



1855 E LANARK ST, MERIDIAN, ID 83642

FLEXIBLE INDUSTRIAL SPACE WITH OFFICE & YARD - FOR LEASE



**FOR MORE
INFORMATION PLEASE
CONTACT US:**

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PROPERTY DETAILS

► Building Size:	9,109 SF
► Suite 1:	4,348 SF vacant and available now
► Suite 2:	Occupied month-to-month; entire building can be delivered vacant with 90-day notice
► Office Build-Out:	Both suites include finished office space
► Yard Space:	0.186 acres per suite
► Lease Rate:	\$1.25 / SF NNN
► NNN Estimate:	\$0.21 / SF

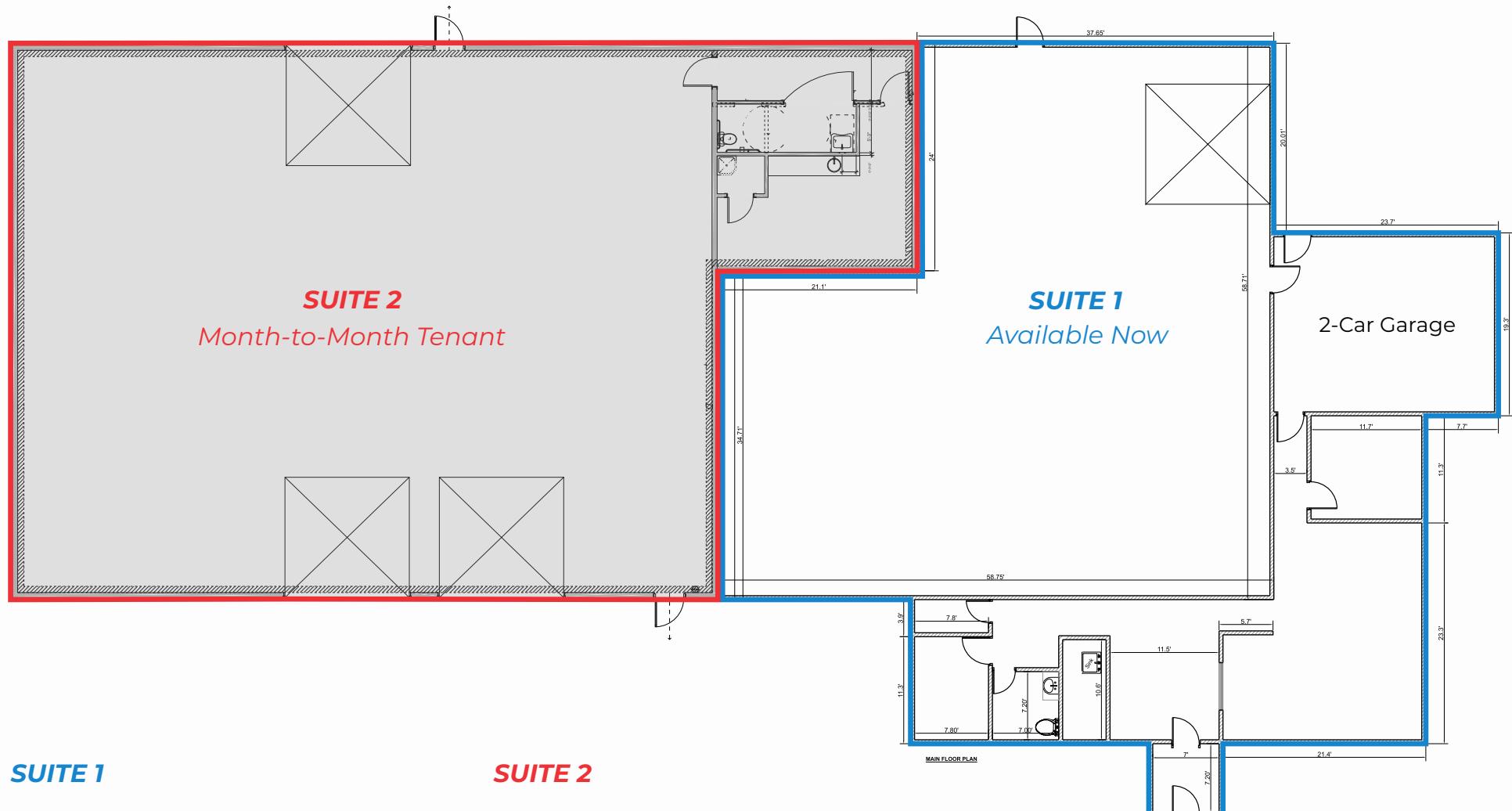
► Utilities:	Billed separately based on tenant's pro rata share
► Grade-Level Access:	(4) 12' W x 14' H Doors + 2-Car Garage
► Clear Height:	14'-3"
► Ceiling Height:	16'
► Parking:	25 stalls
► Signage:	Monument signage
► Zoning:	I-L (Light Industrial)
► Lot Size:	1 Acre

