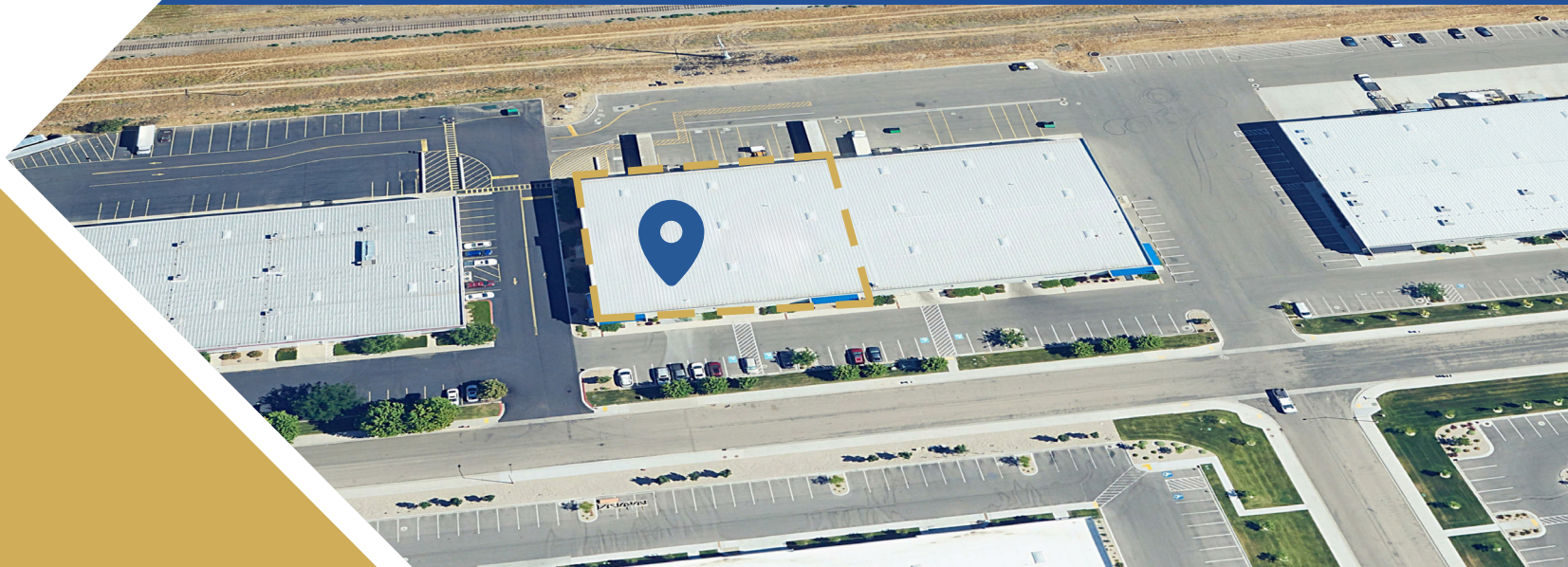




# 22,500 SF Industrial Space AI Meridian Business Park

3920 E. Lanark St. | MERIDIAN, IDAHO



## Property Highlights

- 22,500 SF Available for Lease
- Available Now
- 1,100 SF Office
- Air Conditioned Warehouse
- Upgraded dock package with fans, lights, truck restraints, and commander panels.
- Easily Accessible to the I-84, just 1 mile to the property and 15 minutes to the Boise Airport.



## Contact

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**MERIDIAN, IDAHO**



### Property information

- |                               |                  |                             |                              |
|-------------------------------|------------------|-----------------------------|------------------------------|
| • <b>STATUS:</b>              | Availale Now     | • <b>CLEAR HEIGHT:</b>      | 24'                          |
| • <b>BUILDING TYPE:</b>       | Industrial       | • <b>FIRE:</b>              | ESFR                         |
| • <b>CONSTRUCTION:</b>        | Concrete Tilt Up | • <b>DOCK DOORS:</b>        | 6                            |
| • <b>YEAR BUILT:</b>          | 2018             | • <b>GRADE LEVEL DOORS:</b> | 1                            |
| • <b>BUILDING SIZE:</b>       | 45,000 SF        | • <b>2 BIG ASS FANS</b>     |                              |
| • <b>AVAILABLE FOR LEASE:</b> | 22,500 SF        | • <b>POWER:</b>             | 600 Amps - 208volt - 3 Phase |
| • <b>OFFICE SPACE:</b>        | 1,100 SF         | • <b>LIGHTING:</b>          | LED with Motion Sensors      |
| • <b>LEASE TYPE:</b>          | NNN              | • <b>SKYLIGHTS:</b>         | Throughout Warehouse         |
| • <b>SHELL LEASE RATE:</b>    | Call for rate    | • <b>HEATING:</b>           | Gas Fired Units              |





# 22,500 SF Industrial Space

## AI Meridian Business Park

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**MERIDIAN, IDAHO**



### Access

Boise Airport	+/- 15 min / 9.5 miles
I-84 Interstate	+/- 5 min / 1 mile
Downtown Boise	+/- 15 min / 8 miles





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**PROPERTIES ACQUIRED OR  
DEVELOPED IN BOISE MSA**



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### Contact

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