



COMMERCIAL

1710 E PIPER STREET

INDUSTRIAL SPACES FOR LEASE | IDAHO FALLS, ID 83401



DARREN PUETZ

208.656.2273

darren@tokcommercial.com

BLAKE PHIPPEN

208.357.4996

blake@tokcommercial.com

MARK BOUCHARD

208.357.4995

mark@tokcommercial.com

Open warehouse area with flexible configuration options and potential for office/mezzanine build-out.

One 14' Grade-level overhead door.

Adjacent to Highway 26 with easy access to Highway 20 and Interstate 15.

SPACE	SIZE	AVAILABLE
Bldg 1-Suite D/I	2,400 SF	11/1/2026
Bldg 2-Suite Q/V	2,400 SF	2/1/2027

LEASE RATE:	\$1.00 SF/Mo, NNN
BUILDING SIZE:	24,000 SF
LOT SIZE:	0.99 AC
LEASE TYPE:	NNN
ZONING:	C-2 (General Commercial)

CONTACT



HIGHLIGHTS



AVAILABLE

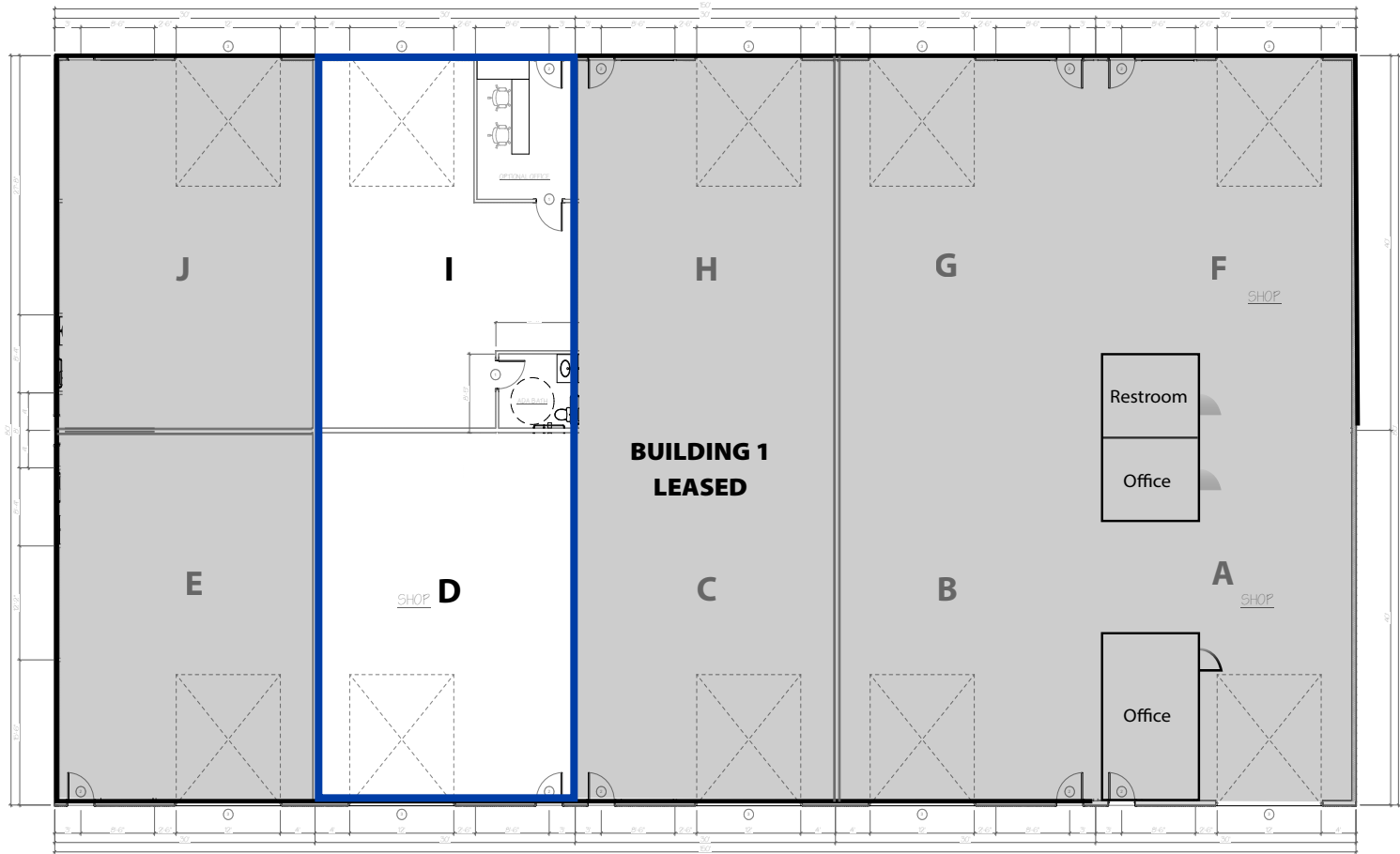


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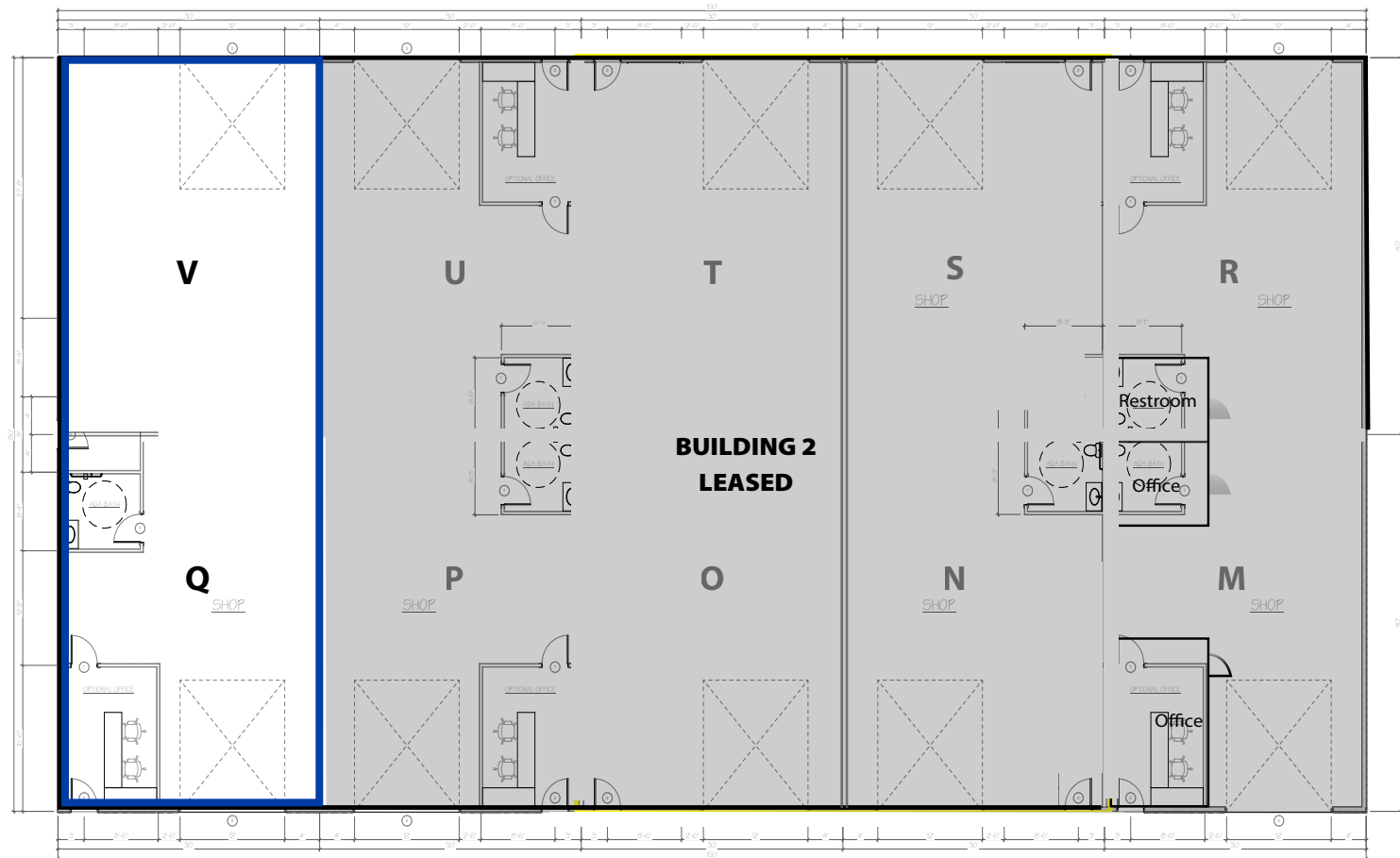
AVAILABLE SPACE | BUILDING 1

