

FÖLDES RESERVE

3915 N. Ten Mile Rd., Meridian, ID 83642

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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FÖLDESI RESERVE

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OVERHEAD DOORS

Privacy Glass Doors
16'x14' & 14'x14'
Vertical Lift Track
Openers & Keyless Entry



SIZE AVAILIBTY

Wide Range of
Options From
1,856 SF To 12,393 SF
Available



IN-UNIT AMENITIES

Private Baths with
Showers and
Integrated Wet Bars or
Kitchenettes



CLIMATE CONTROLLED

HVAC, Full Insulation,
and Soundproofing
Between Units



ENHANCED SECURITY

Security Systems,
Security Cameras, and
Controlled Access Options



MODERN FEATURES

Floating Staircases, Modern
Gas Fireplaces, Statement
Accent Walls and Ceilings

Welcome to Földesi Reserve — a Premier Light Industrial Development defined by **Architectural Refinement, Elevated Utility,** and an **Ownership-First Model** with extremely limited leasing.

This ownership-first approach preserves the integrity of the **Reserve**, fostering a professional, owner-driven community and offering a rare investment in **Stability, Identity, and Legacy.**

Purpose-built and finely crafted, these limited flex spaces unite **Functionality** with **Elevated Design** — ideal for business, collection, or personal retreat. With only a select number of units, this is a one-time opportunity to own space designed for **Presence, Performance,** and **Permanence.**

PROPERTY DETAILS

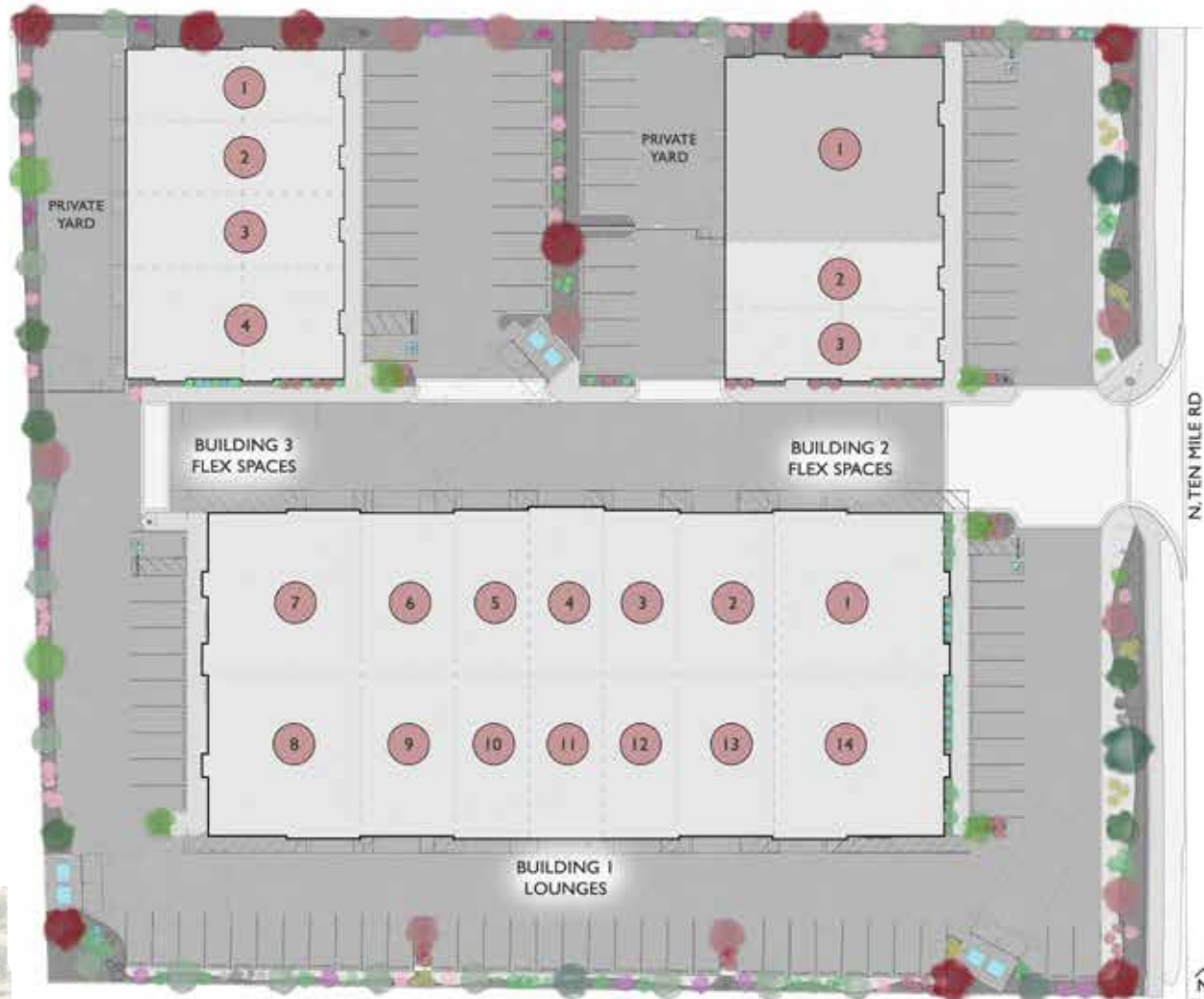
DELIVERY	Q1 2027
PARKING	102 Stalls with RV circulation
UNIT SIZES	1,856 SF - 12,393 SF
CUSTOMIZATION	6 Fully Customizable Collections
CEILING HEIGHT	25'+ Vaulted - 14' Under Mezzanine
OH DOORS	16' x 14' & 14' x 14' Full Privacy Glass OH Doors with Commercial Openers, Keyless Entry, and Vertical Lift Track
INSULATION & SOUNDPROOFING	Full Insulation Package
SECURITY	Security System, Security Cameras, & Controlled Access
INTERNET	High Speed
FIRE SAFETY	Fire Sprinklers
ASSOCIATION	Exquisite Landscaping: Water Features, Lighting, Boulders, Greenery
INTENDED USE	Light Industrial Flex Condos/Buildings



