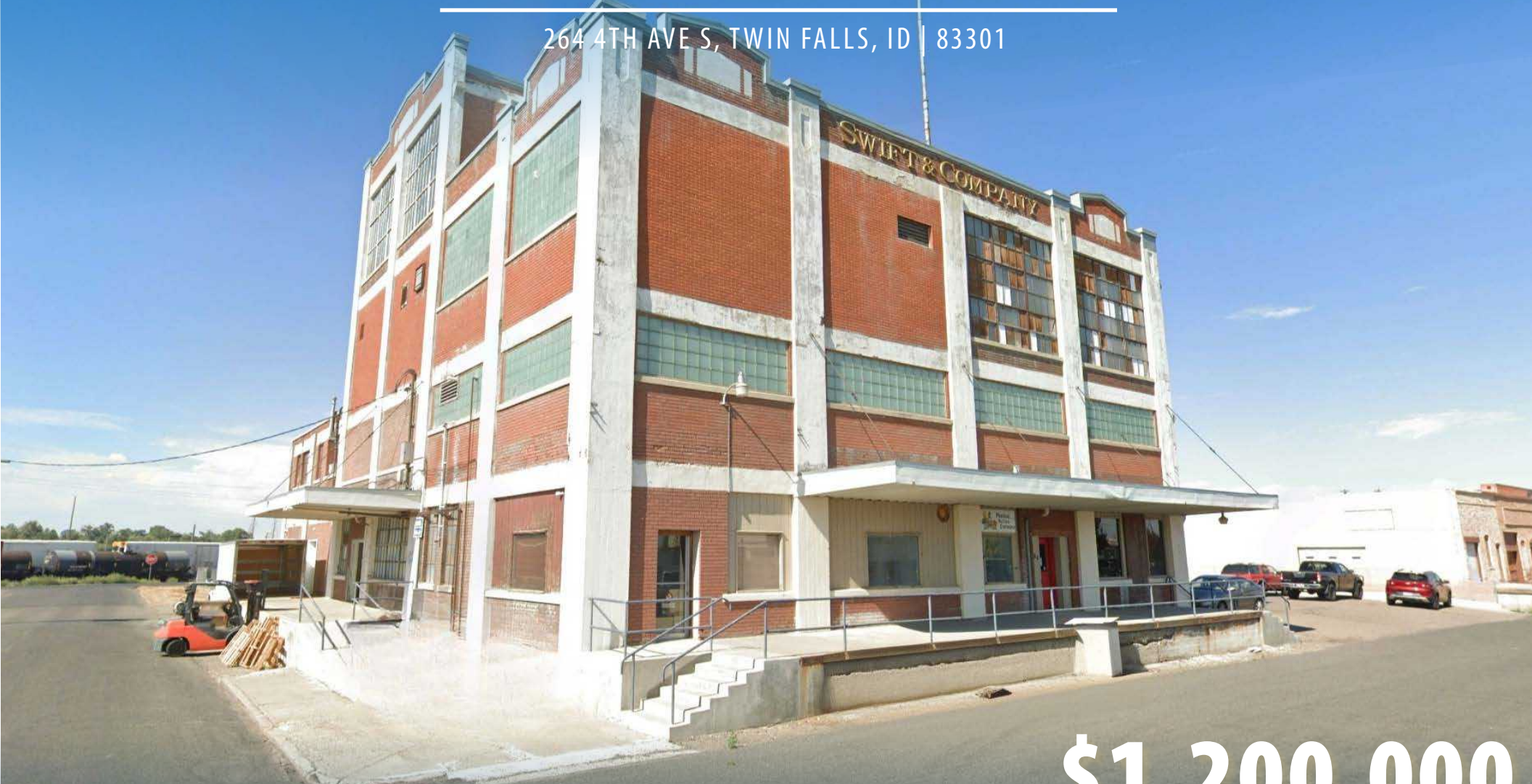


HISTORIC INDUSTRIAL BUILDING FOR SALE

SWIFT & COMPANY BUILDING

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



SALE PRICE **\$1,200,000**

TOK COMMERCIAL
REAL ESTATE



GRAYSON STONE SIOR, CCIM | 208.948.0808 | grayson@tokcommercial.com
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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: \$1,200,000

