



Meridian Commerce Park

4911 W. GRAND MOGUL DR. | MERIDIAN, ID.

**RARE NEW CLASS A INDUSTRIAL
BUILDING IN MERIDIAN**
Building Shell Completed!

BUILDING J
±81,328 SF remaining
divisible to ±20,280 SF



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@ industrial


SAWTOOTH
DEVELOPMENT GROUP

CBRE

PROJECT OVERVIEW



10-15
buildings
on 120 acres



Over 2,000,000
square feet total



Located in Meridian, Idaho
(Boise MSA) at I-84 and Black
Cat Road with easy access to
the entire Boise metro area



Highway Access:

- Near the new Highway 16/I-84 interchange (¾ mile west).
- Provides access to I-84 and US-20/26.
- Highway 16 improvements will connect to Eagle, Star, and Middleton.



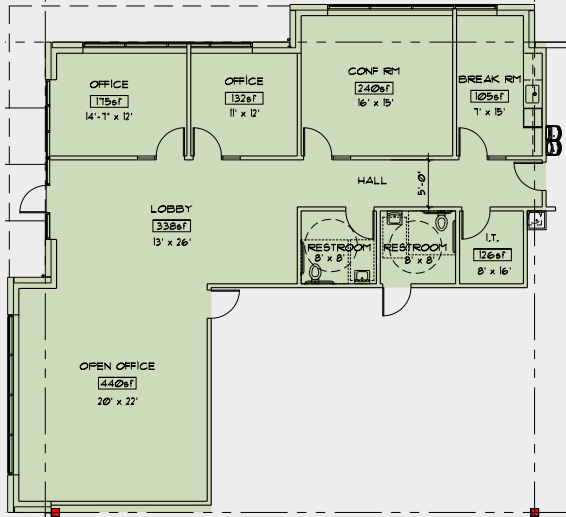
FUTURE DEVELOPMENT

BUILDING J



BUILDING J DETAILS

±1,982 SF Spec Office



Rare Class A
Industrial in
Meridian



±81,328 SF
Available;
Divisible to ±20,280 SF



32'
Clear Height



Column Spacing
Truck Court
Depth



195'
Building Depth



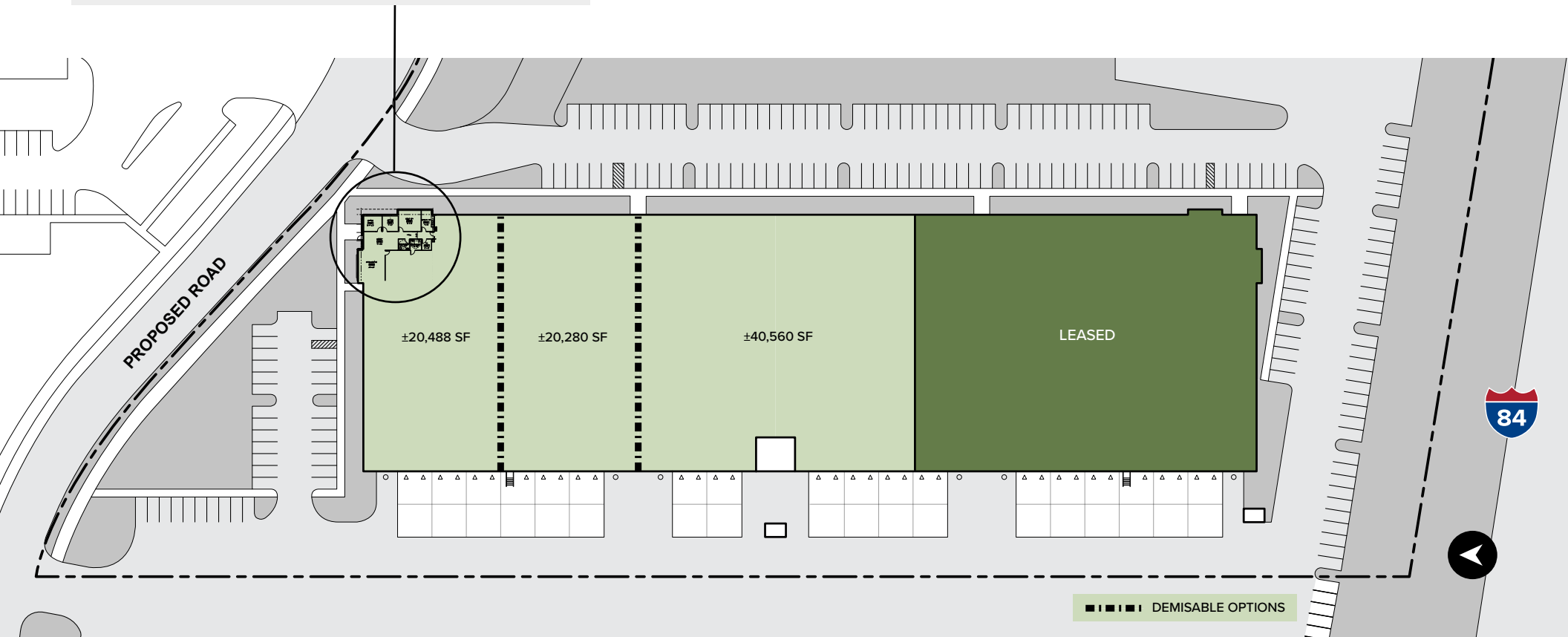
±34
Dock Doors



Grade-Level
Doors Available



480v/277 3-Phase
Power



■■■■■ DEMISABLE OPTIONS

LOCATION HIGHLIGHTS



LOCATION HIGHLIGHTS

±4 Miles West

| | |
|-----------------------|---------------|
| WINCO FOODS | POPEYES |
| CWI | JIMMY JOHN'S |
| SAINT ALPHONSUS | PANDA EXPRESS |
| FREDDY'S STEAKBURGERS | AUTOVOL |



BUILDING J

IDAHO CENTRAL CREDIT UNION

STARBUCKS

GROCERY OUTLET

MAVERIK
COSTA VIDA
BLAZE PIZZA
ZUPAS

FEDEX

VALVOLINE

HAPPY TERIYAKI

EPIC SHINE

DUTCH BROS COFFEE

SCHEELS

SALTZER HEALTH

AMAZON

PROPERTY IMAGES





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