PROPERTY HIGHLIGHTS

- **Prime Industrial Location:** Only 1.6 miles (5 minutes) to I-84; near the Eagle Rd corridor
- **Yard Space:** Rare, fully usable 0.372-acre fenced yard
- **Visibility:** High-exposure corner at the SEC of Lanark St & Nola Rd
- **Future Growth:** Strategically located in Meridian's growth corridor



FLOOR PLAN



SUITE 1

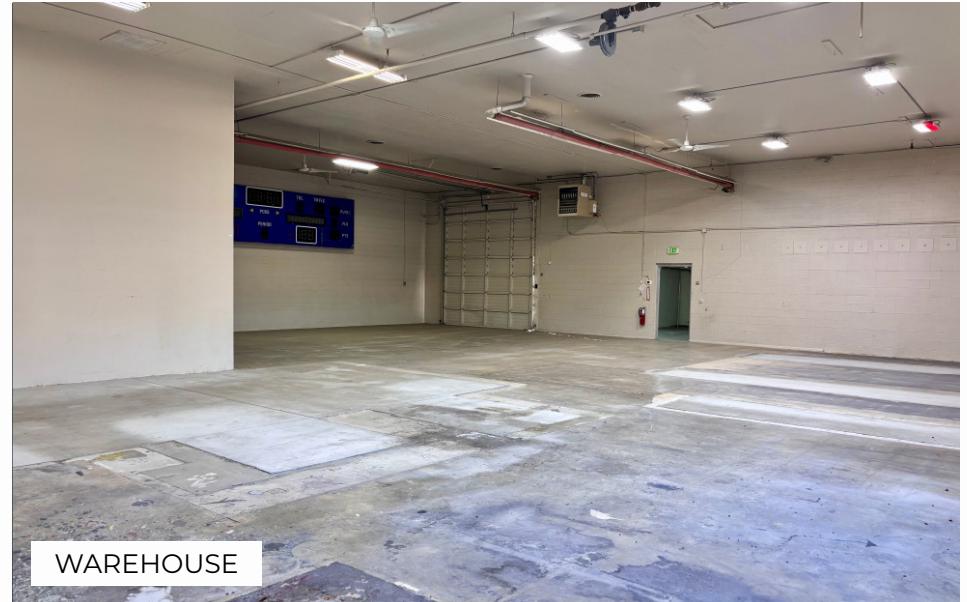
- ▶ Warehouse: 2,818 SF
- ▶ Office: 1,530 SF
- ▶ Mezzanine: 385 SF (not included in SF)
- ▶ **Total SF: 4,348 SF**

SUITE 2

- ▶ Warehouse: 3,865 SF
- ▶ Office: 896 SF
- ▶ **Total SF: 4,761 SF**

FOR LEASE | 1855 E LANARK ST

INTERIOR PHOTOS | SUITE 1



FOR LEASE | 1855 E LANARK ST

ON-SITE YARD



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AERIAL MAP





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