ZONING: O-T: Old Town District



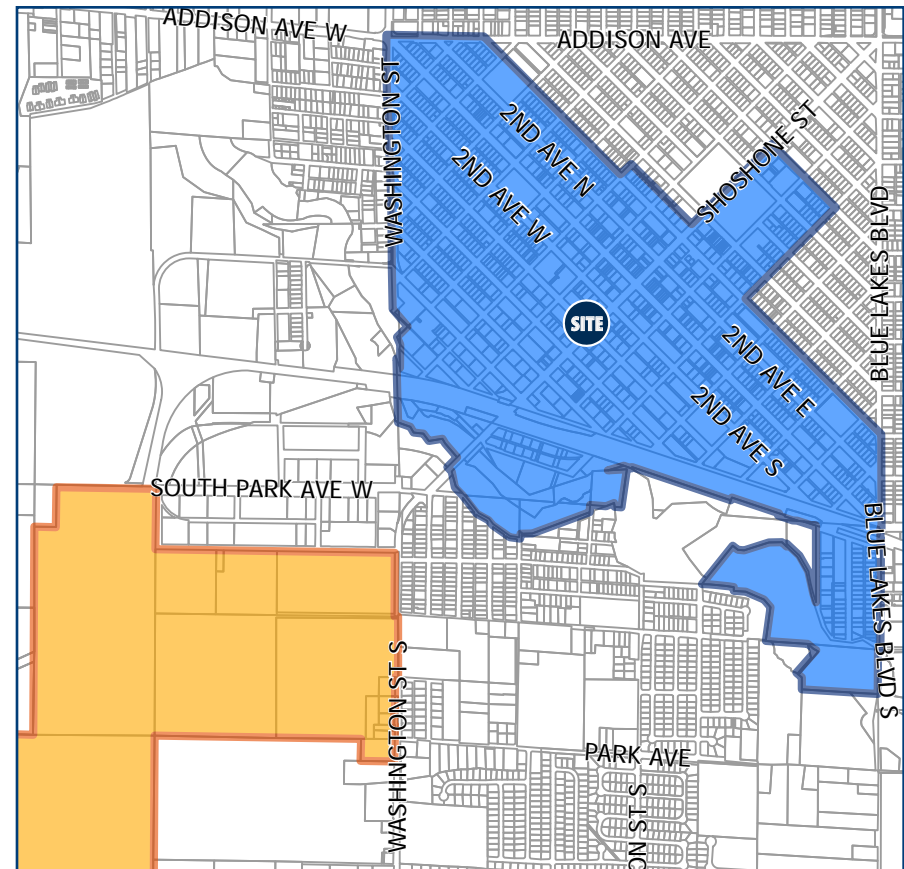
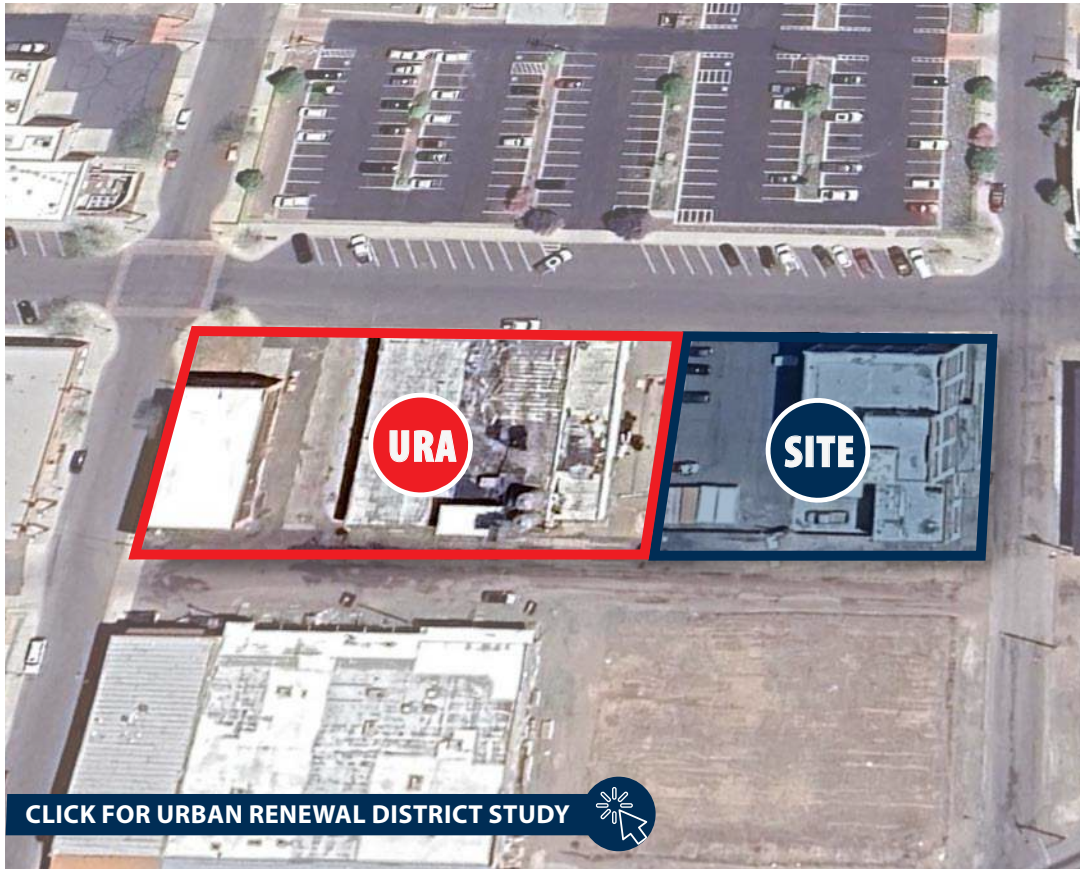
HIGHLIGHTS

