

SALE PRICE
\$34,890,000

LEASE RATE
CONTACT AGENT

SUBMARKET:	North Meridian
ZONING:	C-G
YEAR BUILT:	2022
CONSTRUCTION TYPE:	Concrete Tilt
LOT SIZE:	11.747 Acres
BUILDING SQUARE FOOTAGE:	209,343 SF
BUILDING CLASS:	A
LOCATION CLASS:	A
DIVISIBILITY:	Possible
OFFICE SF:	1,721 SF
DOCK DOORS:	18 (8' x 10')
GRADE DOOR:	1 (12' x 14')
CLEAR HEIGHT:	26' - 28'
PARKING:	1.13/1,000 236 Stalls
POWER:	3,000 amps 480y/277v 3 Phase
FIRE SUPPRESSION SYSTEM:	ESFR

OVERVIEW

OVERVIEW

This offering presents a rare opportunity to acquire a premier Class A industrial property located in one of the Treasure Valley's most sought-after industrial corridors. The newly constructed concrete tilt building features institutional-quality construction, modern design, and exceptional functionality. Designed to accommodate the growing demand for high-end industrial and flex users, the property offers a combination of quality, efficiency, and long-term appeal.

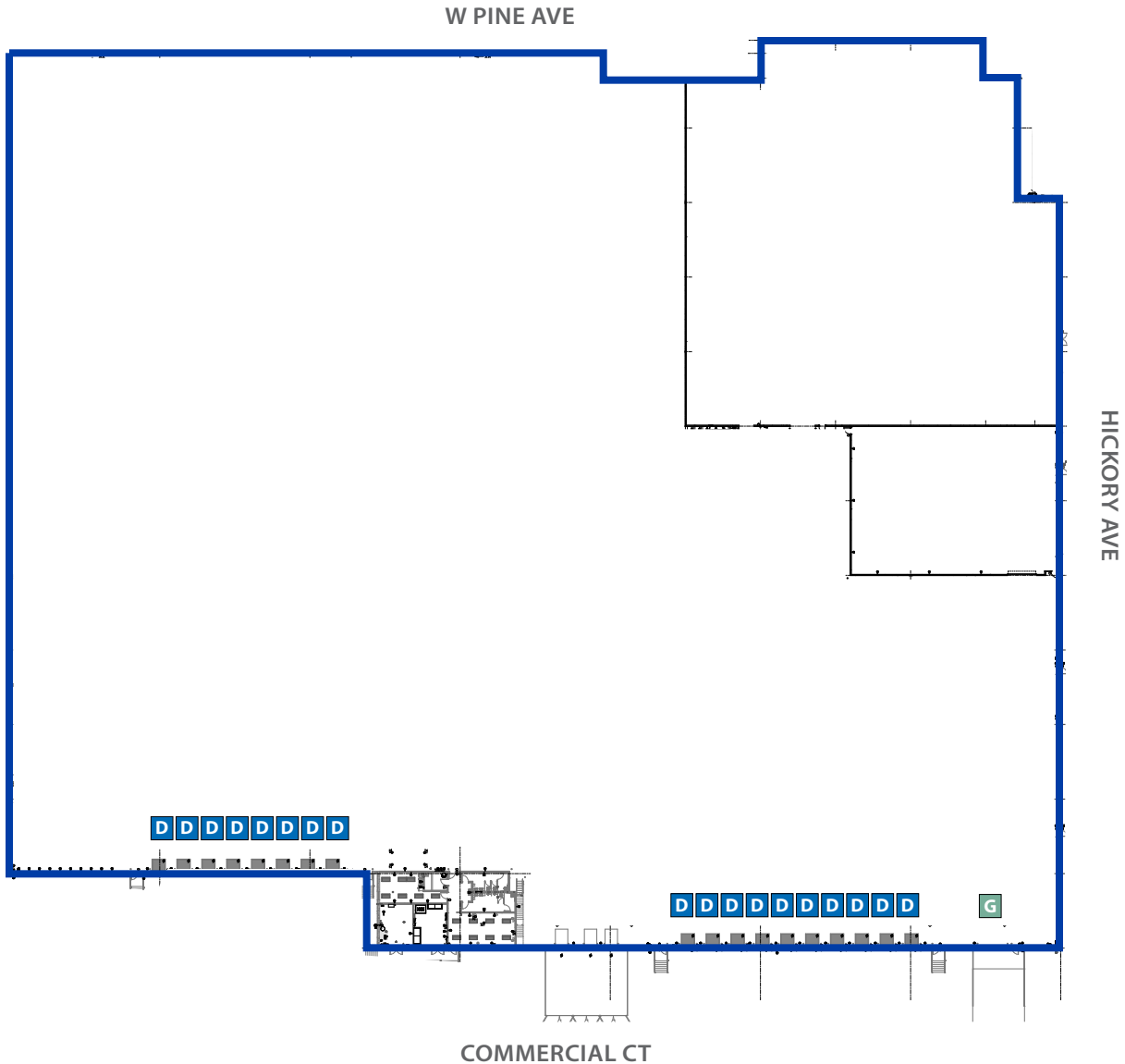
LOCATION

Strategically positioned within one of the Treasure Valley's premier industrial submarkets, the property benefits from excellent visibility, accessibility, and convenient access to major transportation routes. The surrounding area continues to attract high-quality corporate and industrial users, solidifying its reputation as one of the region's most desirable locations for industrial and flex development.

