

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

## Meridian Retail/Office/Warehouse Land For Sale or Build to Suit

Location: 1880-1940 S. Meridian Road, Meridian Idaho  
Southern Springs (SEC of Overland & Meridian)

<u>For Sale or Build to Suit:</u>	<u>Lot</u>	<u>Size:</u>	<u>Price:</u>
1900 S. Meridian Rd	Parcel B	± 33,541 Sq. Ft. (±.770 Acres)	\$268,328 (\$8/Sq. Ft.)
1940 S. Meridian Rd	Lot #15	± 40,053 Sq. Ft. (± .9190 Acres)	\$600,795 (\$15/Sq. Ft.)

<u>For Lease/Build to Suit:</u>	<u>Lot</u>	<u>Size:</u>	<u>Price:</u>
1880 S. Meridian Rd	Parcel A	± 30,000 Sq. Ft. (±.688 Acres)	Build to Suit Only (see attached site plan)

Built to Suit Size: ± 2,000 to 12,000 Sq. Ft.

Build to Suit Rent: Call Broker to discuss

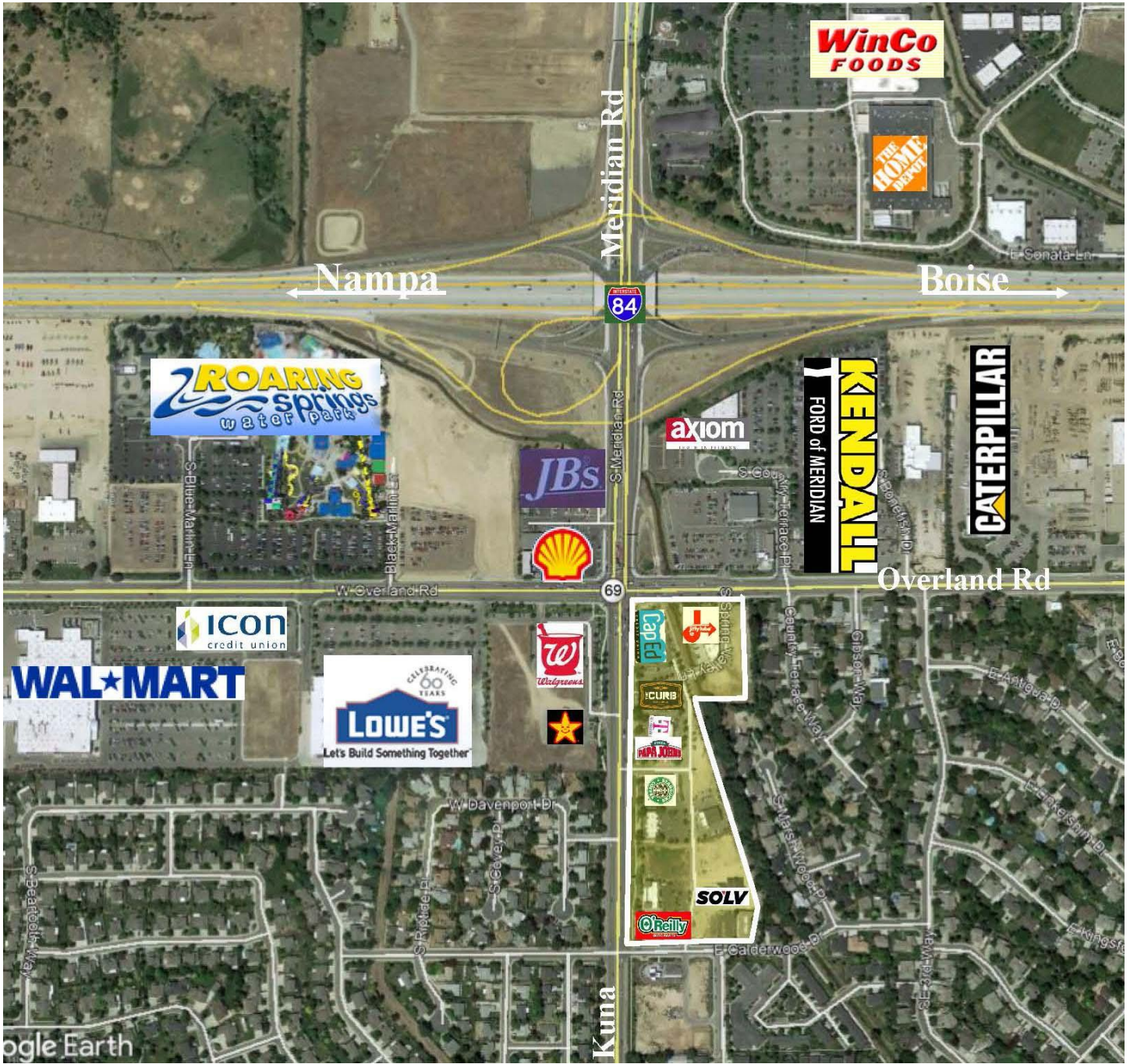
- Comments:
- ▶ Multi Tenant or Single Tenant Buildings
  - ▶ Zoning CG- General Commercial (Meridian)
  - ▶ Great for office, showroom, sales, warehouse, retail, etc.
  - ▶ Signage available on pylon sign on Meridian Road
  - ▶ High ceilings 12' to 20'
  - ▶ Construction complete in 6 months
  - ▶ I-84/Meridian Interchange provides great accessibility to the Treasure Valley
  - ▶ Seller financing available
  - ▶ Traffic Study, plat, environmental, ALTA survey, and soils report available for review.
  - ▶ Site is complete with perimeter landscaping, fencing, utilities, pressurized irrigation, greenbelt and pylon signage.
  - ▶ Traffic Counts:
    - Overland Road: 23,911 per day (2014)
    - Meridian Road: 30,808 per day (2012)

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\*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.