

MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

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

Location: 1850/1930/1940 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>
1930 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 Build to Suit:</u>	<u>Lot</u>	<u>Size:</u>	<u>Price:</u>
1850 S. Meridian Rd	Parcel A	± 30,000 Sq. Ft. (±.688 Acres)	Build to Suit Only (see attached site plan) Surplus land to the north of Dowdy's

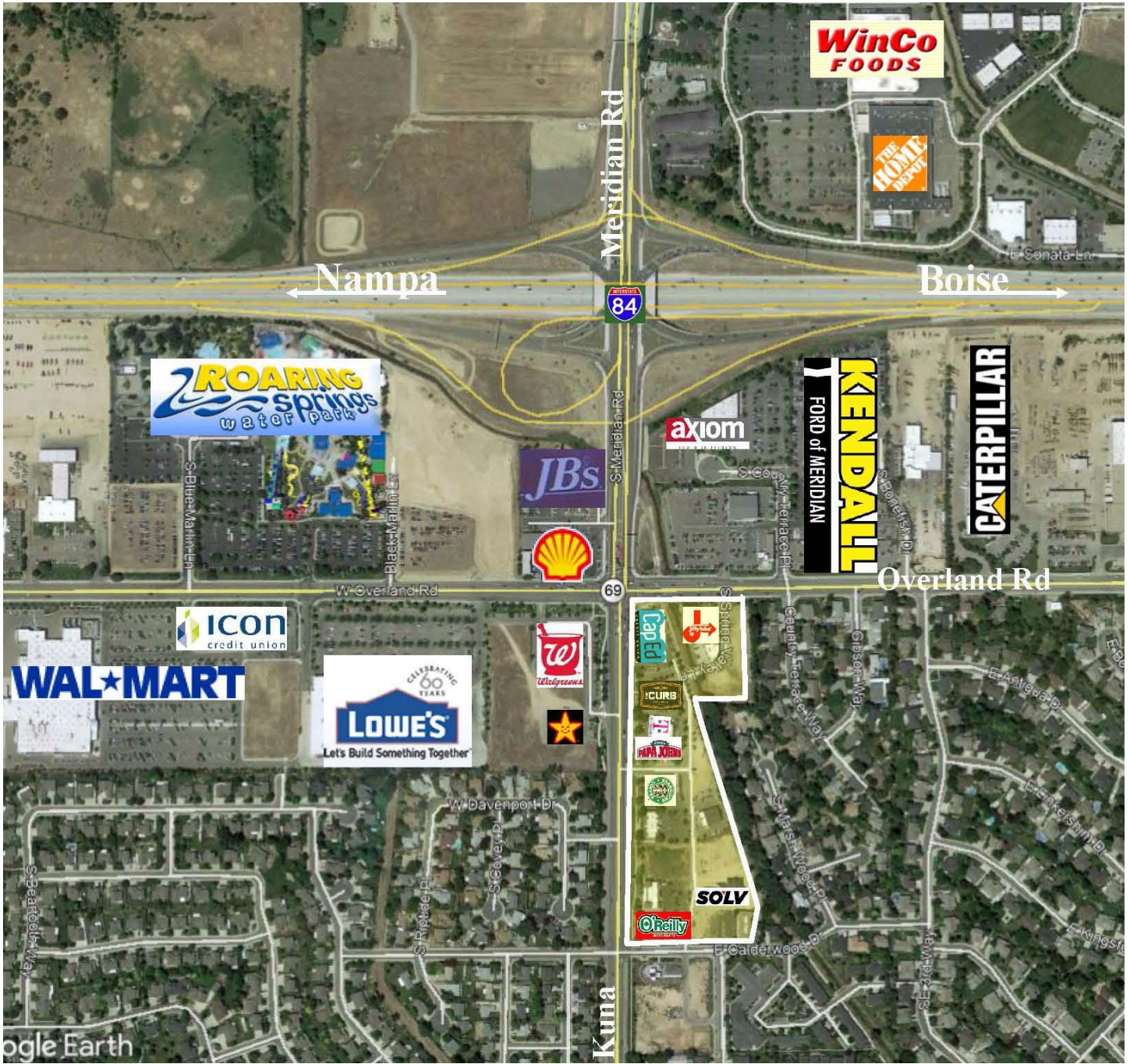
Built to Suit Size: ± 2,000 to 12,000 Sq. Ft.

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)

Owner/Agent: Lawrence A. Ross 208-861-9909
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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.