SPACE	SIZE	AVAILABLE
Suite D/I	2,400 SF	11/1/2026



AVAILABLE SPACE | BUILDING 2

SPACE	SIZE	AVAILABLE
Suite Q/V	2,400 SF	2/1/2027

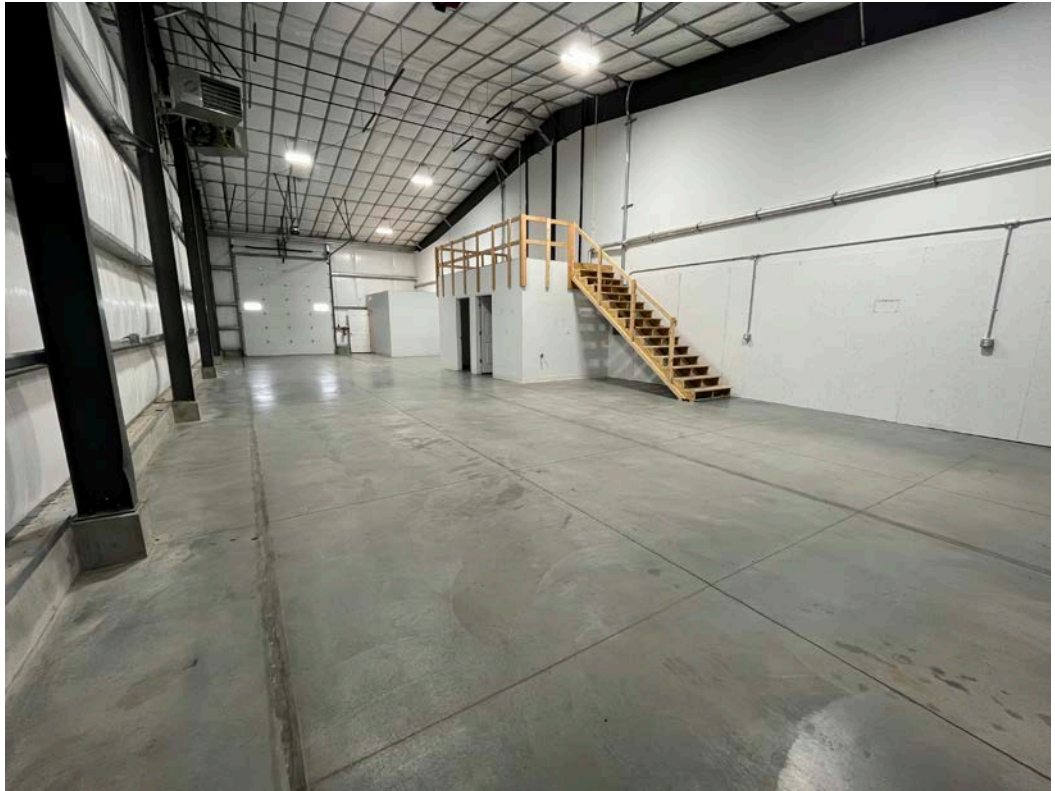


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IDAHO FALLS
REGIONAL AIRPORT

8 MINUTES / 5 MILES
TO AIRPORT &
INTERSTATE 15 ACCESS

4 MINUTES / 1.4 MILES
TO HIGHWAY 20 ACCESS

8 MINUTES / 2 MILES
TO IDAHO FALLS CORE

SITE

MAVERIK

PHILLIPS 66

CONOCO

SINCLAIR

Bonneville High School

Beachs Corner

EMPIRE

Chevron

MAZDA

GREASE MONKEY

NAPA

26

COSTCO

Lincoln

E Lincoln Rd

E Lincoln Rd

AutoZone SUBARU Bassett KIA
HYUNDAI ReStore Builders FirstSource
DOLLAR TREE
Starbucks Carls Jr. Sinclair Blacker bullfrog

Best Western PLUS
Ski-Inn Suites
OUTBACK
Denny's Sinclair AMROCK

Idaho Falls River Walk - Greenbelt Trail

Idaho Falls

College of Eastern Idaho