

## OFFERING MEMORANDUM

1641-1645 WOODRUFF PARK CR | IDAHO FALLS, ID

# 1641-1645 WOODRUFF PARK



6.26% CAP  
**\$825,000**

**TOK** COMMERCIAL  
REAL ESTATE

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The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.



# OFFERING SUMMARY

## THE OFFERING OVERVIEW

Offering Price:	<b>\$825,000</b>
Capitalization Rate:	<b>6.26%</b>
Net Operating Income:	<b>\$51,625</b>
Current Occupancy:	<b>71.5% Occupied</b>
Tenants:	<b>Elite Roofing Solutions, Real Steel</b>
Lease Type:	<b>Modified Gross</b>
Average Lease Rate:	<b>\$5.83/SF</b>

## THE OFFERING HIGHLIGHTS

- Main floor dedicated office with the opportunity for additional offices on the 2nd floor
- 2nd floor is finished open conference room | storage
- 12' x 14' overhead doors (3) and heated bays
- Side entrance to fenced rear storage



# PROPERTY SUMMARY

## THE PROPERTY PROPERTY OVERVIEW



Property Name: 1641 Woodruff Park Circle



Property Address: 1641 -1645 Woodruff Park Cr, Idaho Falls 83402



Property Description: Industrial | Flex Space



Building Size: 12,382 SF



Construction Date: 2008



Parking: Ample





## PROPERTY PHOTOS



# SITE AERIAL



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**GAIN ACCESS TO A  
FULL OFFERING MEMORANDUM**

**CLICK HERE** to sign the  
confidentiality agreement



**SIGN**  
CONFIDENTIALITY  
AGREEMENT

**1641-1645  
WOODRUFF PARK**

**THANK YOU!**