TOK COMMERCIAL

PRIME OFFICE-WAREHOUSE
OWNER-USER OPPORTUNITY
WITH STORAGE YARD

2880 E. 14TH N. | AMMON, ID 83401



OFFERING PRICE

$1,895,000 **($215.00/SF)**

CONTACT | **BRENT WILSON, CLS** | **208.656.2270** | **brent@tokcommercial.com**
BRIAN WILSON, SIOR, CCIM | **208.656.2271** | **brian@tokcommercial.com**



MINUTES FROM HIGHWAY ACCESS

- Attractive 8,775 SF office-warehouse property situated on 1.39 acres in Ammon's growing commercial and industrial corridor.
- High-quality office suites with modern finishes provide a professional setting for business operations and client meetings.
- Expansive 0.61-acre fenced storage yard with two drive-through gates for convenient equipment, vehicle, and material storage.
- Functional warehouse space featuring 18'+ clear heights and six grade-level doors.
- Heated warehouse space supports year-round operations and a variety of industrial, contractor, and service uses.
- Built in 2016, offering a versatile combination of office, warehouse, and outdoor storage space.
- Convenient access to Highway 26, Highway 20, and Interstate 15 provides connectivity throughout Idaho Falls and Eastern Idaho.

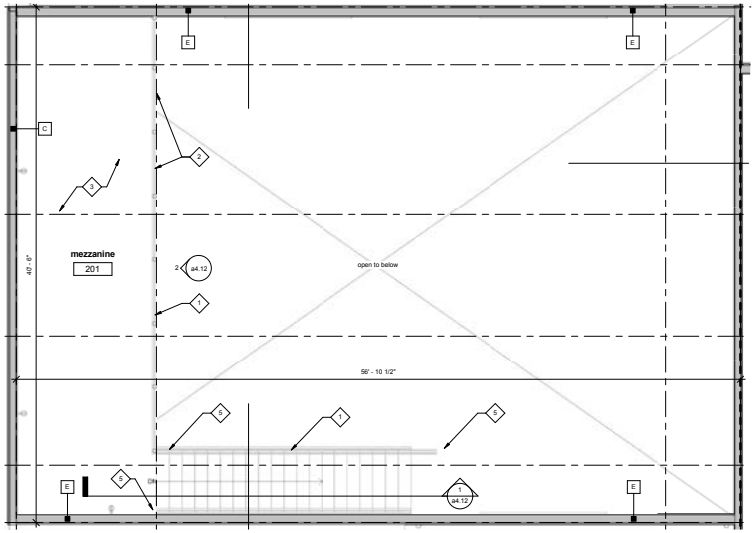
PROPERTY DETAILS	
BLDG. SIZE:	8,775 SF
LOT SIZE:	1.39 Acres Total
FENCED YARD SPACE:	0.61 Acres
AVAILABILITY:	Q4 2027
GRADE DOORS:	6 Total
SALE PRICE	$1,895,000 ($215.00/SF)

UPDATED: 10.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED 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.