SITE PLAN



BUILDING & CONDO UNIT OVERVIEW



UNIT KEY

BUILDING 1

1	LUXURY CAR ENTHUSIAST COLLECTION	5039 SF
2	LUXURY LOUNGE	2358 SF
3	CAR COLLECTOR-HOBBY MECHANIC	1864 SF
4	WORK-WAREHOUSE	1886 SF
5	CAR COLLECTOR-HOBBY MECHANIC	1864 SF
6	SPORTS & GAME LOUNGE	2358 SF
7	LUXURY CAR ENTHUSIAST COLLECTION	4022 SF
8	LUXURY CAR ENTHUSIAST COLLECTION	4247 SF
9	SPORTS & GAME LOUNGE	2355 SF
10	HOBBY MECHANIC	1856 SF
11	WORK-WAREHOUSE	1856 SF
12	HOBBY MECHANIC	1856 SF
13	TOY RESERVE	2355 SF
14	LUXURY CAR ENTHUSIAST COLLECTION	4022 SF

BUILDING 2

1	SHERBURNE-MARRS HQ	SOLD
2	OFFICE & WAREHOUSE 2	2394 SF
3	OFFICE & WAREHOUSE 3	2386 SF

BUILDING 3

1	OFFICE & WAREHOUSE 1	2538 SF
2	OFFICE & WAREHOUSE 2	2582 SF
3	OFFICE & WAREHOUSE 3	2574 SF
4	OFFICE & WAREHOUSE 4	3948 SF

