

FOR SUBLEASE

55 N. Truckee Ave., Suite 100

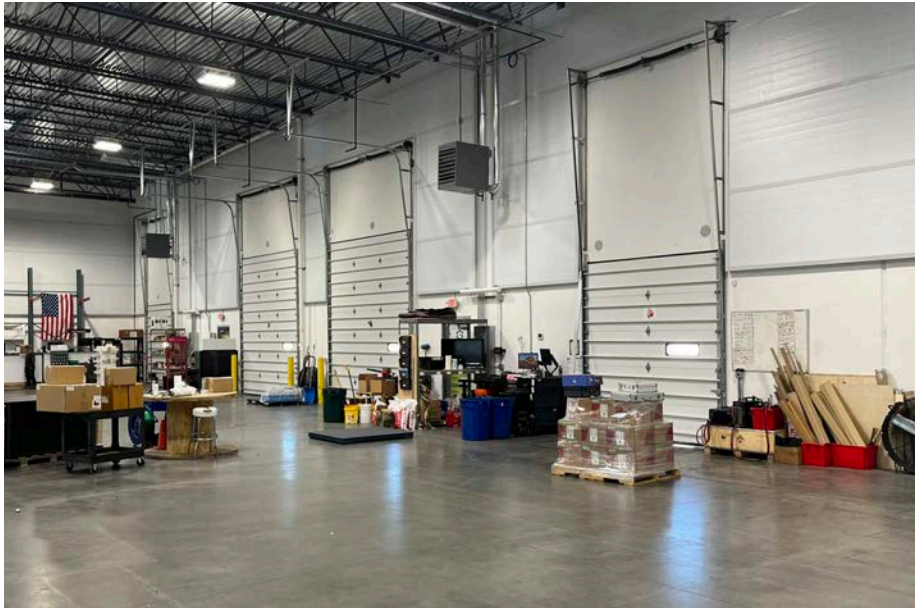
Meridian, ID 83642



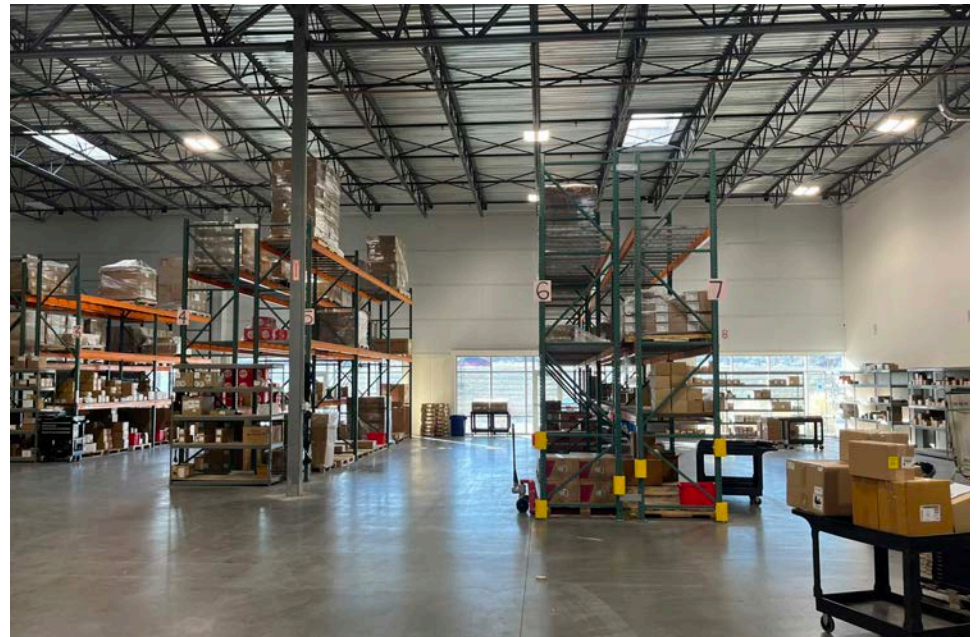
**MERIDIAN LIGHT INDUSTRIAL
WAREHOUSE SPACE**



PROPERTY HIGHLIGHTS



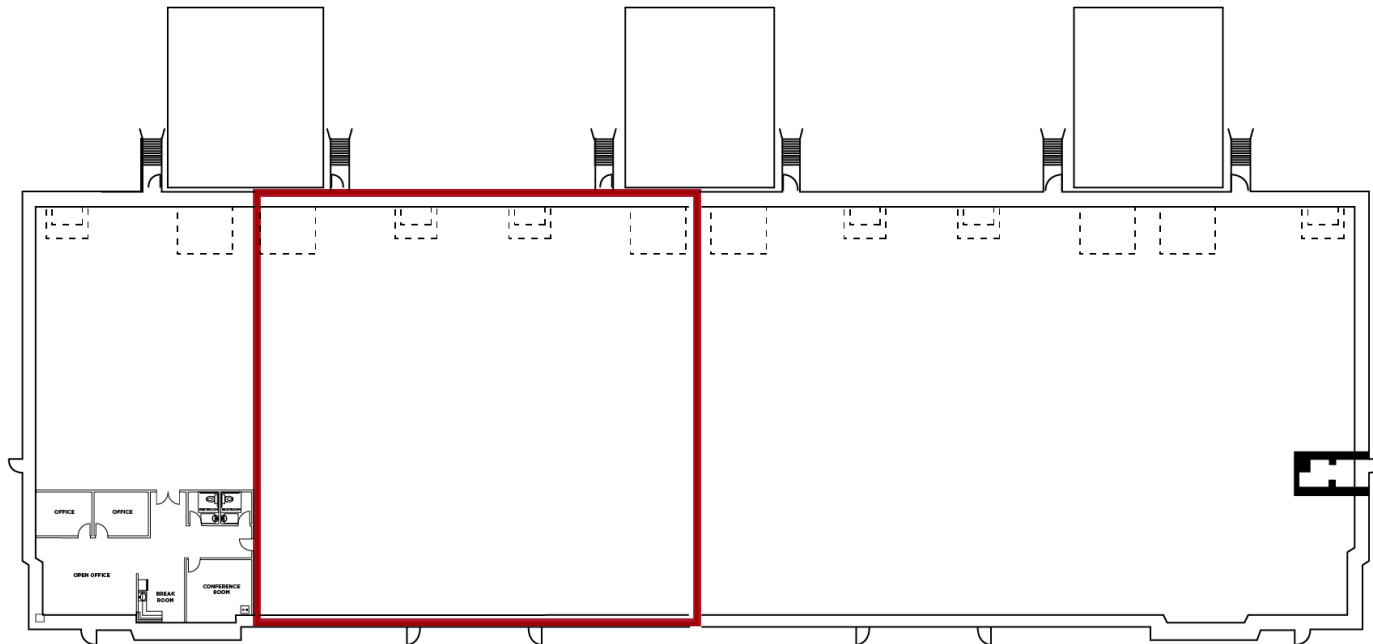
AVAILABLE	±9,670 SF - Flexible Sizing Options
SUBLEASE RATE	\$1.00/SF
LEASE TYPE	Modified Gross
LEASE EXPIRATION	February 28, 2027
OVERHEAD DOORS	Up To 2 Dock High, 2 Drive-In
CLEAR HEIGHT	24'
BUILDING/ LOT SIZE	30,000 SF Total on 2.795 Acres
ZONING	I-L (Light Industrial)



PROPERTY FEATURES

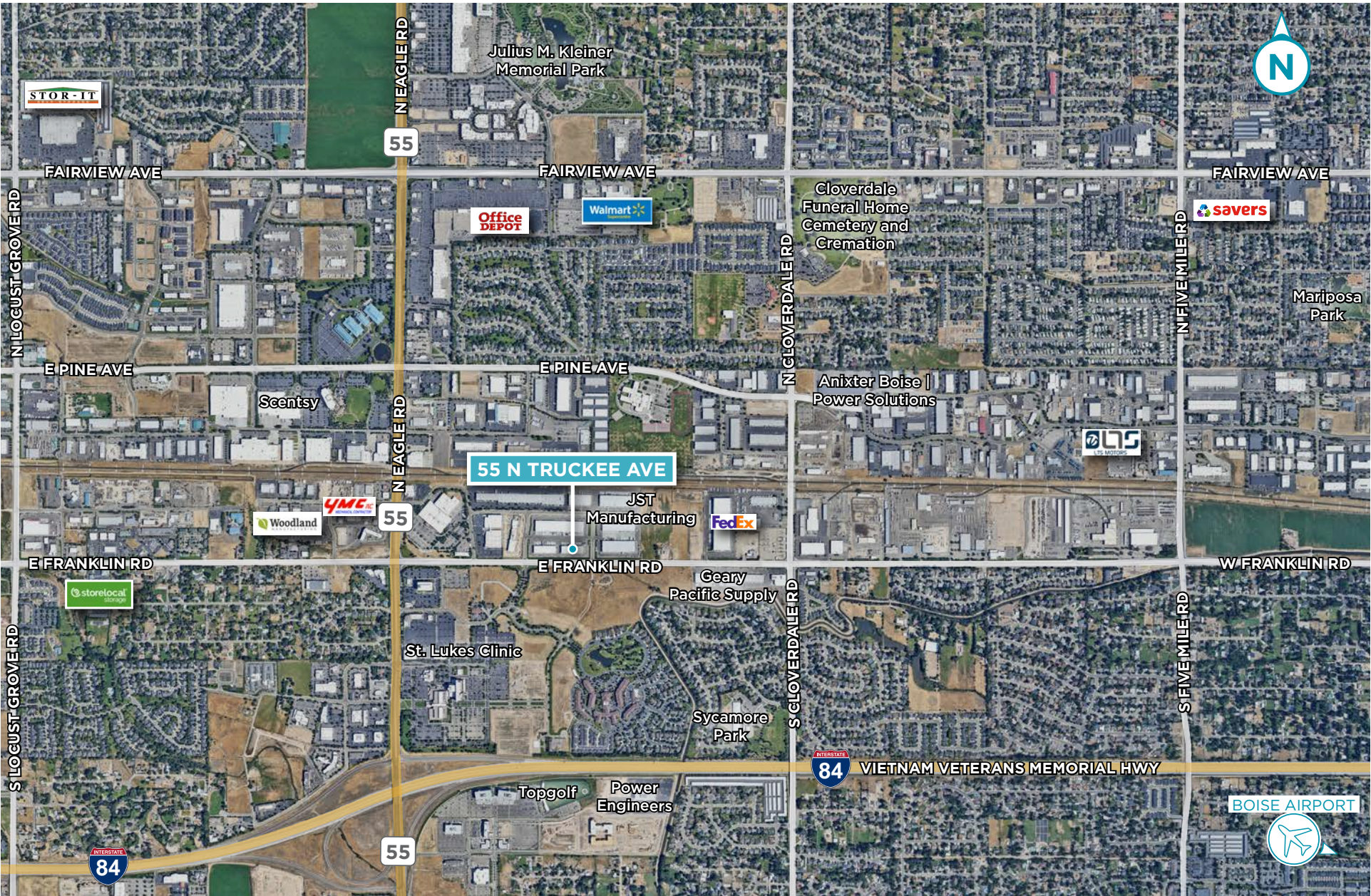
- Light industrial flex warehouse space available for Sublease
- Flexible range of uses, ample space for laydown or storage
- If sublease space is used for storage - the sublandlord will pay NNN expenses, subtenant to pay prorata share of utilities
- Situated in the heart of the Treasure Valley, conveniently located off Eagle Rd. and Franklin Rd., just one mile from the Eagle/I-84 interchange and only 15 minutes from the Boise Airport.
- Durable concrete tilt-up structure, equipped with ESFR system, and 50ft column spacing
- Power supply of 1,200 amps 208/120 volts, 3-phase power
- Includes high-bay LED fixtures with occupancy sensors, and features skylights for natural lighting
- Gas unit heating
- Ample parking with 67 parking stalls available

SITE PLAN





AERIAL MAP





**FOR MORE INFORMATION,
PLEASE CONTACT:**

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