



SHERRY INDUSTRIAL WITH YARD

CLASS A INDUSTRIAL BUILDING WITH AMPLE YARD SPACE FOR SALE

1405 SHERRY DRIVE | IDAHO FALLS, ID 83401



OFFERING PRICE

\$2,150,000

CLICK TO VIEW
360 ° AERIAL

360°
TOUR

CONTACT |

BRIAN WILSON, SIOR, CCIM
BRENT WILSON, CLS

208.656.2271
208.656.2270

brian@tokcommercial.com
brent@tokcommercial.com



7 MINUTES / 2 MILES
TO HIGHWAY 20

3 MINUTES / 0.8 MILES
TO HIGHWAY 26

MINUTES FROM HIGHWAY ACCESS

- Versatile owner-user industrial opportunity offering a strong combination of functional warehouse space and secure outdoor yard area.
- Expansive, privacy-fenced yard provides valuable flexibility for equipment, vehicle, material, or outdoor storage, with two drive-through gates supporting efficient site circulation.
- Designed with future growth in mind, with the existing structure engineered to accommodate an increased building footprint as operational needs evolve.
- Built to support demanding industrial operations, featuring durable 6" concrete warehouse floors and a highly functional configuration suited for a variety of industrial, service, contractor, and distribution users.
- Year-round operational comfort with heating and air conditioning throughout the warehouse—an added advantage for employees, conditioned workspace, and temperature-sensitive operations.
- Strategically positioned for regional operations with convenient connectivity to Highway 26, Highway 20, and Interstate 15, supporting efficient access throughout Idaho Falls and the broader Eastern Idaho market.

PROPERTY DETAILS

BLDG. SIZE:	10,000 SF
LOT SIZE:	1.342 Acres
FENCED YARD SPACE:	0.65 Acres
CLEAR HEIGHT:	28'
GRADE DOORS:	3 Total (2, 14'x 14' high lift doors & 1, 10'x 10' high lift door)
POWER:	208 W/120 V 400 Amps Max
LIGHTING:	LED Lighting in Warehouse & Office

