

SMALL BAY FLEX INDUSTRIAL FOR LEASE

3070 S. Meridian Rd., Meridian, ID 83646



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

LEASE RATE	Contact Agent
LEASE TYPE	NNN
DELIVERY	Q3 2026
BLDG. SIZE	34,536 SF
DEMISABLE	Yes
UNITS	12
CLEAR HEIGHT	18'
ZONING	C-G
PARCEL	S1108449000

AVAILABLE UNITS

Each unit includes office space, restrooms, 12' x 14' roll-up doors, and 200 amps of 480V 3-phase power.

UNIT 101	2,846 SF
UNIT 102	2,846 SF
UNIT 103	2,910 SF
UNIT 104	2,910 SF
UNIT 105	2,910 SF
UNIT 106	2,910 SF
UNIT 107	2,910 SF
UNIT 108	2,910 SF
UNIT 109	2,910 SF
UNIT 110	2,910 SF
UNIT 111	2,471 SF
UNIT 112	2,925 SF



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a premier opportunity to lease brand-new, high-quality industrial flex space in the rapidly growing Meridian market. This new construction development offers the ideal environment for a wide range of businesses seeking modern, versatile, and well-equipped premises. This is an excellent opportunity for distributors, light manufacturers, service providers, and businesses needing a combination of warehouse, assembly, and office space.

Each of the 12 highly functional units is designed for immediate business operation, featuring a dedicated 12' x 14' roll-up, grade-level door. Tenants benefit from a turn-key spec office area and restrooms to minimize initial tenant improvement costs, and robust utility service with 200 AMPS of 480 Volt 3 Phase Power per unit, making them ideal for a variety of light industrial users.

EACH UNIT INCLUDES A SPEC OFFICE, WITH ADDITIONAL OFFICE SPACE AVAILABLE



CLEAR HEIGHT:

Enjoy an 18-foot clear height, providing substantial vertical storage capacity and flexibility for machinery and racking systems.



DEDICATED PARKING:

Ample on-site designated parking ensures convenient access for employees and clients alike.