HIGHLIGHTS

- Rare opportunity to occupy a modern industrial facility in North Meridian.
- Exceptional blend of warehouse, distribution, and corporate office space.
- Premier location just off Eagle Road with immediate access to Interstate 84 and the greater Treasure Valley.
- High-capacity loading infrastructure featuring 18 dock-high doors and one grade-level door with a drive-up ramp.
- Fully equipped loading area with dock levelers, shelters, and bumpers at every dock position.
- HVAC throughout the building provides year-round climate control and employee comfort.
- Excellent headquarters and distribution facility designed to support a wide range of industrial users.

FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS





EAGLE

MERIDIAN

BOISE

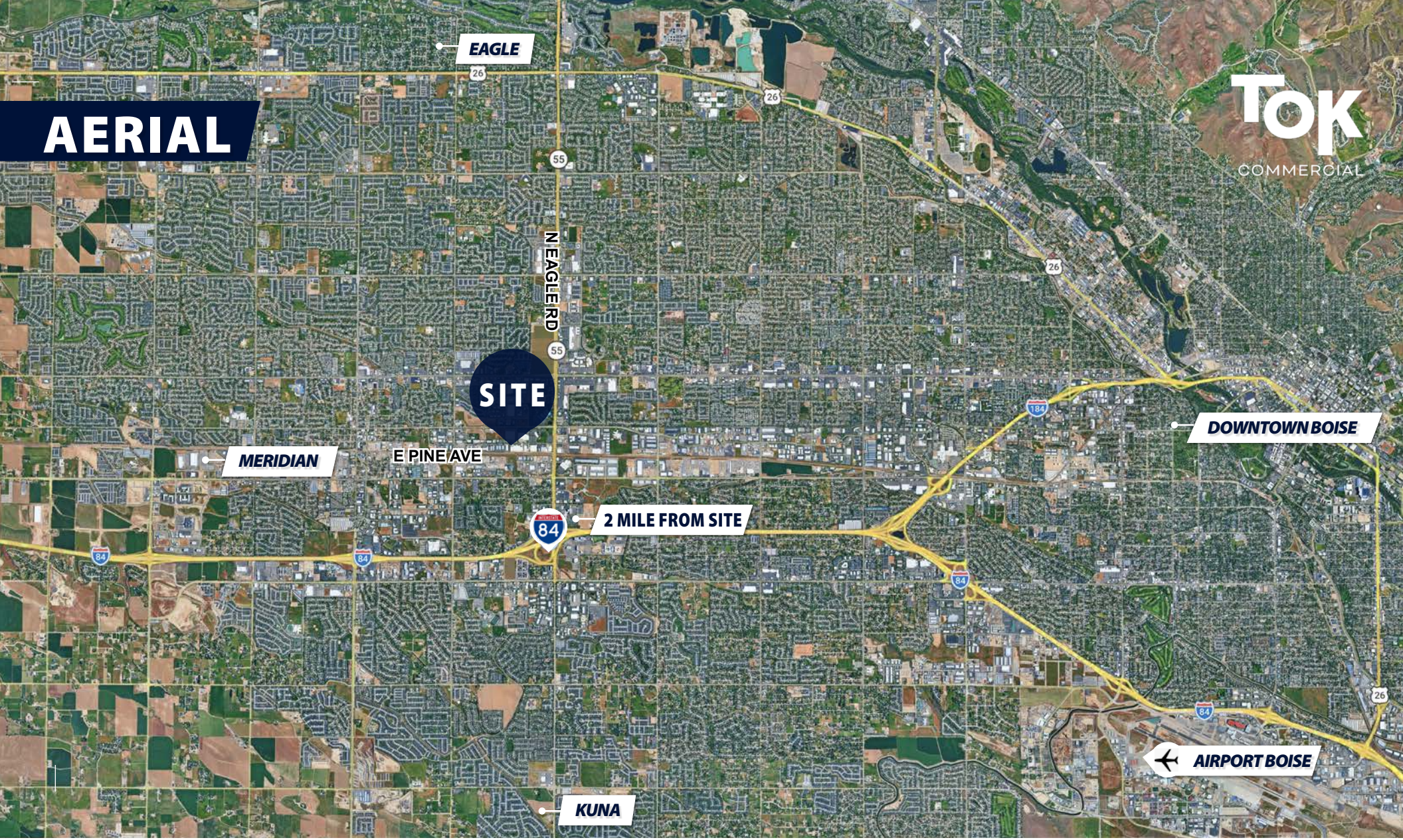
SITE

NEAGLE RD

E PINE AVE

AERIAL

TOK
COMMERCIAL



1 MILE RADIUS



POPULATION
9,990
1 MI. RADIUS



HISTORIC ANN. GROWTH
1.0%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$119,618
1 MI. RADIUS

3 MILE RADIUS



POPULATION
99,495
3 MI. RADIUS



HISTORIC ANN. GROWTH
0.8%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$119,163
3 MI. RADIUS

5 MILE RADIUS



POPULATION
259,981
5 MI. RADIUS



HISTORIC ANN. GROWTH
0.5%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$124,894
5 MI. RADIUS

UPDATED: 6.8.2026

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2499 E PINE AVE