

# MERIDIAN FLEX BUILDING

CBRE

**\$5,030,000**  
5.5% CAP RATE

MERIDIAN  
FLEX  
BUILDING

50 S. Adkins Way, Meridian, Idaho 83642

CONFIDENTIAL OFFERING MEMORANDUM



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**MERIDIAN  
FLEX  
BUILDING**

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# MERIDIAN FLEX BUILDING

## EXECUTIVE SUMMARY

01





# EXECUTIVE SUMMARY

## The Offering



PRICE / SF  
**\$284.10**



NOI  
**\$276,361.56**



CAP RATE  
**5.5%**

- **NNN-LEASED CLASS A INDUSTRIAL PROPERTY FOR SALE**
- **BUILDING SIZE: 17,705 SF**
- **ZONING: LIGHT INDUSTRIAL**
- **100% OCCUPIED WITH FOUR CREDIT TENANTS**
- **QUALITY MASONRY CONSTRUCTION**
- **FRANKLIN ROAD FRONTAGE**
- **EXISTING REAR GRADE LEVEL DOORS FOR EASY LOADING/DELIVERY**
- **AMPLE PARKING**
- **PREMIER MERIDIAN LOCATION**
- **EASILY ACCESSIBLE**
- **VERY RARE, EXTREMELY HARD-TO-COME-BY MERIDIAN INDUSTRIAL BUILDING**



**MERIDIAN  
FLEX  
BUILDING**



## Investment Highlights



**100% OCCUPIED  
WITH CREDIT  
TENANTS**



**BRAND NEW  
EFFICIENT CLASS  
A CONSTRUCTION**



**FRONTING FRANKLIN  
ROAD IN PREDOMINANT  
MERIDIAN LOCATION**



**STRATEGICALLY POSITIONED IN A  
HIGHLY DESIRABLE CENTRAL AREA  
BOASTING AN EXCEPTIONALLY LOW  
VACANCY RATE**





# MERIDIAN FLEX BUILDING

PROPERTY  
DESCRIPTION

02





## Property Overview



ADDRESS	50 S. Adkins Way, Meridian Idaho 83642
MARKET/SUBMARKET	Meridian, Idaho – Boise MSA
SQUARE FOOTAGE (NET LEASEABLE AREA)	17,705 SF
LOT SIZE	1.29
YEAR BUILT	2022
OCCUPANCY	100%
OPERATING EXPENSES	\$0.28 PSF





# MERIDIAN FLEX BUILDING

LOCATION  
OVERVIEW

03







**MERIDIAN  
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## Location Overview

Located at 50 S Adkins Way in Meridian, Idaho, this office space benefits from being situated in a vibrant and thriving area. The surrounding neighborhood is known for its mix of commercial and residential properties, making it an attractive location for various types of tenants.

Given its proximity to Boise, the state capital, this area is home to a diverse range of businesses. From small startups to established corporations, the tenant base includes industries such as technology companies, healthcare providers, financial services firms, legal offices, and more.

Many professionals are drawn to Meridian due to its strong job market and excellent quality of life. As such, potential tenants looking for office space on S Adkins Way are likely to be individuals or businesses seeking modern facilities with convenient amenities nearby.

The neighboring areas offer numerous dining options ranging from fast-food chains to upscale restaurants, providing ample choices for quick lunches or business meetings over meals, creating convenience during work hours.

In addition, several shopping centers are within proximity that offer retail therapy opportunities after productive working days. Employees can relax and unwind while running errands and picking up necessities without commuting long distances.

Furthermore, residents also highly value access to recreational activities like parks, trekking trails, and sports complexes, allowing them to lead healthy, balanced lifestyles, which makes the vicinity around the property appealing not only to commuters but also to families.



Overall, considering these factors along with the prime location near major roadways and public transportation hubs, anyone leasing office space at 50 S Adkins Way will have a good chance of attracting a wide variety of professional tenants who would appreciate accessibility to local amenities, comfortable workspaces, and conducive productivity.

With its proximity to Boise and a diverse range of industries present in the area, this property is well-positioned to attract professionals from various sectors. Additionally, the nearby amenities, such as dining options and shopping centers, contribute to the overall appeal of this location. Whether it be startups or established businesses, leasing out office space at 50 S Adkins Way presents an opportunity for landlords to cater to a wide variety of professional tenants looking for a productive work environment with easy access to essential services and recreational activities.





# MERIDIAN FLEX BUILDING

MARKET  
OVERVIEW

04





## Market Overview

Meridian, Idaho, has emerged as a vibrant economic hub in recent years, attracting businesses and creating numerous employment opportunities. The city's strategic location near Boise, the state capital of Idaho, contributes to its growth and prosperity.

According to up-to-date statistics, Meridian has experienced significant job market expansion. As of **August 2024**, the unemployment rate in Meridian stands at an impressively low **3.2%**. This figure is notably below both the statewide and national averages.

The key drivers behind this robust employment growth are diverse industries that have established themselves within Meridian. Sectors such as healthcare services, technology companies, retail trade, manufacturing firms, and construction industry-related enterprises contribute significantly to local job creation.

Additionally, the entrepreneurial spirit thriving in Meridian is notable, with many small businesses flourishing across various sectors, including hospitality establishments like restaurants and hotels or professional service providers such as legal offices or accounting firms.

Furthermore, larger corporations have recognized Meridian's potential for business development, leading them to establish their headquarters or open regional branches within the city limits, further boosting residents' employment options. These include major employers from different fields like Micron Technology Inc., and St Luke's Health System, among others, contributing substantially towards expanding the workforce and raising income levels throughout the area.





This strong economy, coupled with a welcoming business environment, attracts skilled professionals who find attractive career prospects. It also offers stability and security for existing residents looking forward to advancing their careers locally without having to commute long distances daily, thereby enhancing the overall quality of life experienced by all inhabitants.

As more individuals call Meridian home due to its growing reputation as a prosperous place filled with opportunity, it continues experiencing a population increase. This has resulted in escalating demand for housing units, particularly single-family homes. However, multifamily dwellings are available for those who prefer them, making the real estate sector highly active. These trends reflect the ever-increasing attractiveness that the city of Meridian holds.





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# MERIDIAN FLEX BUILDING



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