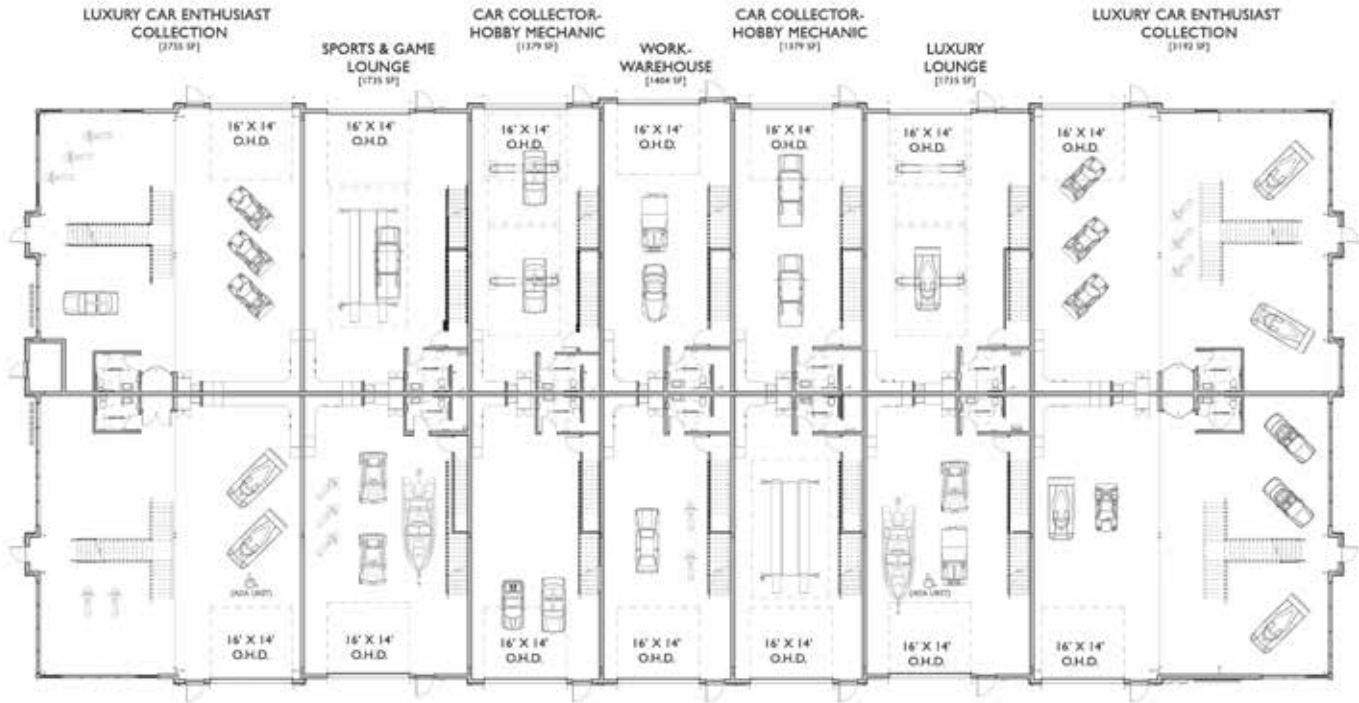
UNIT OVERVIEW

FOLDESI RESERVE BUILDING MARKETING DIMENSIONS (MEASURED FROM FINISH FACE TO FINISH FACES)					
BUILDING 1				BUILDING 2	
Unit 1	5039	Unit 8	4247	Sherburne-Marrs HQ	6667
Ground Level	3192	Ground Level	2805	Ground Level	4573
Mezzanine	1847	Mezzanine	1442	Second Level	2094
Unit 2	2358	Unit 9	2355	Unit 2	2394
Ground Level	1735	Ground Level	1735	Ground Level	1644
Mezzanine	623	Mezzanine	620	Second Level	750
Unit 3	1864	Unit 10	1856	Unit 3	2386
Ground Level	1379	Ground Level	1379	Ground Level	1621
Mezzanine	485	Mezzanine	477	Second Level	765
Unit 4	1886	Unit 11	1856	BUILDING 3	
Ground Level	1404	Ground Level	1379	Unit 1	2538
Mezzanine	482	Mezzanine	477	Ground Level	1738
Unit 5	1864	Unit 12	1856	Second Level	800
Ground Level	1379	Ground Level	1379	Unit 2	2582
Mezzanine	485	Mezzanine	477	Ground Level	1776
Unit 6	2358	Unit 13	2355	Second Level	806
Ground Level	1735	Ground Level	1735	Unit 3	2574
Mezzanine	623	Mezzanine	620	Ground Level	1768
Unit 7	4022	Unit 14	4998	Second Level	806
Ground Level	2755	Ground Level	3172	Unit 4	3948
Mezzanine	1267	Mezzanine	1826	Ground Level	2691
				Second Level	1257



