

FLEXIBLE BTS OR SPEC INDUSTRIAL WITH YARD

120 N NOLA RD, MERIDIAN, ID 83642



FOR MORE INFORMATION CONTACT US:

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FOR LEASE

PROPERTY DETAILS

- ▶ Site Size: 1.614 AC
- ▶ Zoning: C-G (General Commercial)
- ▶ Building SF: ±20,000 SF
- ▶ Suite Sizes: 5,000 SF to ±20,000 SF
- ▶ Lease Rate: Contact Broker
- ▶ Availability: Build-to-Suit or Spec Multi-Tenant Development
 - Single-User Clear Span Build-to-Suit
 - ±20,000 SF Multi-Tenant Building
- ▶ Yard: Approximately ±0.50 Acres
- ▶ Grade Level Doors: Six (6) - (14' x 14')
- ▶ Clear Height: 18' to 23'
- ▶ Parking Ratio: 2.00 / 1,000 SF
- ▶ Power: 480/277 Volt, 3-Phase
- ▶ Mezzanine: Mezzanine space can be accommodated
- ▶ Fire Suppression: ESFR
- ▶ Construction Timeline: Q4 2026 with estimated delivery in Q2 2027



PROPERTY HIGHLIGHTS

- ▶ C-G zoning allowing a wide range of commercial, service, flex, and light industrial uses
- ▶ Prime location approximately 1.6 miles (5 minutes) to I-84 and near the Eagle Road corridor
- ▶ Strategically located within Meridian's primary growth corridor
- ▶ Flexible development capable of accommodating parking, loading, and yard requirements
- ▶ Strong visibility and access ideal contractors, showroom, and customer-facing businesses
- ▶ Proximity to established industrial and commercial users creating a cohesive service hub

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CONCEPTUAL SITE PLAN



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CONCEPTUAL PHOTOS



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LOCATION





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