SALE PRICE \$2,150,000

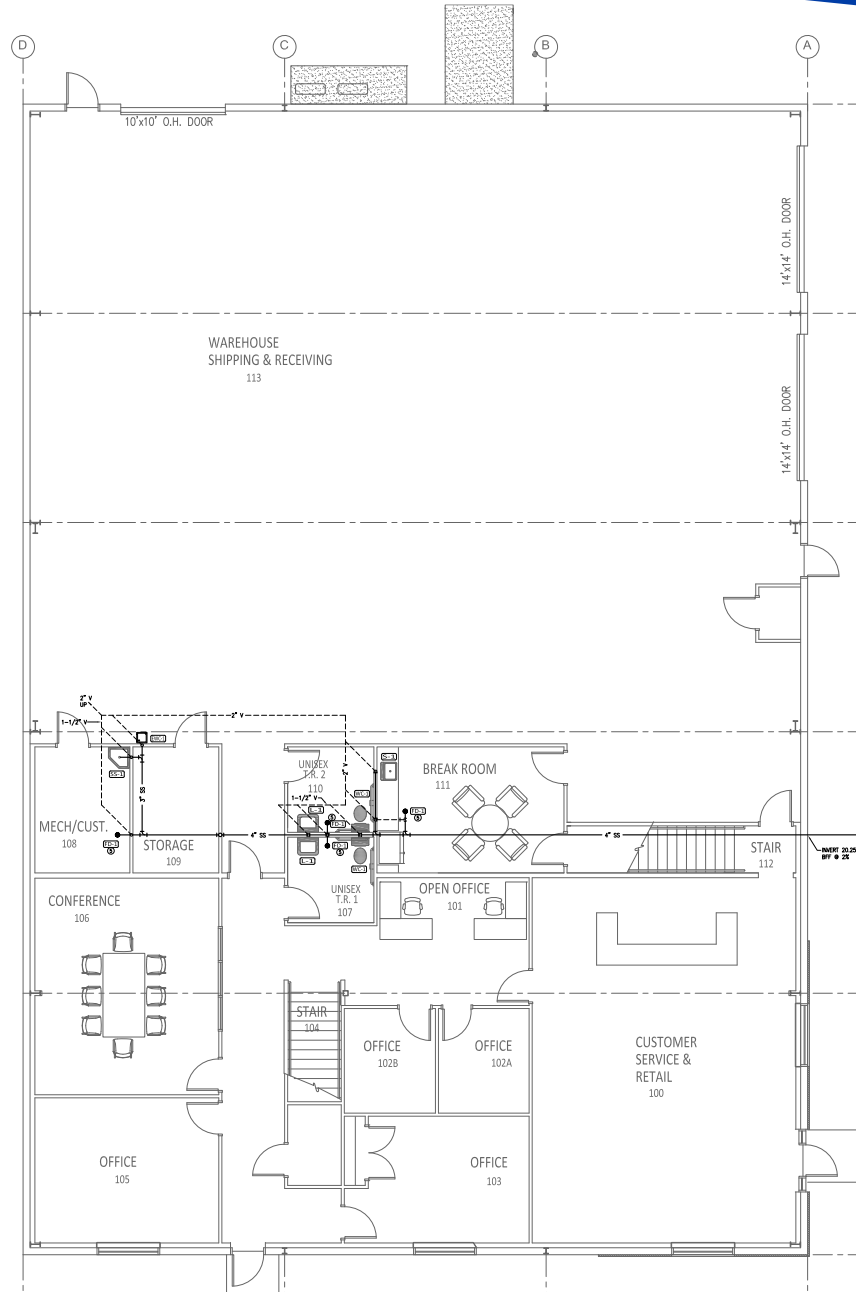
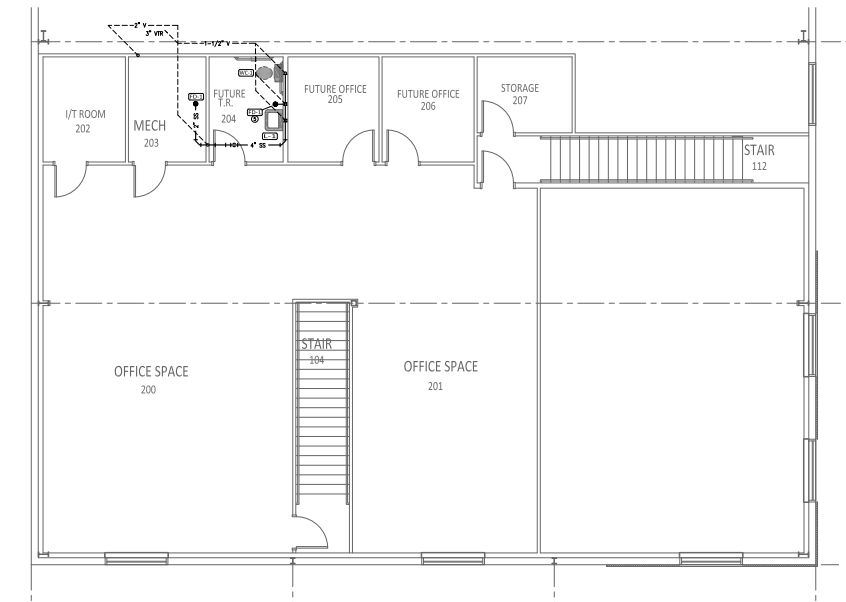
UPDATED: 8.25.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