PRIME LOCATION

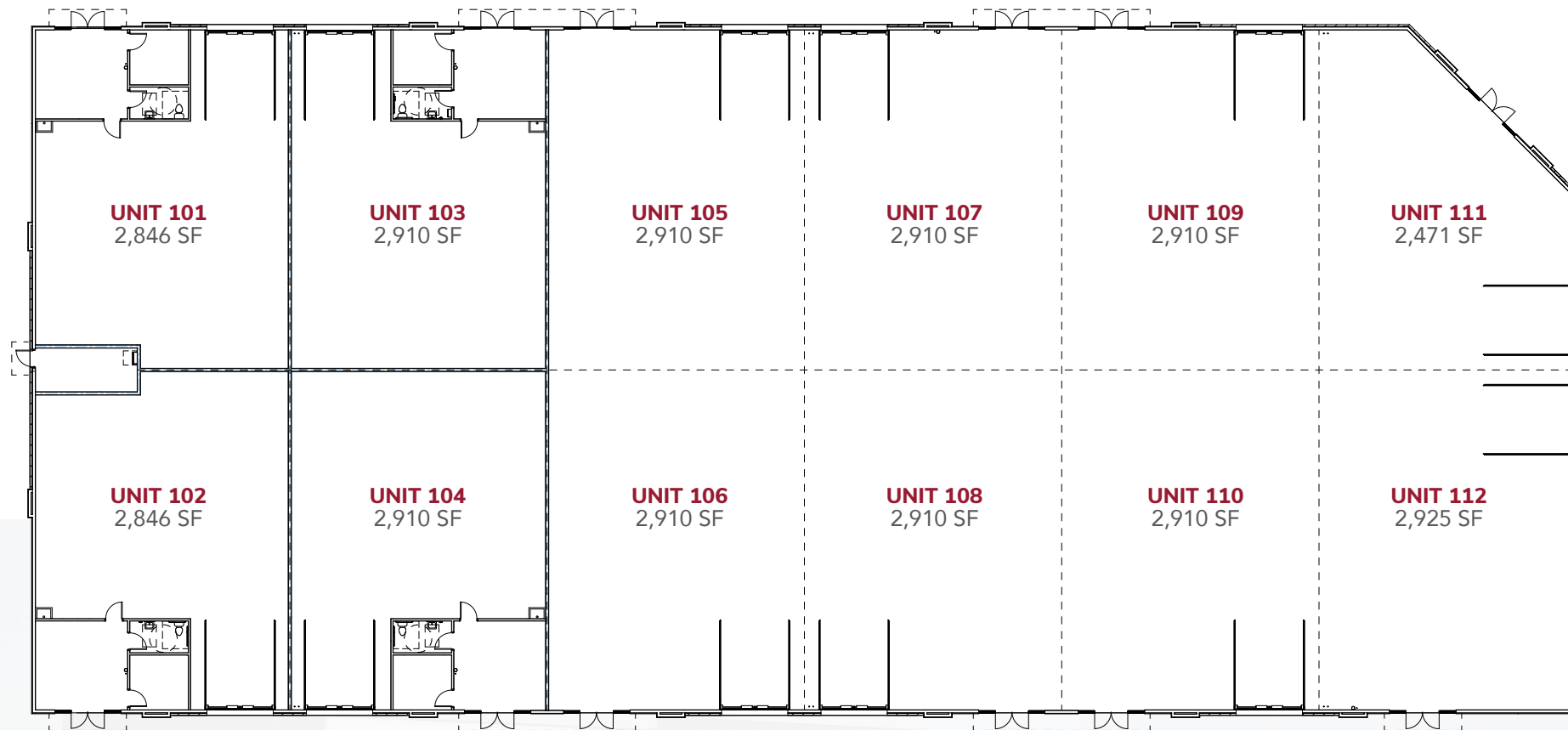
This South Meridian facility combines prime Treasure Valley access via Meridian Road and I-84 with a flexible design to accommodate a variety of end users.



FLOOR PLAN

THE UNITS CAN BE COMBINED

Units 101-104 are spec layouts available with finished office space, restroom, 12' x 14' roll-up doors, and 200 amps of 480V 3-Phase Power. Contact broker for details on custom buildouts.