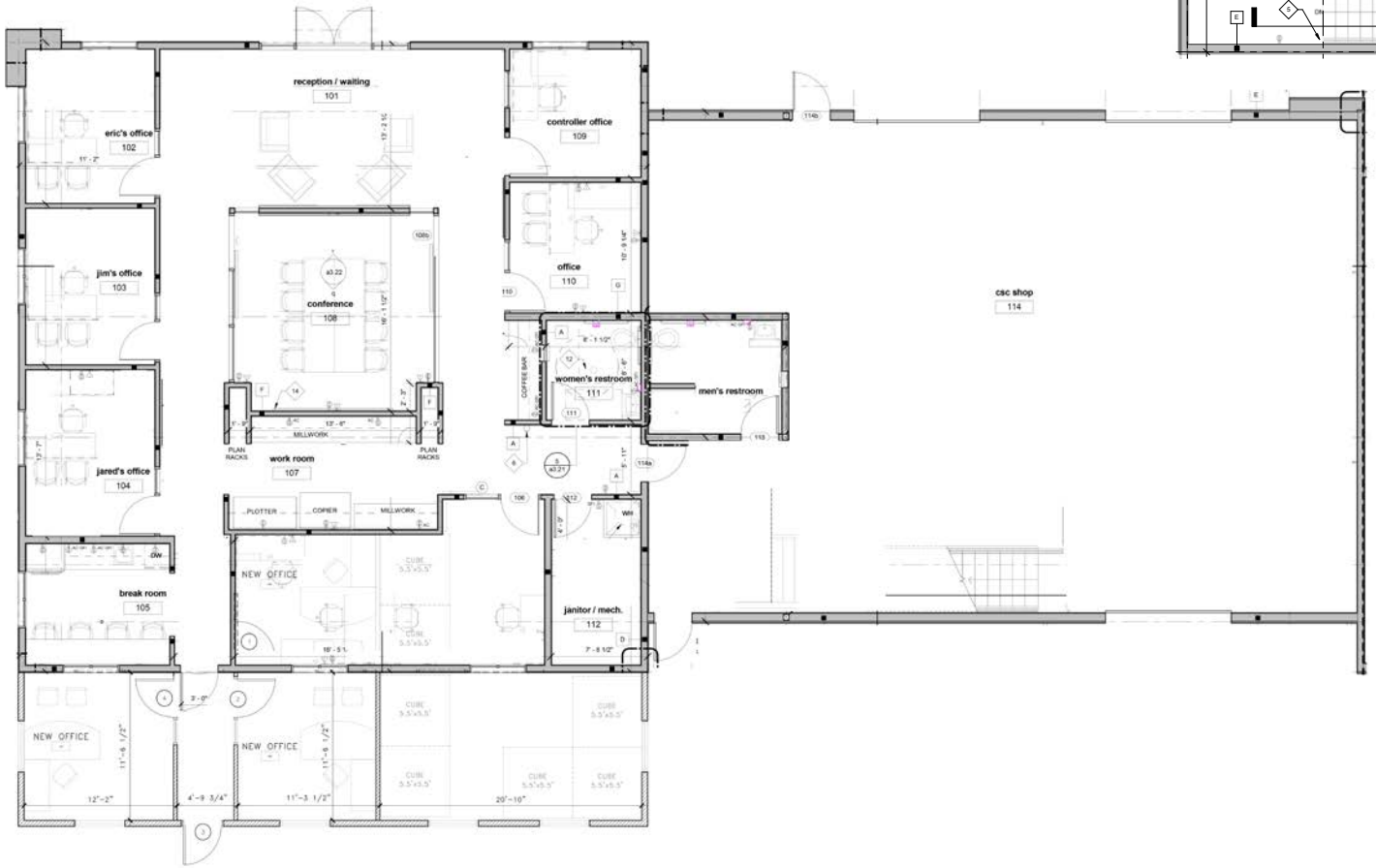
MEZZANINE LEVEL

MAIN SUITE



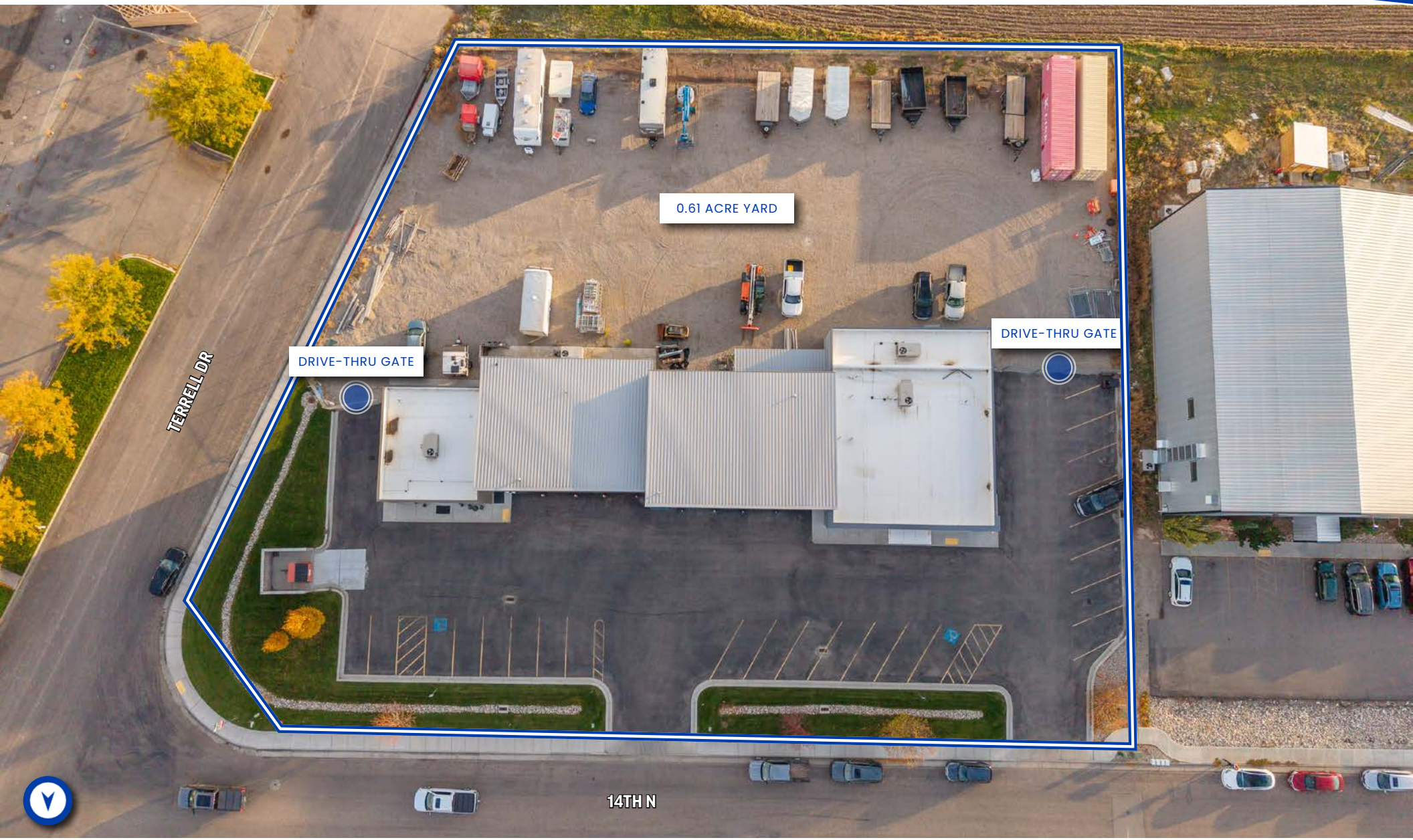
FIRST LEVEL

MAIN SUITE



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

0.61 ACRES
OF FENCED YARD WITH ENTRY POINTS



THIS PROPERTY IS EXCLUSIVELY MARKETED 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