BUILDING 1 FLOOR PLAN

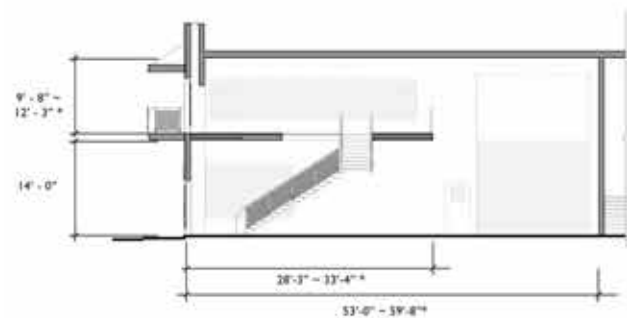
GROUND
LEVEL



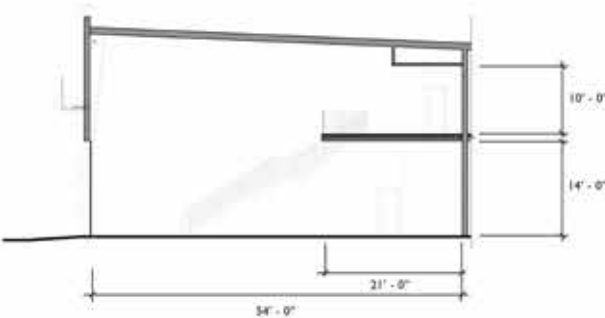
MEZZANINE
LEVEL



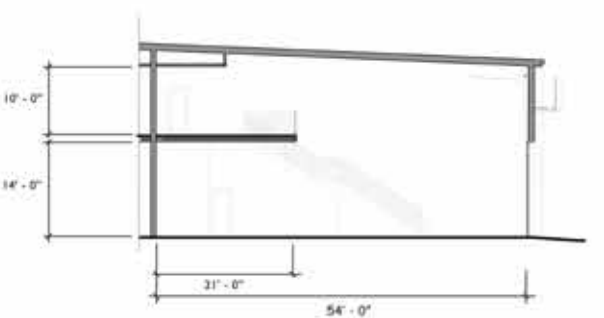
BUILDING 1 SECTION VIEWS



LUXURY CAR ENTHUSIAST
COLLECTION

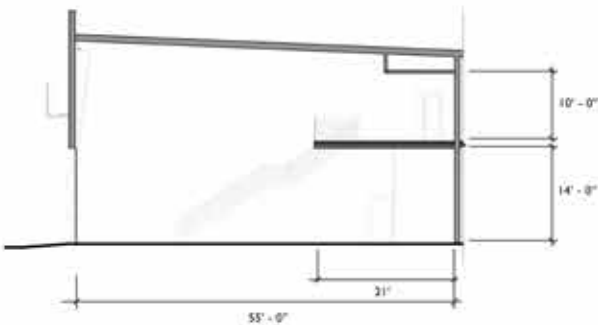


LUXURY LOUNGE
COLLECTION

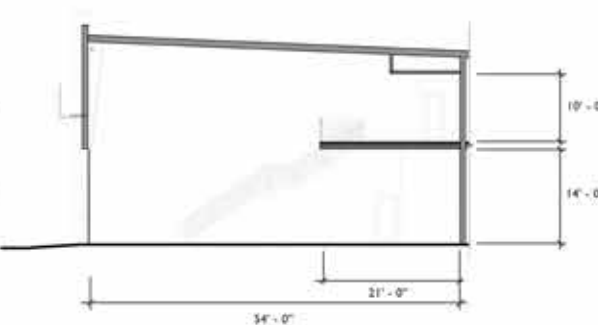


TOY RESERVE
COLLECTION

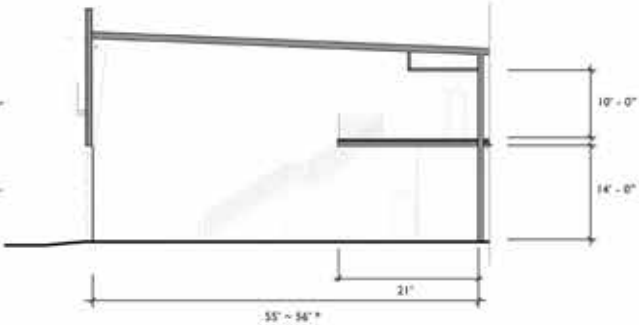
FOLDESI RESERVE
BUILDING I



CAR COLLECTOR-
HOBBY MECHANIC
COLLECTION



SPORTS & GAME LOUNGE
COLLECTION



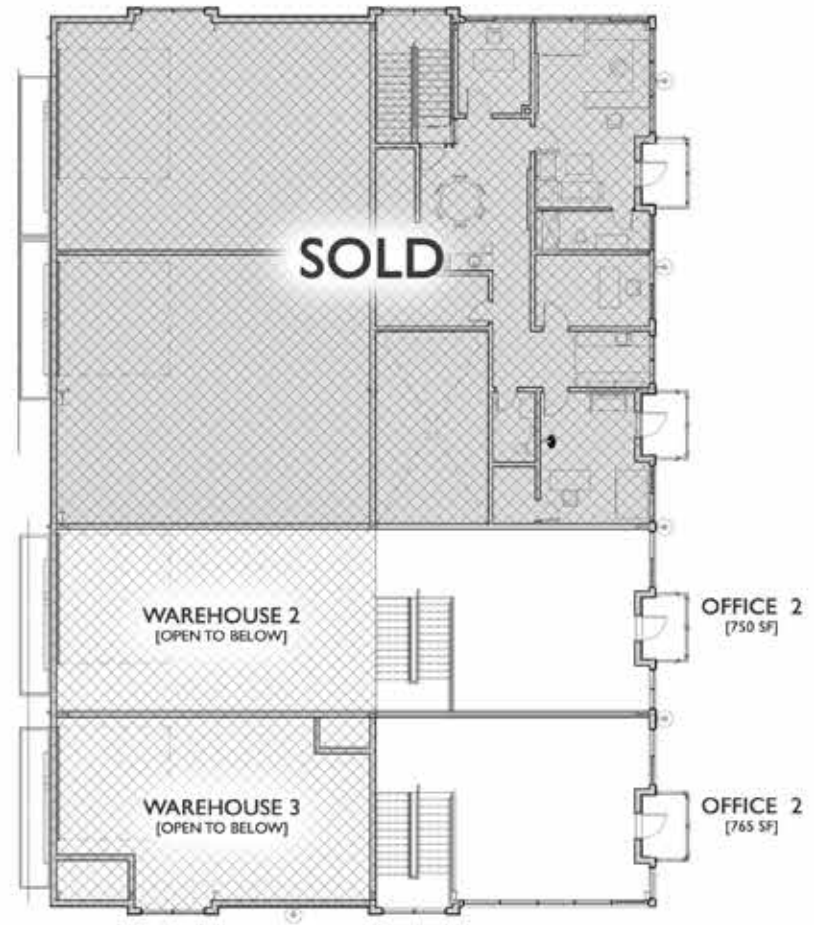
WORK-WAREHOUSE
COLLECTION

* UNIT SIZES VARY PER UNIT ASK MANAGEMENT FOR SPECIFIC SIZES OF UNITS.