TENANT SIGN

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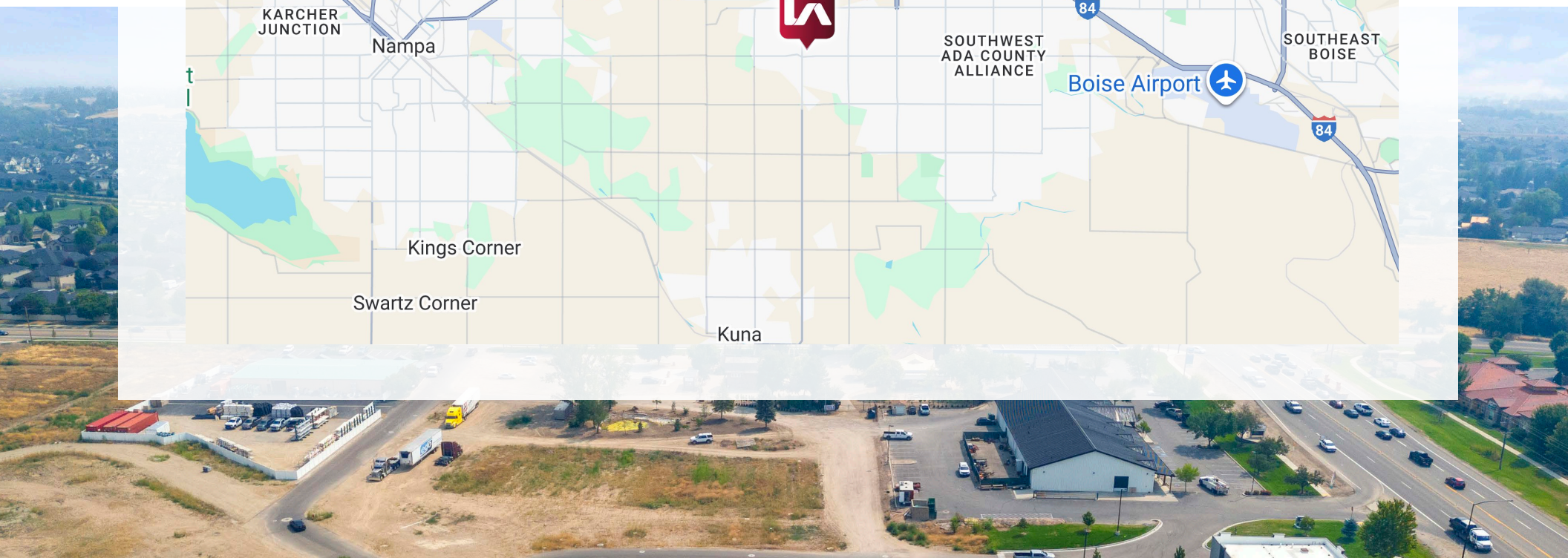
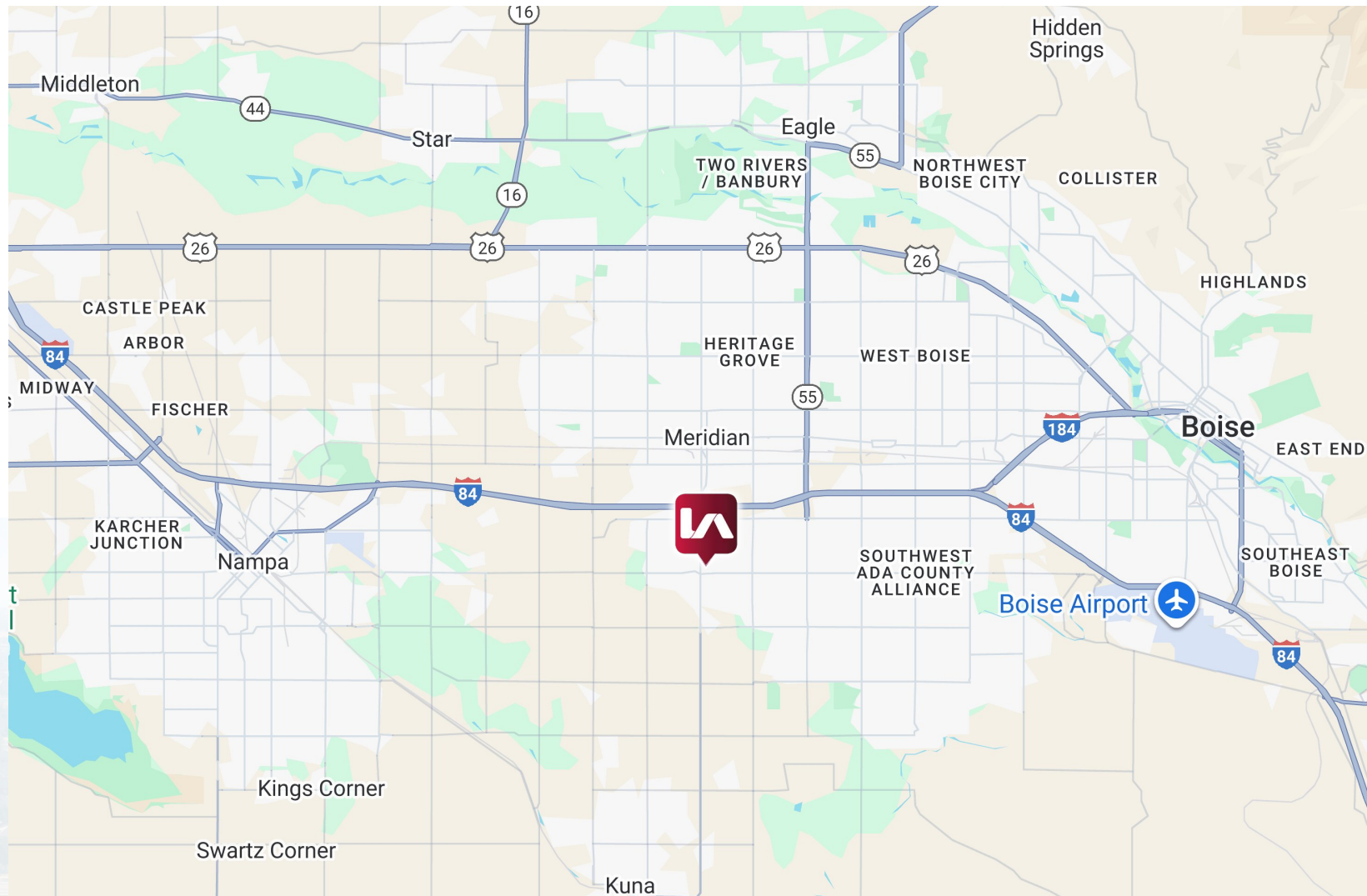


