



COMMERCIAL

# 174 E MORAN VIEW ROAD

INDUSTRIAL PROPERTY FOR SUBLEASE | REXBURG, ID 83440



CONTACT

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HIGHLIGHTS

Versatile ±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.

DETAILS

**BLDG SIZE:** 7,200 SF

**YARD SPACE:** 1.12 Acres (Approx.)

**SUBLEASE RATE:** Contact Agent

**SUBLEASE TYPE:** NNN

**POWER:** 3-Phase

**GRADE DOORS:** 2

UPDATED: 6.8.2026

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HIGHWAY 20

21,500 VPD

EXIT 337

2ND EAST & MOODYS

Logos for: Walmart, SUIWAY, SALLY BEAUTY, SUPER CUTS, and a red-haired woman logo.

TAGG-N-GO  
CAR WASH

OPENING IN 2026  
**WinCo  
FOODS**

PEAR TREE  
GREETINGS

BIG DOG  
SOLAR ENERGY

N 2ND E

22,500 VPD

~1.12 ACRE YARD

E MORAN VIEW RD

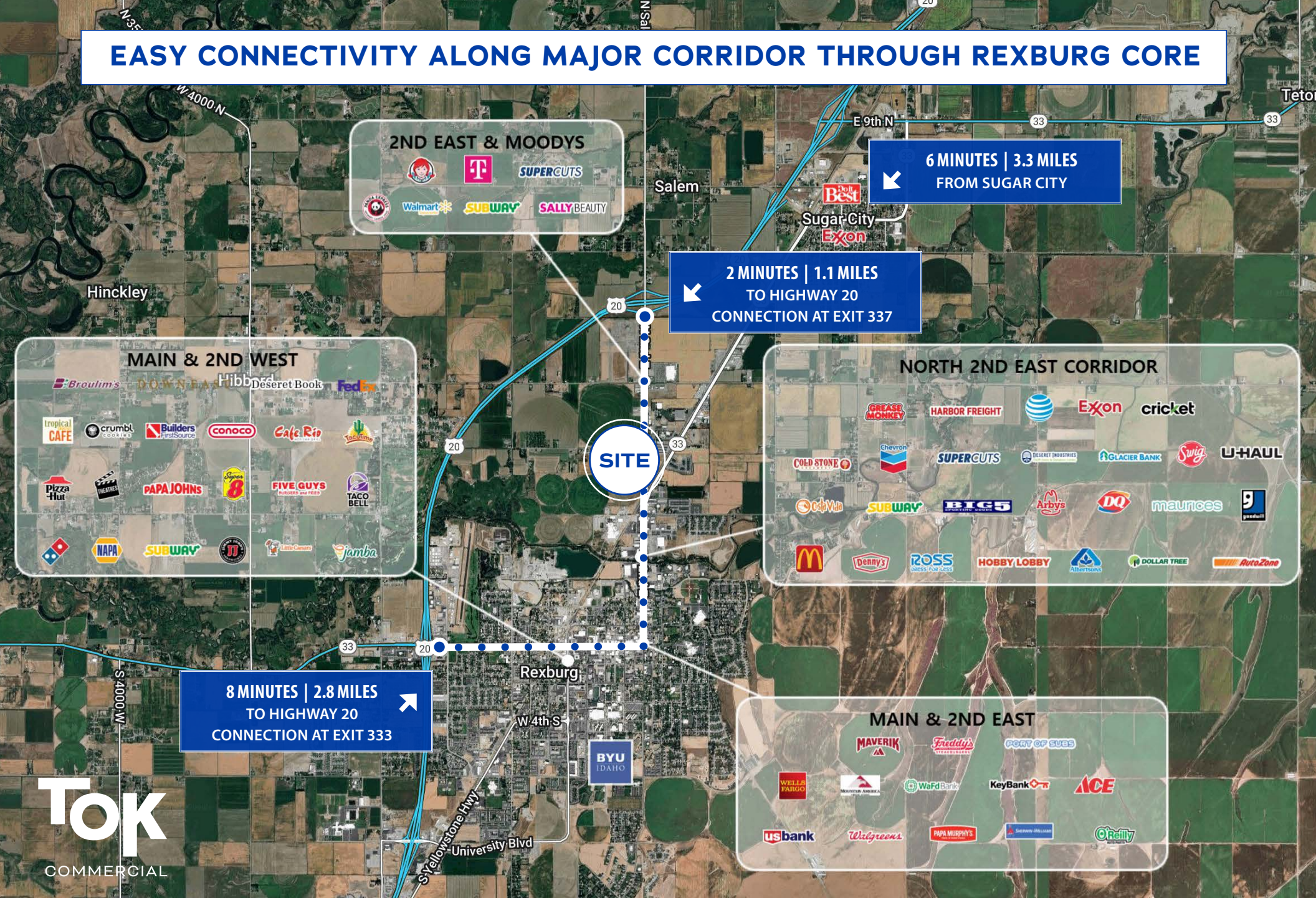
PORTER'S  
OFFICE PRODUCTS

ELITE  
STORAGE

SHUPE  
FABRICATION

**LOCATED JUST 2 MINUTES FROM HIGHWAY 20 ACCESS!**

# EASY CONNECTIVITY ALONG MAJOR CORRIDOR THROUGH REXBURG CORE



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