BUILDING 2 FLOOR PLAN



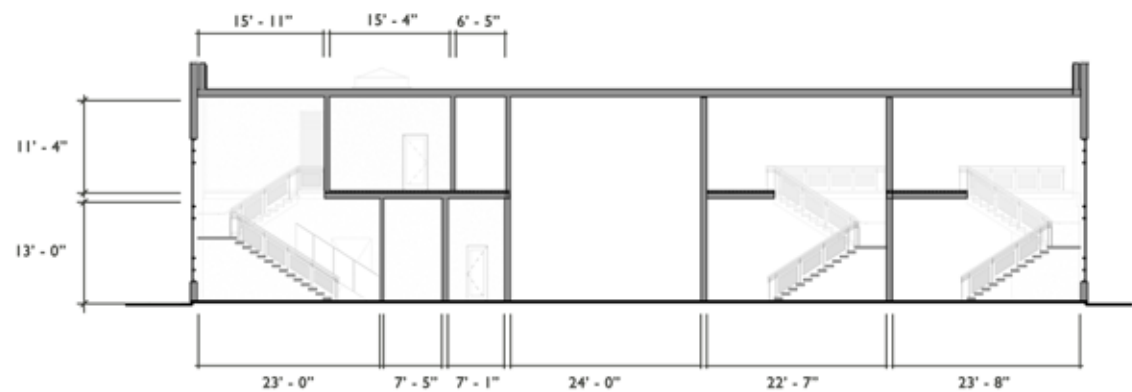
BUILDING 2 - GROUND LEVEL UNITS



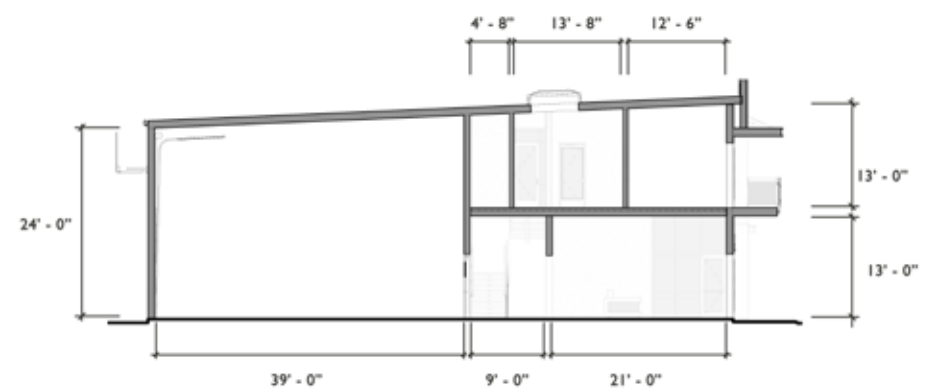
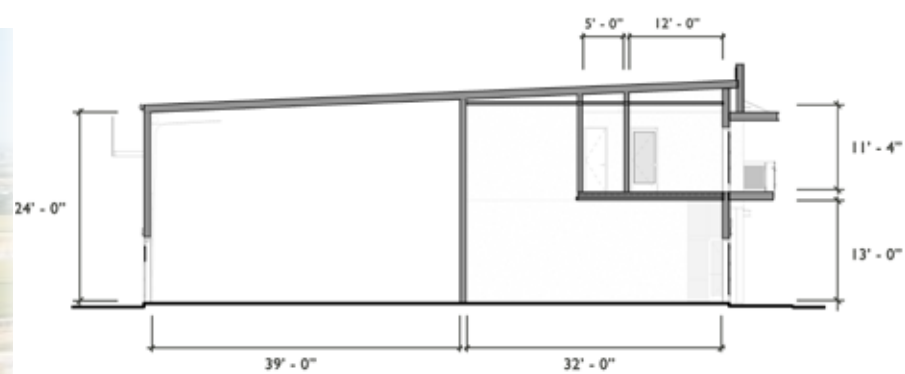
BUILDING 2 - SECOND LEVEL UNITS



