

Meridian Commerce Park K Buildings For Lease

92,500 SF
23,125 per building

June 2025
Occupancy

4850 - 4886 W. Grand Mogul Drive
Meridian, Idaho



Devin Ogden, MBA, CCIM, SIOR
+1 208 472 1668
devin.ogden@colliers.com

Jack Cosca
+1 208 297 0530
jack.cosca@colliers.com

Michelle Torres Ogden
+1 208 514 7121
michelle.ogden@colliers.com





Property Overview

Address	4850 - 4886 W. Grand Mogul Drive Meridian, ID
Property Type	Industrial
Building SF	4 Buildings: 23,125 SF each Total: 92,500 SF
Suite Sizes	3,854 SF - 23,125 SF
Zoning	I-L Light Industrial
Grade Level Drive-In Doors	6 Grade level doors (12' x14') per building, 1 per unit
Clear Height	20'-22'

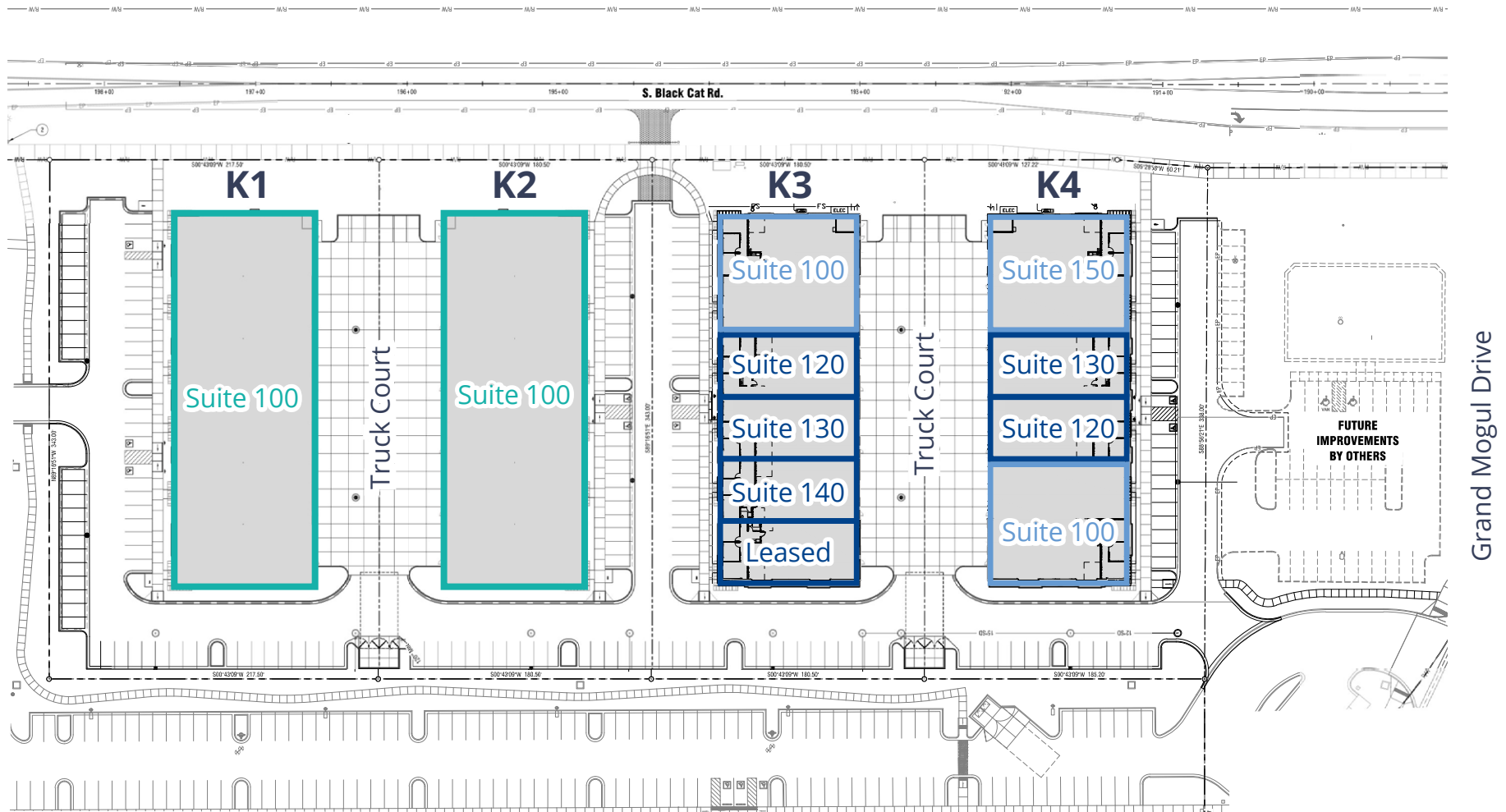
Fire Suppression	ESFR	
Power	480/277, 3 phase, 200 amps per unit. Potential spares available up to 600 amps	
Parking Ratio	2.10/1000	
Condition Upon Completion	Turnkey with offices built out, ready for occupancy	
Substantial Completion Date	June 2025	
Lease Rate	3,854 SF:	\$1.50
	7,708 SF -23,125 SF:	Contact Agent

