

NEW CONSTRUCTION INDUSTRIAL PROPERTY FOR SALE

3410 WEST NELIS DRIVE

MERIDIAN, IDAHO 83646



TOK

COMMERCIAL

DAN MINNAERT SIOR, CCIM
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\$8,900,000

UPDATED: 12.20.2024

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OFFERING DETAILS

Property Address **3410 W. Nelis Drive
Meridian, ID 83646**

Building Size **36,100 SF Total**

Lot Size **2.49 Acres**

Zoning **I-L, Light Industrial**

Dock Doors **2**

Grade Doors **4**

Power **800 Amps, 480 Volts, 3 Phase**

Clear Height **26'**

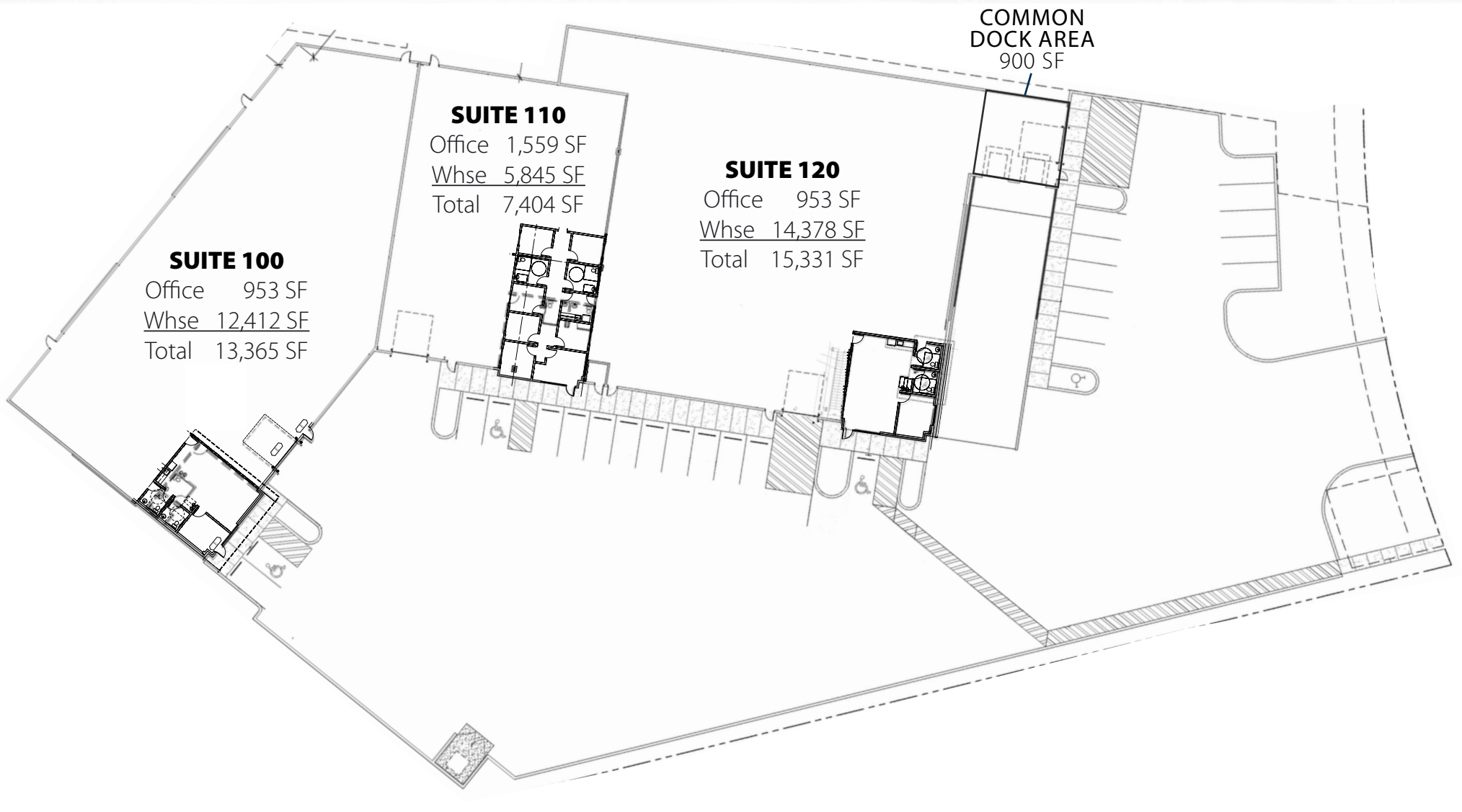
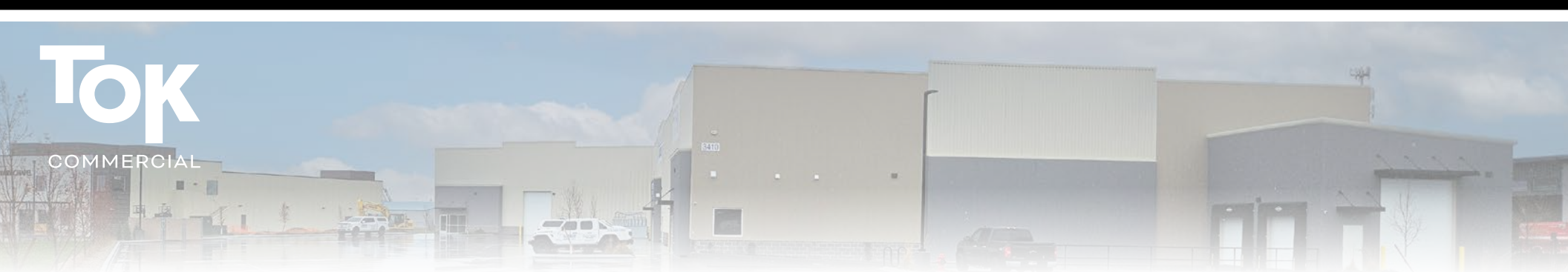