TOK
COMMERCIAL



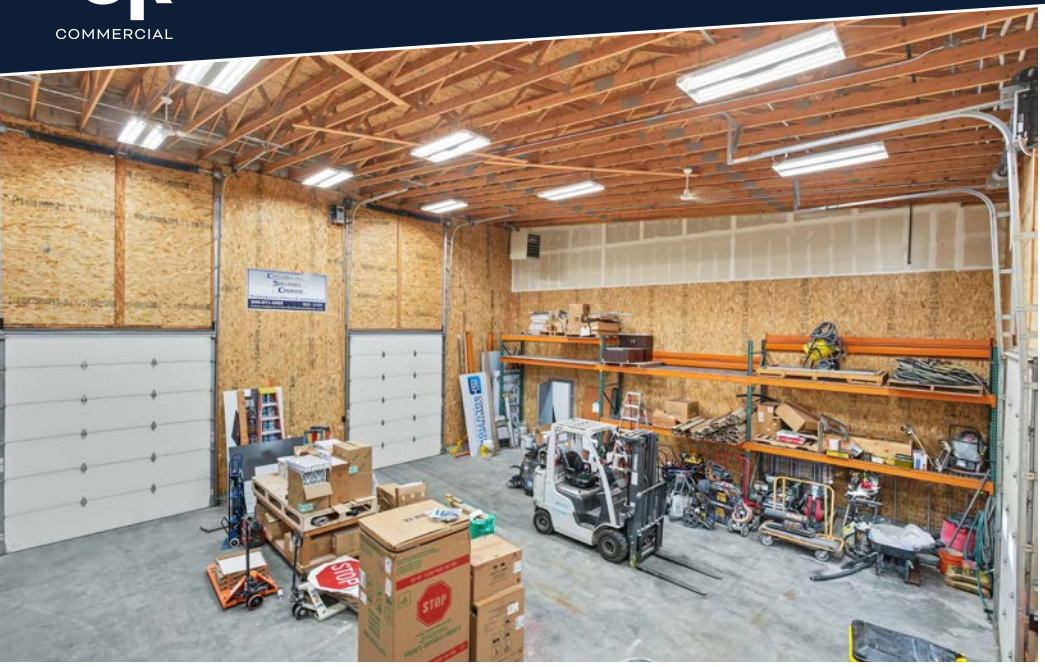


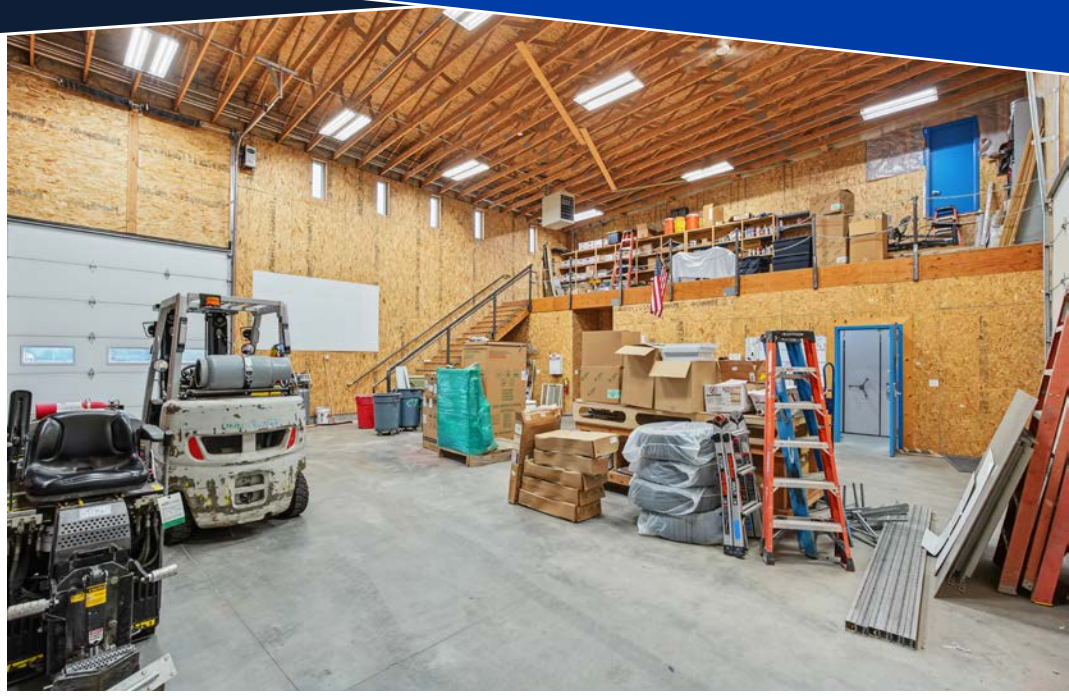




This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL









ACCESS TO PRIMARY ARTERIALS FOR TRANSPORT IN MINUTES



TOK COMMERCIAL

UPDATED: 10.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED 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.