

VALUE-ADD INDUSTRIAL & STORAGE PROPERTY INVESTMENT OPPORTUNITY FOR SALE

YELLOWSTONE INDUSTRIAL / STORAGE

4294 N YELLOWSTONE HIGHWAY | IDAHO FALLS, IDAHO 83401



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PROPERTY INFORMATION

Property Address	4294 N. Yellowstone Highway Idaho Falls, ID 83401
Property Type	Mixed Use
Storage Units	191 Total
Vacancy	32%
Types	Self Storage, Covered RV & Enclosed RV
Industrial Tenant	MileX
Lease Terms	10 year with two 5 year options
Lease Type	NNN
Lot Size	7.93 Acres
Developed Land	5.72 Acres
Undeveloped Land	2.2 Acres
Zoning	C2 - General Commercial

CELL TOWER LEASE ON-SITE

OFFERING DETAILS

Blended CAP Rate	6.31%
NOI	\$161,965
Bare Ground	\$239,580
Sale Price	\$2,806,379



- **IMMEDIATE UPSIDE POTENTIAL IN RENTAL RATES**
Current storage lease rates are below market, offering a clear path for revenue enhancement and improved yield through proactive management.
- **STRATEGIC LOCATION & VISIBILITY**
Prominent frontage along Highway 26 with excellent daily traffic counts, enhancing long-term tenant demand and property exposure.
- **STRONG REGIONAL CONNECTIVITY**
Immediate access to Highway 20 (5 minutes) and Interstate 15 (9 minutes), providing efficient distribution and logistics capabilities.
- **SECURED AND GATED**
A fully secured, gated storage compound designed to provide controlled access and enhanced security for equipment, vehicles, materials, and inventory.
- **FUTURE DEVELOPMENT UPSIDE**
±2.2 acres with approximately 200 feet of highway frontage remain undeveloped, offering excellent potential for additional construction, yard expansion, or future redevelopment.
- **FUNCTIONAL IMPROVEMENTS**
±6,000 SF industrial facility with existing utility infrastructure (well and septic), supporting both current operations and potential future use.
- **DIVERSE ASSET PROFILE**
The property consists of industrial buildings and multiple storage buildings, providing a diverse tenant base and flexible long-term investment potential.
Additional cell tower lease on-site!



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UPDATED: 4.1.2026

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The Professionals

TENANT PROFILE | MILEX

GENERAL AUTOMOTIVE MAINTENANCE & REPAIR FRANCHISE

As a leader in auto care and repair, Milex Complete Auto Care is always searching for driven and talented people to join the team! With locally-owned locations nationwide, there are career opportunities happening every day to get customers Road Ready!

The Milex Complete Auto Care mission statement is to create customer experiences that results in satisfaction and loyalty. With over 50 years' experience in the auto care industry, you can be assured that Milex[®] is the best repair and maintenance company to work for. From full engine repair to general maintenance, we have all types of positions at Milex Complete Auto Care.



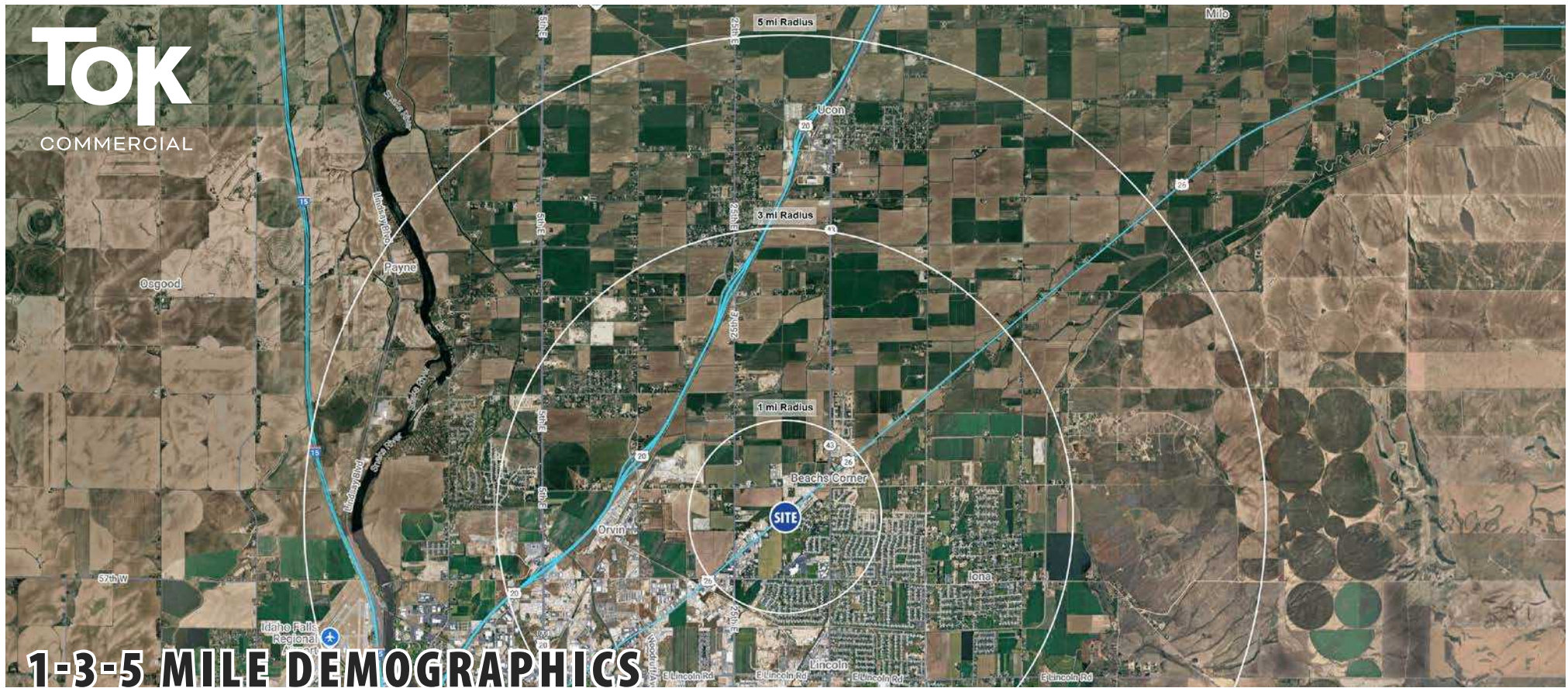


← 4 MINUTES / 2 MILES
TO HIGHWAY 20 ACCESS

← 9 MINUTES / 6 MILES
TO AIRPORT &
INTERSTATE 15 ACCESS

SITE

← 10 MINUTES / 5 MILES
TO IDAHO FALLS CORE



1-3-5 MILE DEMOGRAPHICS

POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Est. Population	3,966	32,206	87,941
2030 Projected Population	4,462	34,542	92,761
Projected Annual Growth	2.5%	1.5%	1.1%
Historic 10 Year Growth	9.8%	3.5%	1.6%

HOUSEHOLDS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Est. Households	1,145	10,278	31,352
2030 Projected Households	1,339	11,342	34,094
Projected Annual Growth	3.4%	2.1%	1.7%
2000-2021 Annual Growth	6.8%	2.9%	1.6%

INCOME

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Average HH Income	\$124,362	\$106,276	\$96,772
2025 Per Capita Income	\$35,892	\$33,926	\$34,622
Historic 5 Year Growth	4.4%	5.1%	4.2%

WORKFORCE

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	122	930	3,692
Total Employees	1,158	7,804	32,340
Labor Pool Age ≥16	2,715	23,059	65,183

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