BUILDING 2 SECTION VIEWS

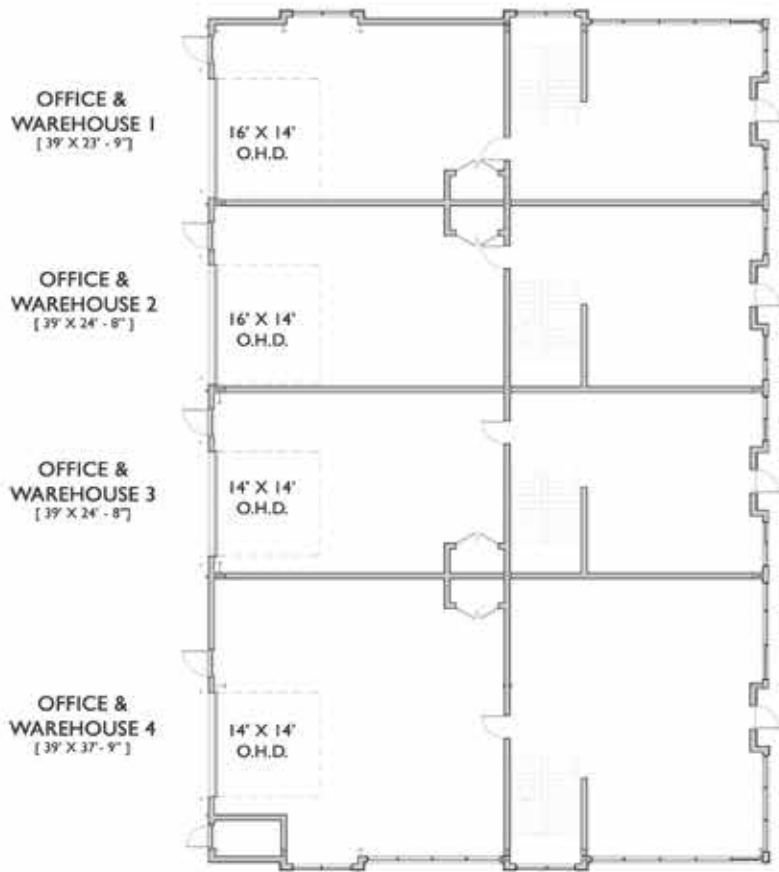


FOLDESI RESERVE
BUILDING 2

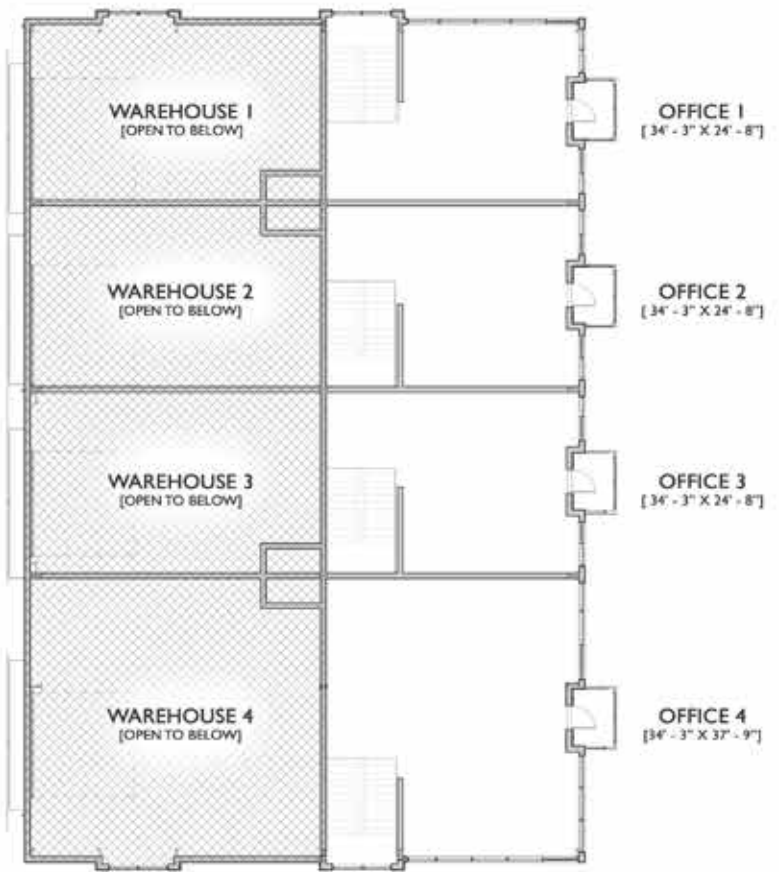


* UNIT SIZES VARY PER UNIT. ASK MANAGEMENT FOR SPECIFIC SIZES OF UNITS.