- n One of the most iconic buildings in Twin Falls
- n Centrally located in the heart of Downtown
- n Within the City of Twin Falls URA Allocation Zone
- n Additional land available via the Twin Falls URA
- n Priced at \$60 per SF



SWIFT & COMPANY BUILDING

HISTORIC INDUSTRIAL BUILDING FOR SALE



ZONING | O-T: OLD TOWNE DISTRICT

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

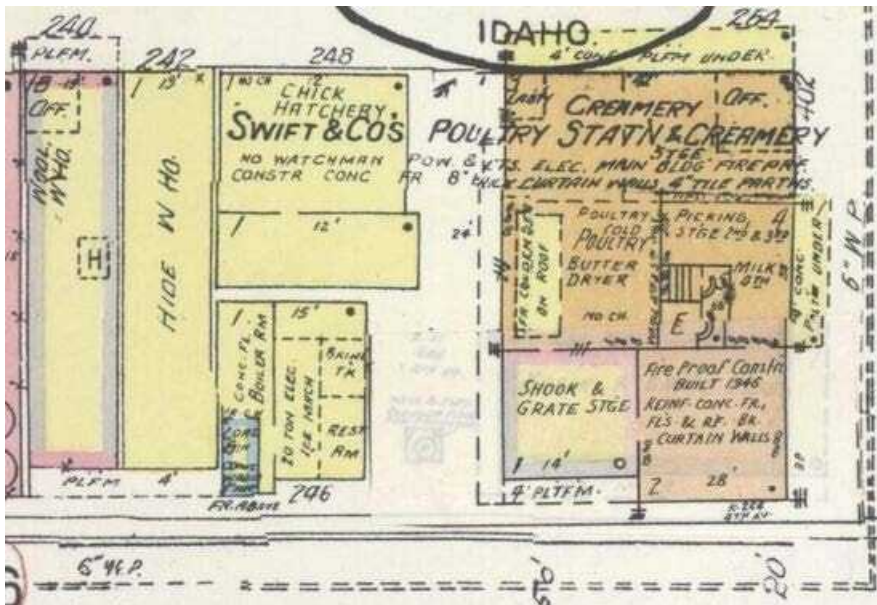
Urban Renewal Areas

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

[CLICK FOR URA MAP](#)

