



## CONTACT

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## THE PROPERTY:

This newly constructed industrial flex space is ideally located close to the Shelley interchange on I-15, as well as Yellowstone Hwy. Large open space for flexible tenant use. Each of the 4 suites can be used individually or combined for larger needs, and each are equipped with an ADA restroom, a hard walled office and overhead doors.



## Property Information:

**Property Type:** Industrial flex space

**Building Size:** 6,400 SF

**Suite Size:** 4 Suites at 1,600 SF each

**Lot Size:** .41 Acres

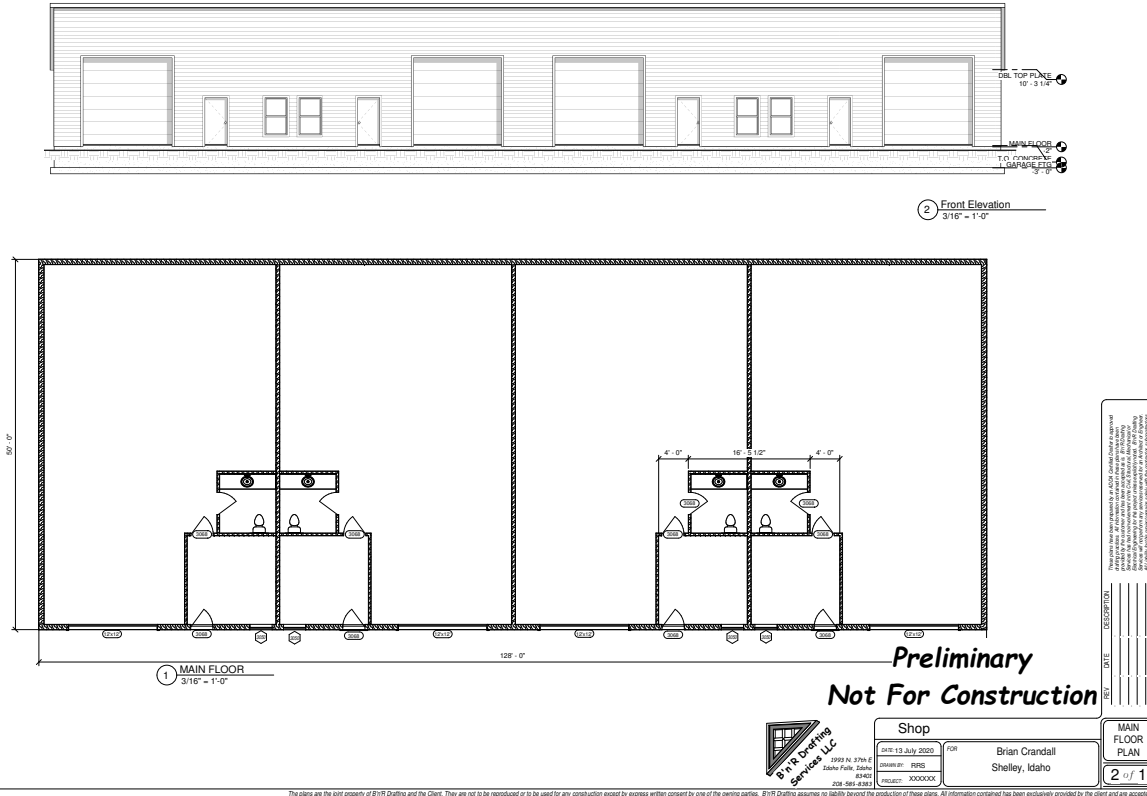
**Adjacent Lot:** .38 Acres

## Property Features:

- Excellent access off I-15 just North of Shelley Interchange near Dad's Truck Stop
- Total building is 6,400 SF consisting of 4 suites of 1,600 SF each
- Tenant can lease one or more suites depending on needs

Each suite contains:

- One hard walled office
- One ADA restroom
- One large 14' overhead door
- Large shop area