BUILDING 3 FLOOR PLAN



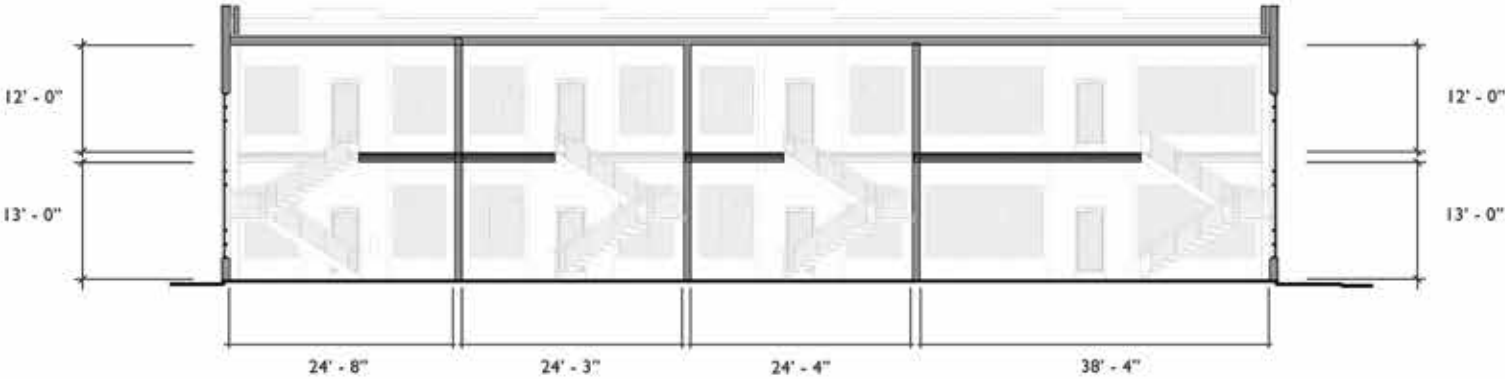
BUILDING 3 - GROUND LEVEL UNITS



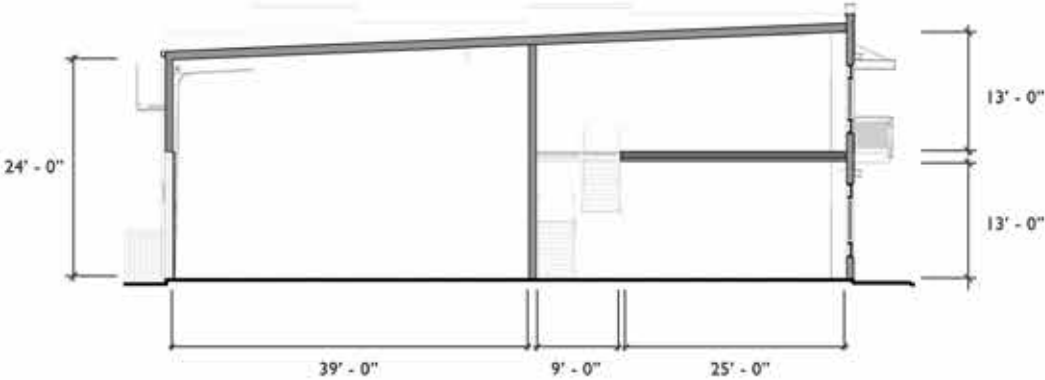
BUILDING 3 - SECOND LEVEL UNITS



BUILDING 3 SECTION VIEWS



FOLDESI RESERVE
BUILDING 3



* UNIT SIZES VARY PER UNIT. ASK MANAGEMENT FOR SPECIFIC SIZES OF UNIT.

DISTANCE

SPURWING CLUB

2.4 MI | 6 MINS

DOWNTOWN EAGLE

8.5 MI | 19 MINS

DOWNTOWN MERIDIAN

4.0 MI | 9 MINS

DOWNTOWN BOISE

15.6 MI | 20 MINS

BOISE AIRPORT

14.9 MI | 20 MINS

LUCKY PEAK LAKE

24.9 MI | 29 MINS

INTERSTATE 84

3.2 MI | 6 MINS



FÖLDESI RESERVE

PRESTIGIOUS FEATURES

Private Bathrooms with Shower & Urinal Options

Custom Work Bench, Display, and Organizational Cabinetry

Shop Sink

Mezzanine / Loft Lounge Space

Second Level Office Space

Half Bathroom on Mezzanine

Modern Floating Staircases

Wet Bars / Kitchenettes

Customizable Lighting

Customizable Modern Gas Fireplaces

Full Insulation Package with Soundproofing Between Units

Hand Textured Drywall Walls and Ceilings

Decorative Accent Wall and Ceiling Treatments



AMENITIES THAT REDEFINE THE CATEGORY

Epoxy or Polished Concrete Flooring

Natural Lighting

Lighted Business Signage (Buildings 2 & 3)

Lighted Condo Unit Signage

Man Door Entry

Suspended Outdoor Balconies

3 Phase Power to All Buildings (208Y/120V 3ph)

HVAC (Heating and Cooling)