SECOND LEVEL



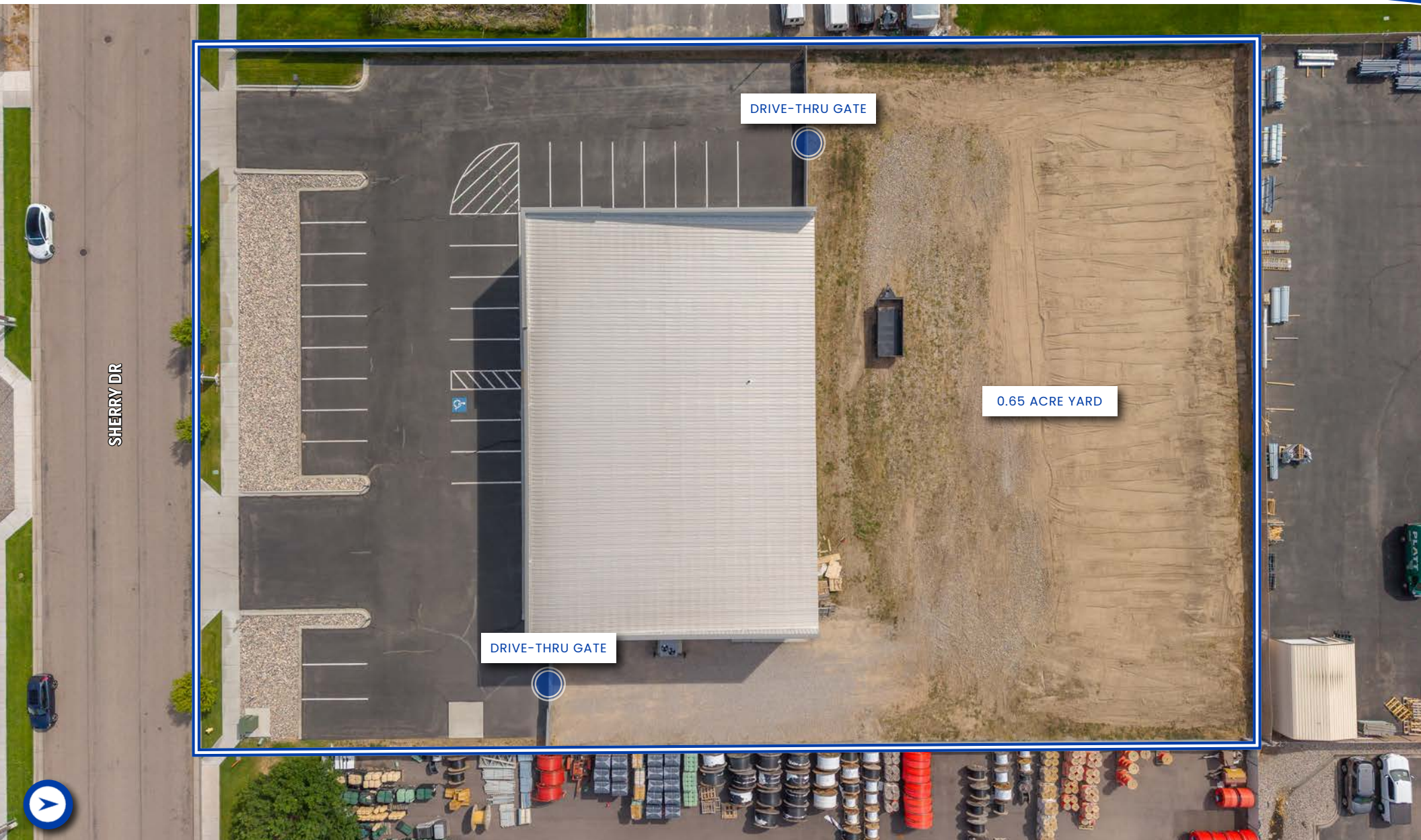
FIRST LEVEL

UPDATED: 8.25.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

FENCED YARD WITH 2 DRIVE-THRU GATES



UPDATED: 8.25.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 8.25.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 8.25.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

ACCESS TO PRIMARY ARTERIALS FOR TRANSPORT IN MINUTES



UPDATED: 8.25.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL