

INDUSTRIAL / WAREHOUSE BUILDINGS FOR SALE

363 N LINDER RD | MERIDIAN, IDAHO



**** SHOWN BY APPOINTMENT ONLY ****
Business Relocating

SALE PRICE

Total Price \$5,196,500

Price Allocation:

Buildings	\$4,716,500	(\$229 PSF)
Excess Land	\$480,000	

ZONING

Meridian City I-L

PROPERTY INFORMATION

FRONT BUILDING A:

Office (excluding mezzanine)	600 square feet
Warehouse	<u>7,400</u> square feet
Total	8,000 square feet

BACK BUILDING B:

Warehouse	<u>12,596</u> square feet
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Total Buildings 20,596 square feet

LAND SIZE:

2.265* acres includes +/-1.0 acre excess land

*According to Ada County Assessor records

AMENITIES

- Buildings are in excellent condition
- Buildings insulated and fire sprinklered
- Industrial gas fired heaters
- Two overhead doors (12'x20' Building A; 15'x16' Building B)
- Monument signage
- Sewer, water, gas, drainage ready for building expansion
- Building A ceiling height 26'
- Building B ceiling height 22'
- Secure fenced yard, crushed asphalt, on-site drainage

**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

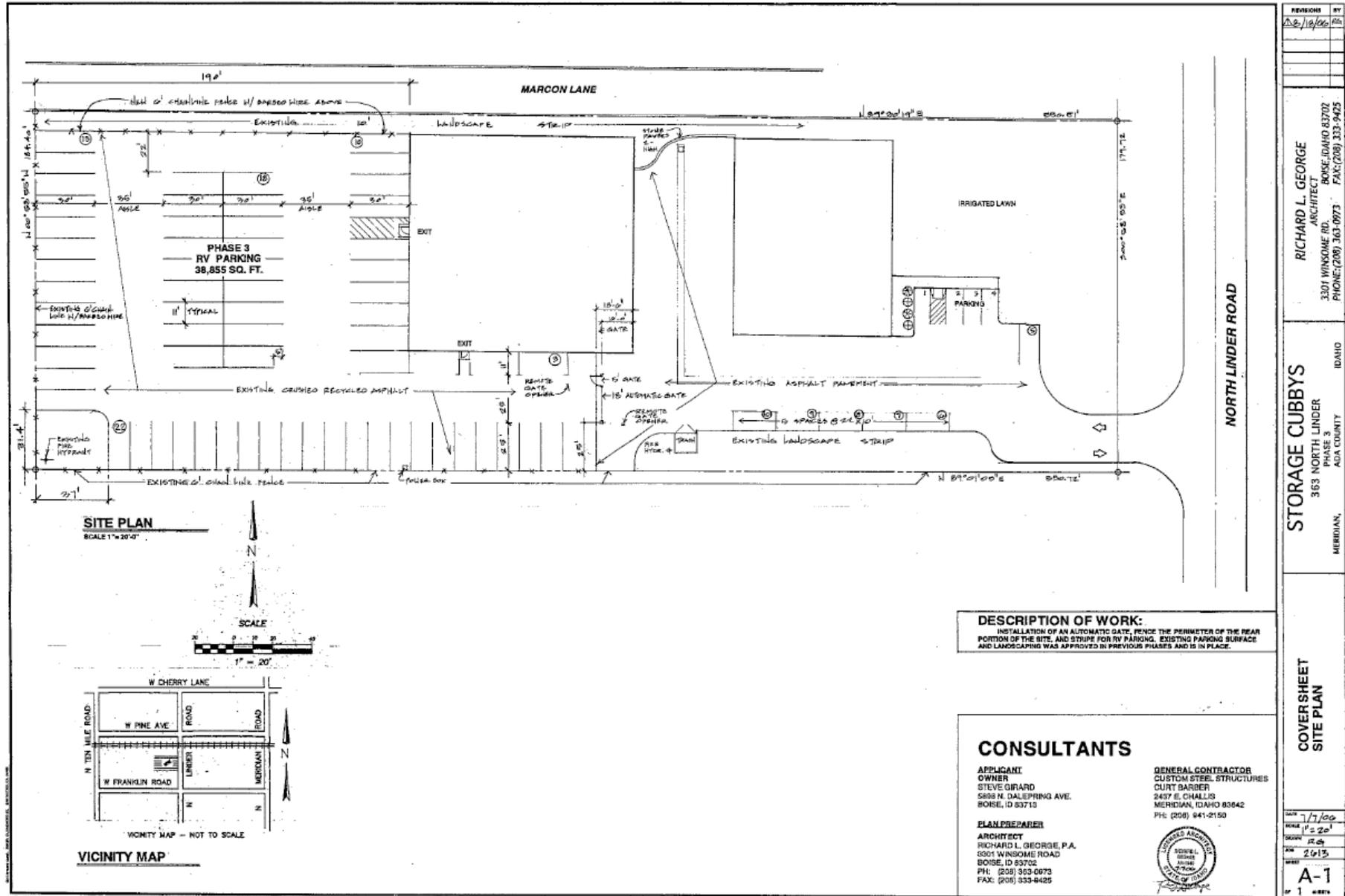
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SITE PLAN



ARTHUR BERRY & COMPANY

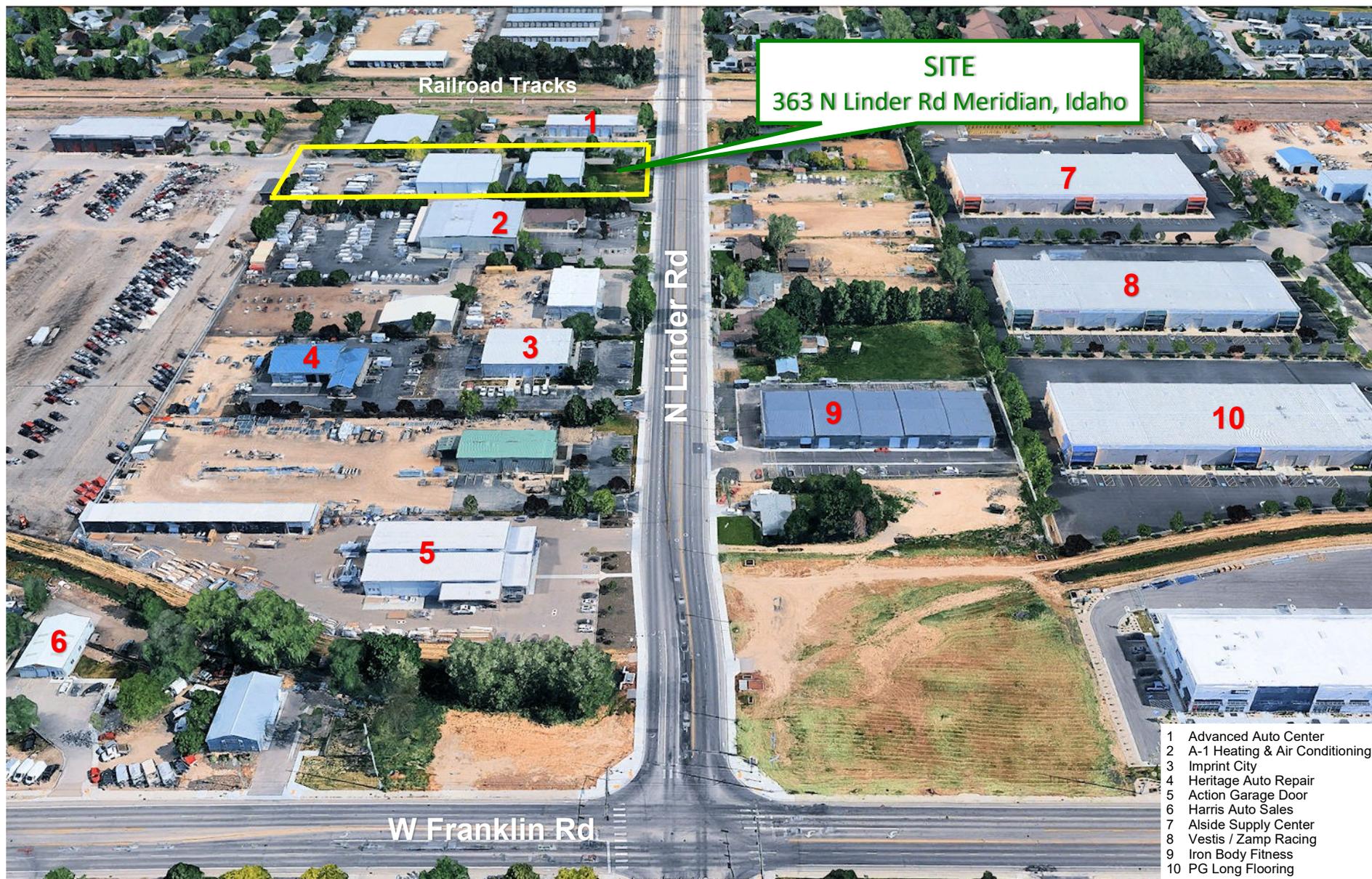
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SITE MAP



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SITE PHOTOS



About Meridian

Meridian is just a few miles away from Boise, the Idaho Wine Trail, and the state's legendary mountains and whitewater—yet it's also packed with enough fun to make it a standalone destination.

Meridian is a high-desert (elevation: 2,605 feet) suburb just west of Boise. The average high temperature is 64 degrees; the average low is 41 degrees. Average yearly rainfall is only 10 inches a year, and snowfall 12 inches. Air quality is good. Four distinct seasons allow for a variety of outdoor activities. Golfing, skiing, and whitewater rafting are a few of the recreation options to the area. An abundance of recreational programs offer organized sports and community festivals provide great family entertainment.

Population: 134,794 (2023)
Density: 3,657 people per square mile
Occupancy Rate: 89.9% of housing units occupied
Owner-occupied: 76.1% of housing units

Economic Growth and Job Creation:

- In 2024, Meridian created over 1,800 new jobs, with hundreds of new businesses joining the market.
- The average wage in Meridian rose to over \$58,000, a nearly 5% increase.
- Meridian leads the nation in the percentage of total jobs filled by residents, showcasing a successful community-based job market.

Business-Friendly Environment:

- Meridian actively works to retain and attract businesses in targeted industries like professional services, technology, light manufacturing, and healthcare.
- The city provides resources and tools to support businesses seeking to locate or expand within Meridian.
- Meridian's comprehensive planning and business-friendly environment contribute to its strong economic performance.

Key Industries and Sectors:

Professional Services: Meridian is a hub for various professional services, including legal, accounting, and consulting.

Technology: The city is attracting technology companies and is working to grow this sector further.

Light Manufacturing: Meridian is also home to light manufacturing businesses, contributing to a diversified economic base.

Healthcare: The healthcare industry is a major employer in Meridian, with hospitals, clinic, and related businesses.

Attractions and Quality of Life:

- Meridian is known for its family-friendly atmosphere and amenities, including parks, shopping centers, and entertainment venues.
- The city offers a range of attractions like Roaring Springs Waterpark, The Village at Meridian, and Wahooz Family Fun Zone.
- Meridian's strong job market and high quality of life make it an attractive place for both businesses and residents.



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