SWIFT & COMPANY BUILDING

HISTORIC INDUSTRIAL BUILDING FOR SALE



HISTORIC BUILDING

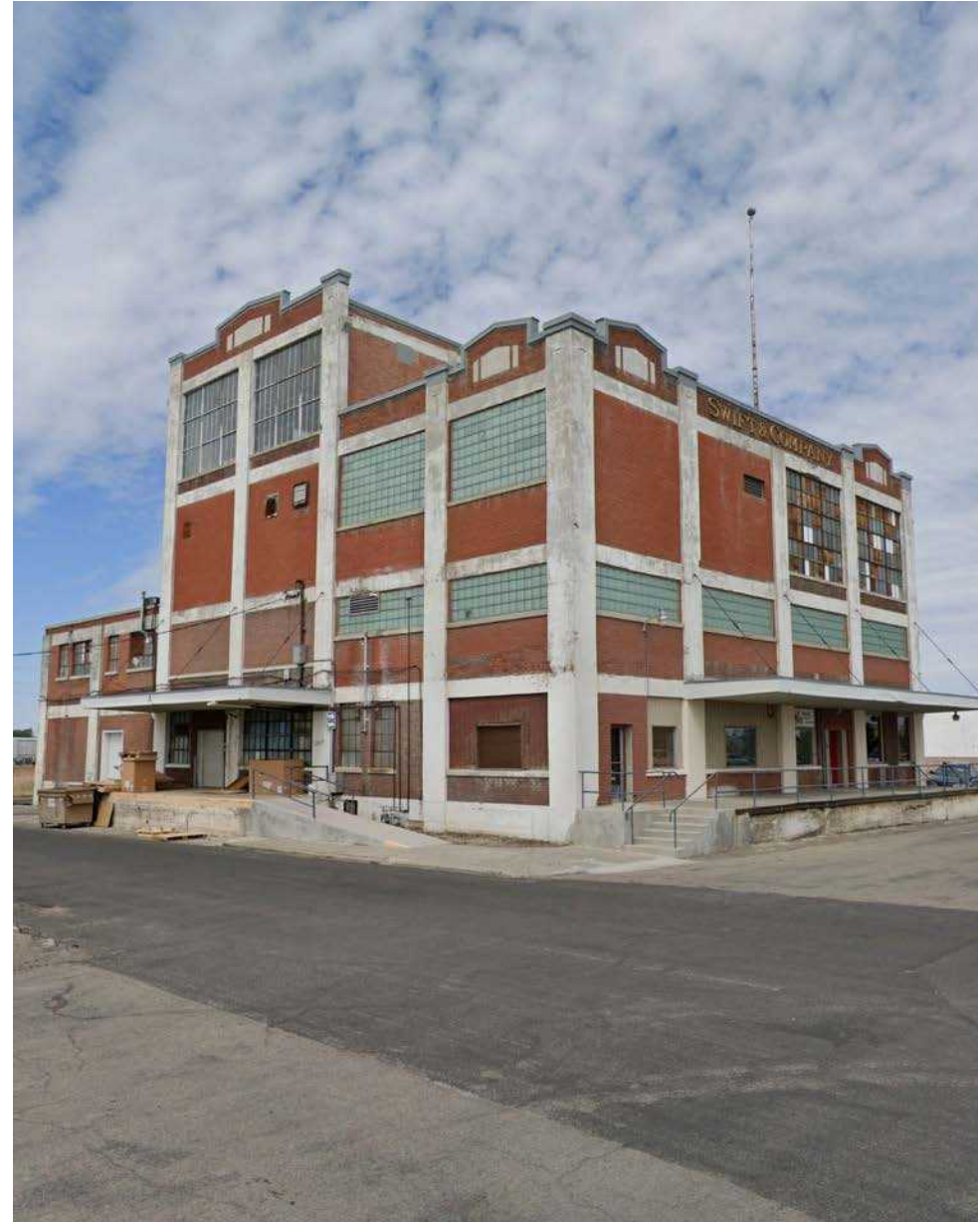
SWIFT & COMPANY

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

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