

# 1050 & 1070 INDUSTRY WAY

MERIDIAN, IDAHO 83642

**1.55 - 2.38 AC OF FULLY DEVELOPED OFFICE PAD SITES**  
FOR SALE

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# 1050 & 1070 INDUSTRY WAY

FULLY DEVELOPED OFFICE PAD SITES FOR SALE

## AVAILABLE PADS

LOT DESCRIPTION:	LOT SIZE:	PRICE/SF:	SALE PRICE:
1050 Industry Way	1.55 AC	\$16.48/SF	\$1,110,000
1070 Industry Way	2.38 AC	\$16.98/SF	\$1,760,000

## DETAILS

<b>PARKING:</b>	63 Existing Stalls (1070)
<b>UTILITIES:</b>	Fully Served; Stubbed to Lot Line
<b>SUBMARKET:</b>	North Meridian
<b>ZONING:</b>	C-G   Limited Office
<b>RESTRICTED USES:</b>	Deed Restricted Office

## HIGHLIGHTS

On site work complete; ingress / egress curb cuts, parking spaces and landscaping

Multiple existing curb cuts / entry points

Pads can be purchased individually or together

Excellent I-84 access, central metro location

Corporate campus location with room to expand



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FULLY DEVELOPED OFFICE PAD SITES FOR SALE



1 MILE RADIUS



POPULATION  
**6,152**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**1.6%**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$141,252**  
1 MI. RADIUS

3 MILE RADIUS



POPULATION  
**74,870**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.7%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$125,705**  
3 MI. RADIUS

5 MILE RADIUS



POPULATION  
**199,168**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.3%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$128,752**  
5 MI. RADIUS