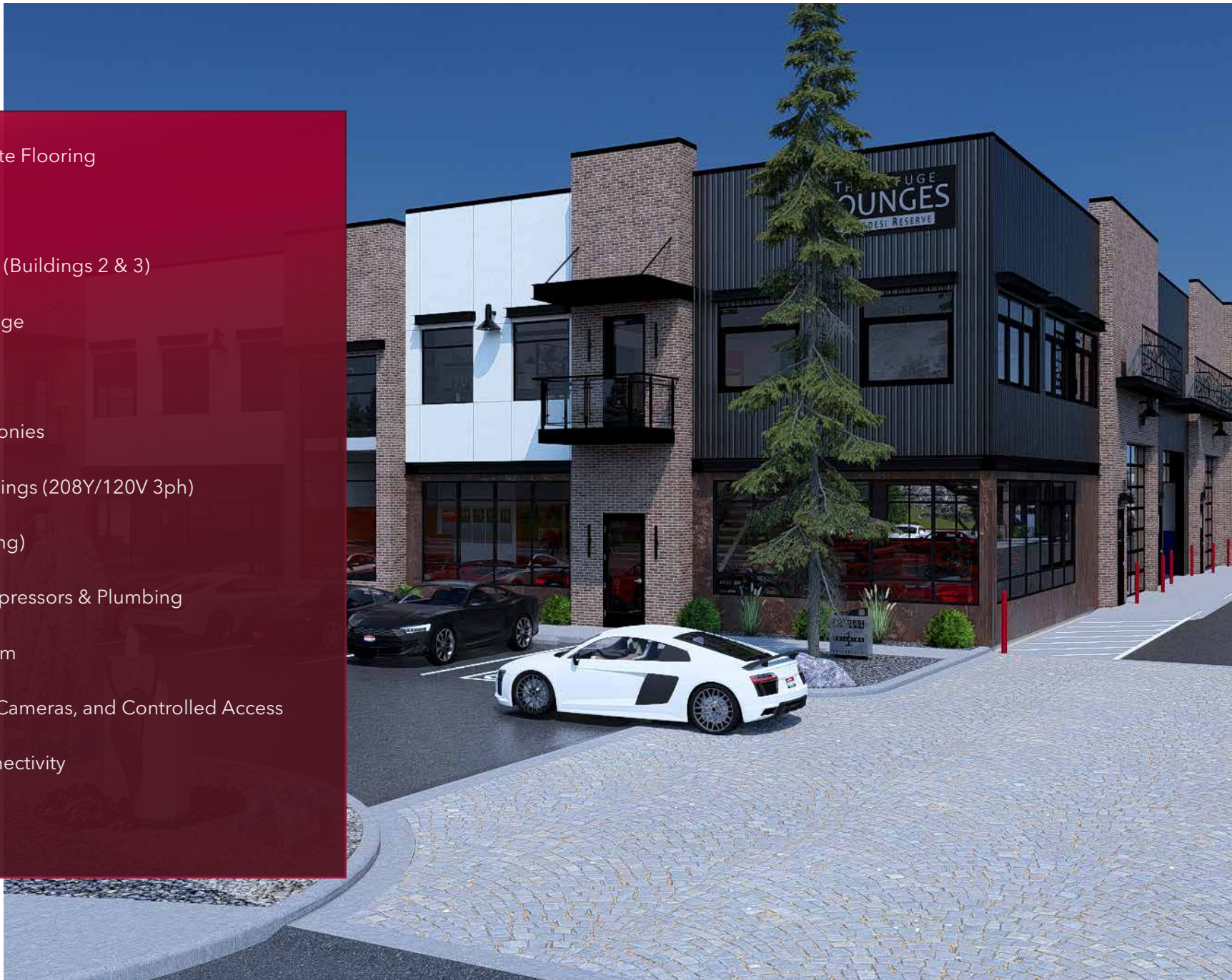
Optional Hidden Air Compressors & Plumbing

Retractable Central Vacuum

Security System, Security Cameras, and Controlled Access

High Speed Internet Connectivity

Fire Sprinklers



IDEAL BUSINESSES FOR FÖLDESI



OFFICE SPACE

Command attention the moment clients enter your private, tech- forward suite at Földesi Reserve. Rich woods, leather accents, and discreet concierge touches turn everyday decisions into boardroom power plays.



WAREHOUSE

Store, stage, and ship from a climate-controlled space that looks as sharp as your showroom. Polished concrete, mezzanine lounges, and spacious storage add a dash of luxury to your logistics.



SERVICES

Whether you cut deals, service clients, or craft experiences, a Földesi Reserve flex space signals mastery before a word is spoken. Sophisticated interiors and exteriors tell every guest they've reached the apex of service.



LIGHT INDUSTRIAL FLEX BUILDINGS/CONDOS



AREA OVERVIEW

MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.





FOR MORE INFORMATION, PLEASE CONTACT

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