Site Plan

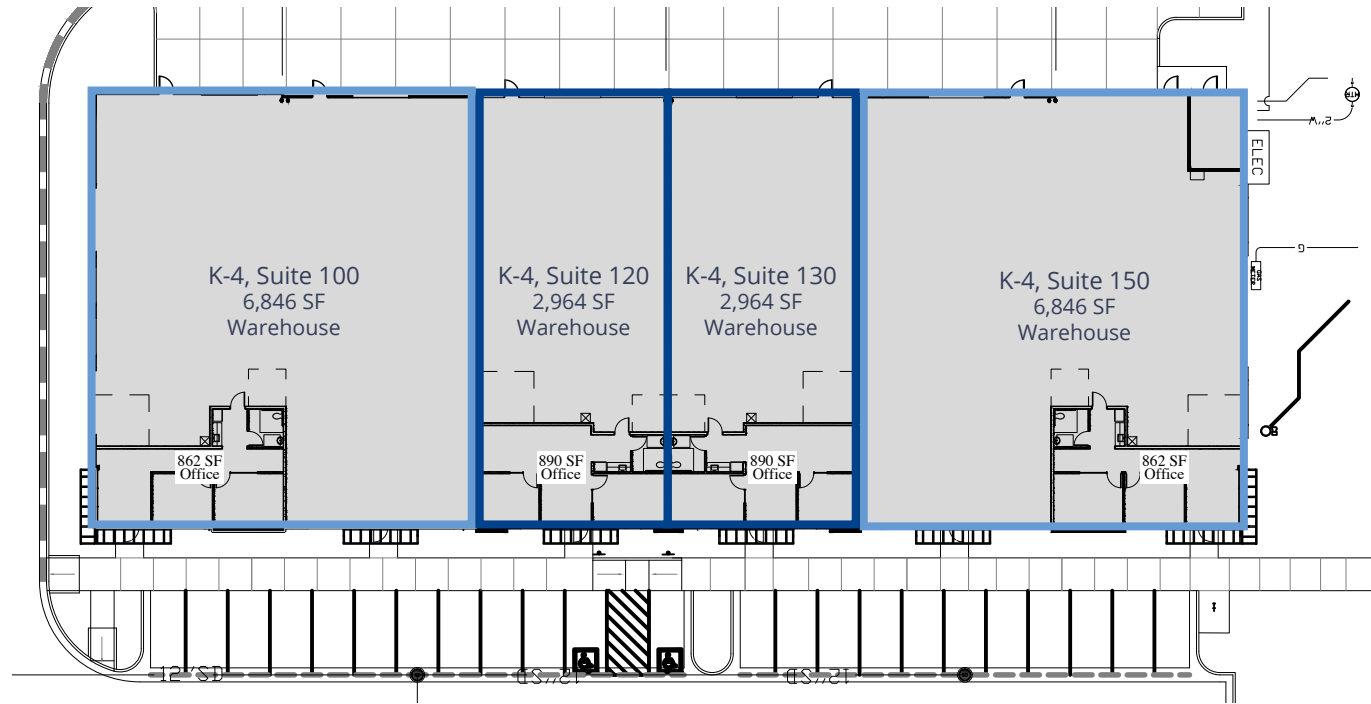
 = 3,854 square foot suite, 890 SF office built out