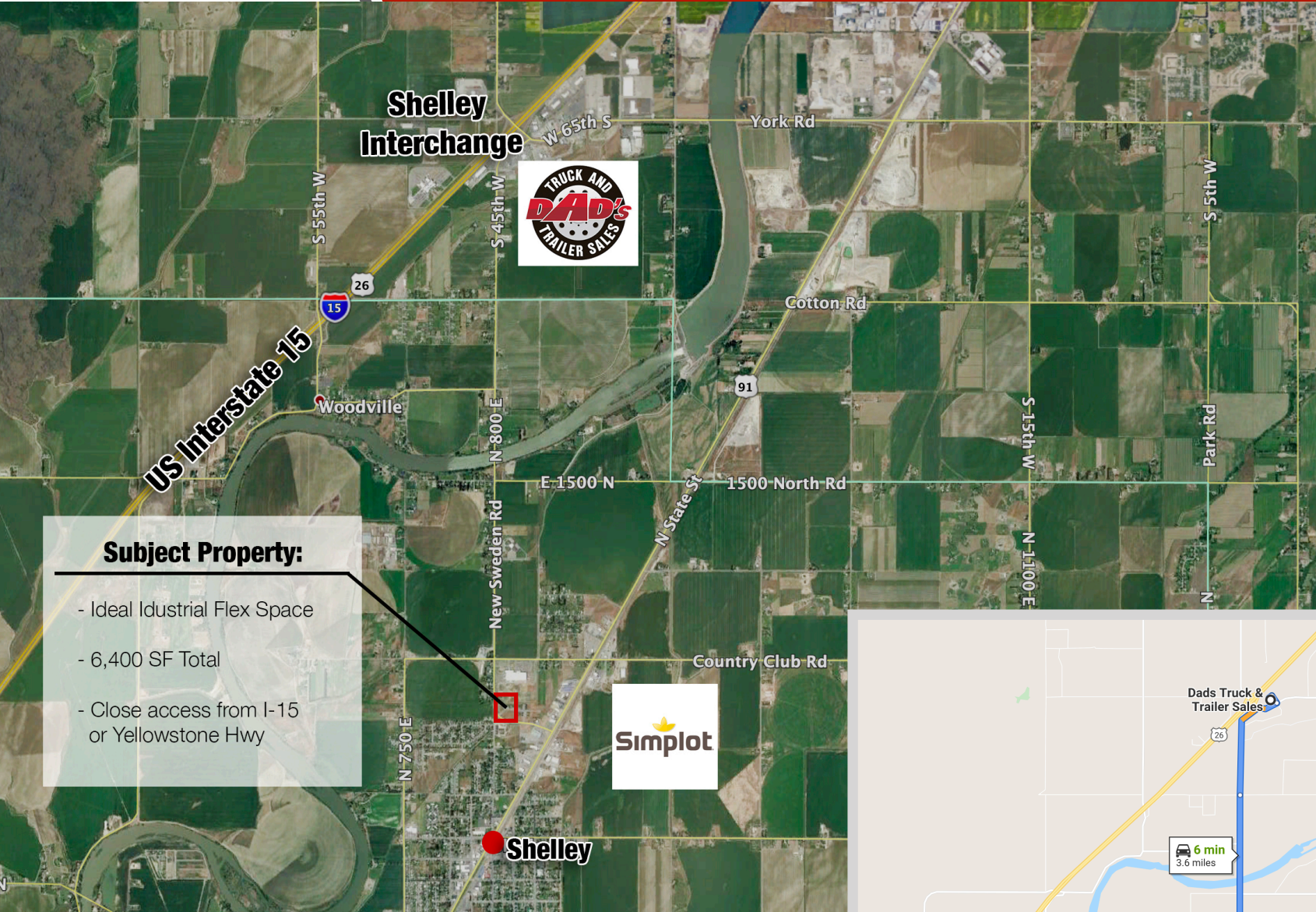


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**Subject Property:**

- Ideal Industrial Flex Space
- 6,400 SF Total
- Close access from I-15 or Yellowstone Hwy

**LOCATION:**

Located just 3 miles south of I-15 Shelley interchange. Excellent access off I-15 just North of Shelley Interchange near Dad's Truck Stop Exit.

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