SITE PLAN



This site plan overlay is intended solely for conceptual and visual reference. All information shown is approximate and subject to verification by a licensed surveyor or other qualified professional.

REGIONAL OVERVIEW





NORTH VIEW AERIAL

THE VILLAGE
15 MIN. | 5.69 MI.



VPD: 25,435

S. MERIDIAN RD.

Precious Hands Academy

NEW HORIZON ACADEMY

Saltzer HEALTH

TATTOOED & SUCCESSFUL

EMPYRE FITNESS

GRITTON

MEDVET
Leading Specialty Healthcare for Pets

SHERWIN-WILLIAMS



SOUTH VIEW AERIAL



E. VICTORY RD.

S. MERIDIAN RD.



MERIDIAN

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	10,774	50,587	164,867

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$117,945	\$102,523	\$97,734

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	3,832	18,823	59,410

LABOR FORCE

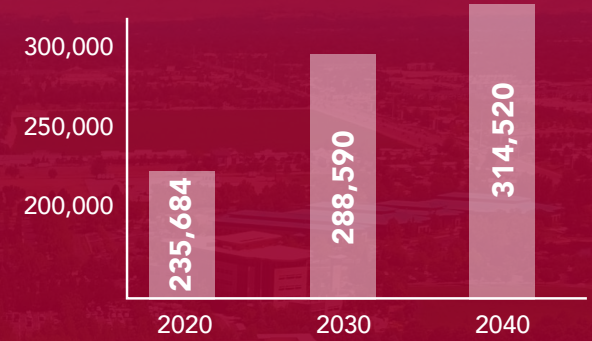
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	2,709	30,809	56,665

KEY EMPLOYERS

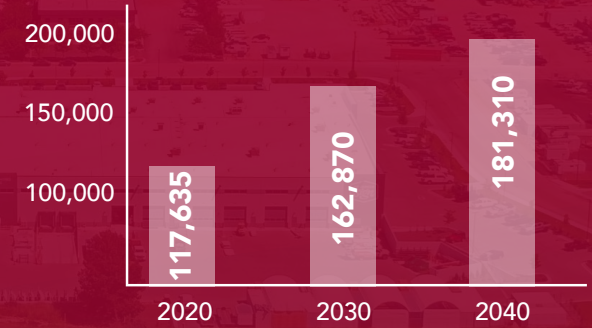
	# OF EMPLOYEES
Albertsons	2,730,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