 = 7,708 square foot suite, 862 SF office built out

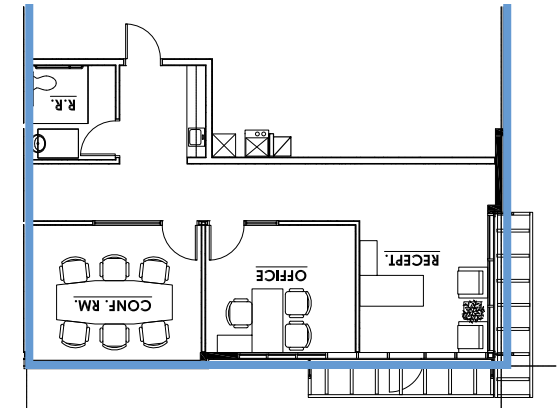
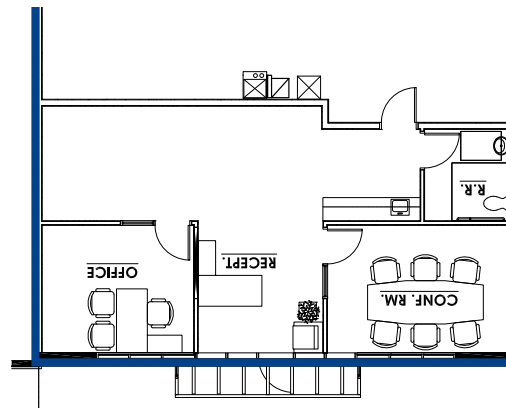
 = 23,125 square foot suite, office built out



Floor Plan



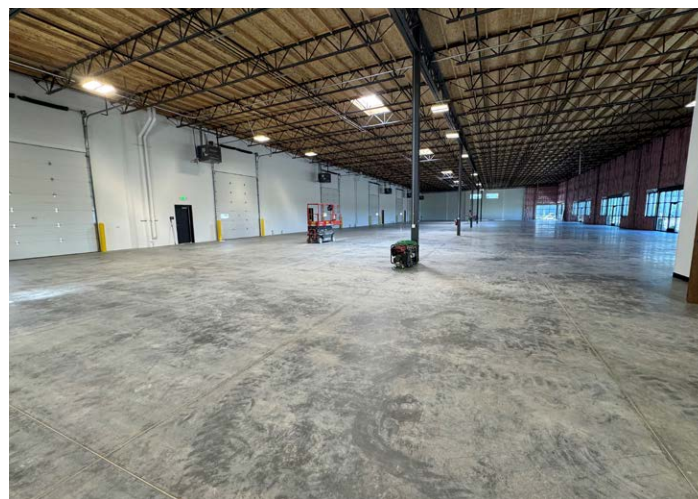
TI Office Plans



 = 3,854 square foot suite, 890 SF office built out

 = 7,708 square foot suite, 862 SF office built out

Property Gallery



Location & I-84 Access



- To I-84
- To Nearby Restaurants & Retail



Area Development



Meridian Commerce Park

K Buildings For Lease



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

Devin Ogden, MBA, CCIM, SIOR
+1 208 472 1668
devin.ogden@colliers.com

Jack Cosca
+1 208 297 0530
jack.cosca@colliers.com

Michelle Torres Ogden
+1 208 514 7121
michelle.ogden@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.