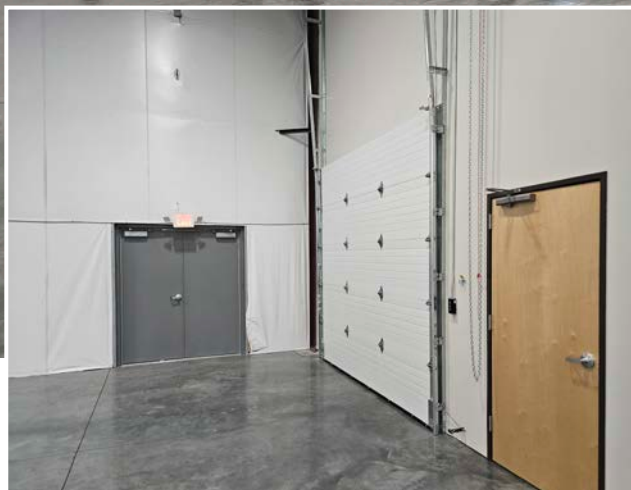
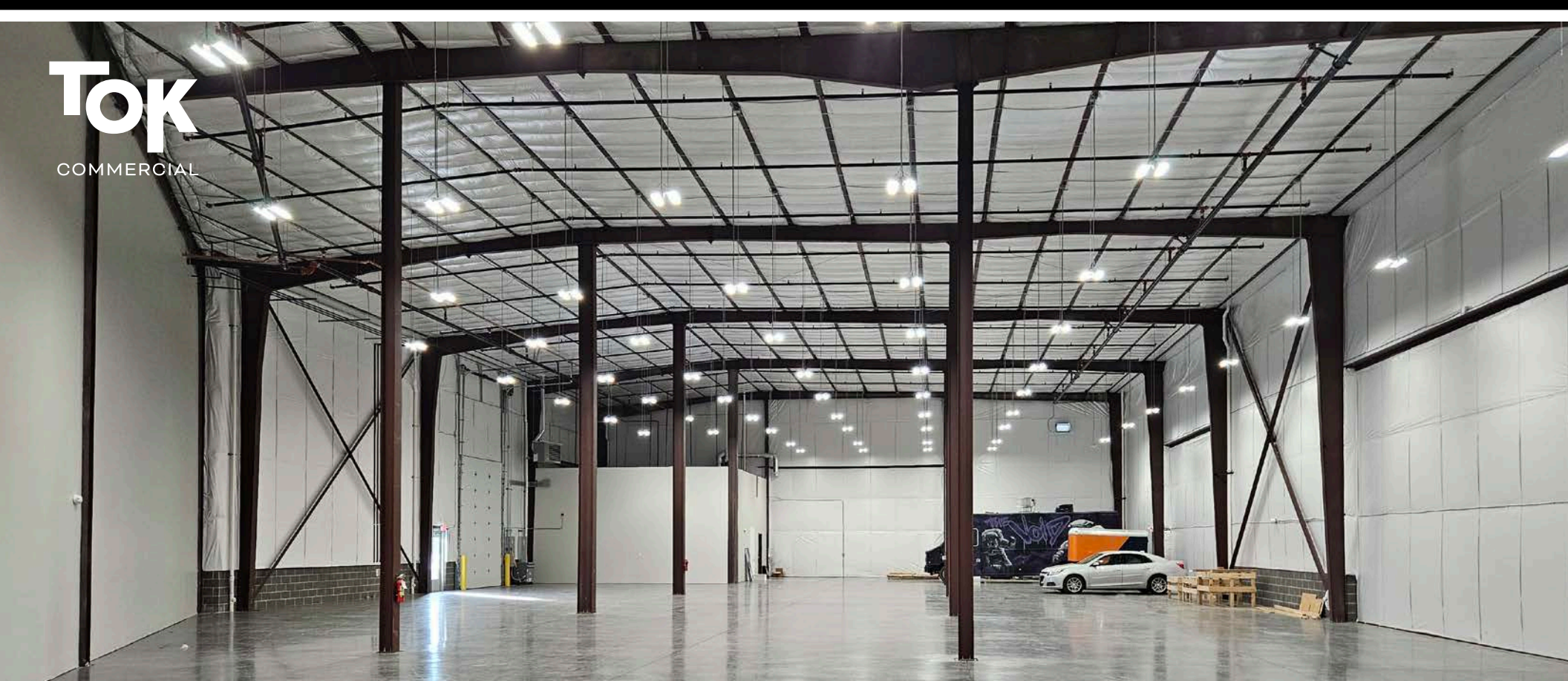
Sale Price **\$8,900,000 | \$246.54/SF**



- New construction industrial building.
- Excellent central location, strategically located just off the Ten Mile Road corridor, surrounded by rapid growth.
- Less than 10 minutes to Interstate access, via Ten Mile's Exit 42.
- Dock high doors and grade level doors.
- Rear storage/patio area.









SITE

LOCATED JUST OFF TEN MILE ROAD CORRIDOR

EASY, DIRECT ACCESS TO THE INTERSTATE!



↓ 9 MINUTE COMMUTE TO I-84

← 15 MINUTE COMMUTE TO NAMPA

20 MINUTE COMMUTE TO BOISE →

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