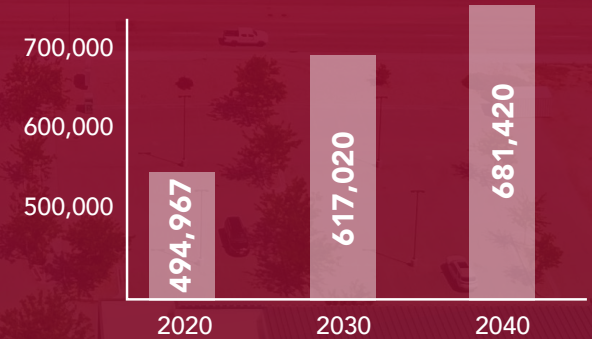
BOISE



MERIDIAN



ADA COUNTY

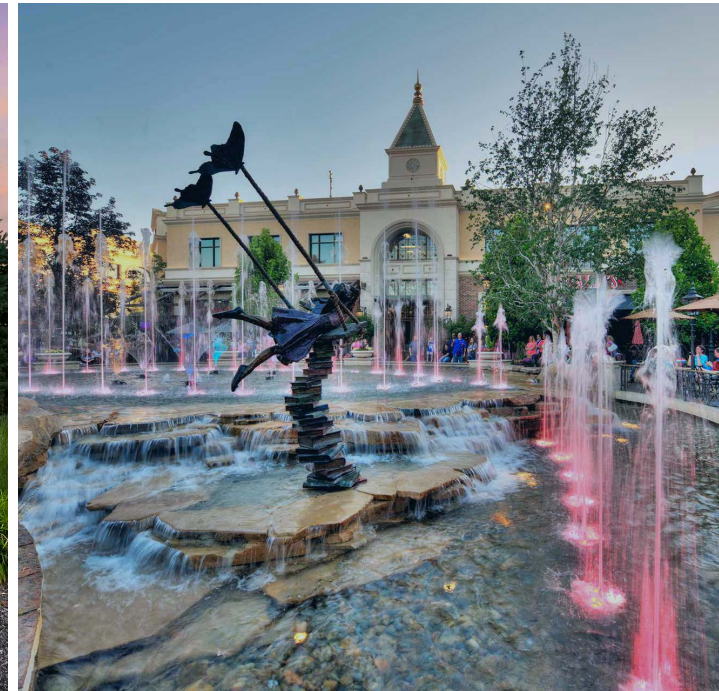
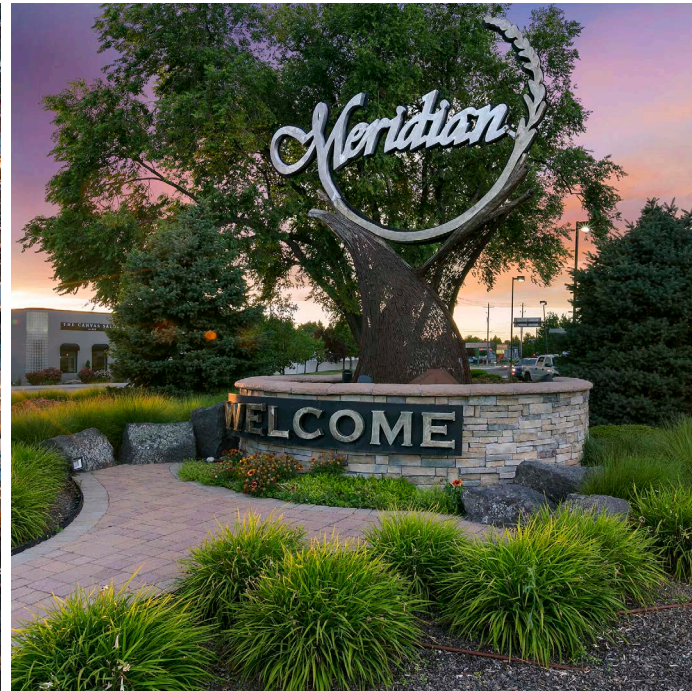


AREA OVERVIEW

MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.





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