

TOK

COMMERCIAL

1763 MARCON LANE

INDUSTRIAL SPACE FOR LEASE | MERIDIAN, ID 83642



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HIGHLIGHTS

Industrial/flex suite with functional office, warehouse configuration.

12' x 14' grade-level overhead door for efficient loading.

Quality, steel-constructed building in professional multi-tenant environment with ample on-site parking.

Excellent Meridian location just minutes from I-84 with access to major corridors.

Positioned in a highly desirable, low-vacancy industrial market near downtown amenities.

DETAILS

SPACE	RSF	RATE	RENT/MO.
Ste 100	4,152 SF	\$1.15/SF/Mo.	\$4,775/Mo. + NNN

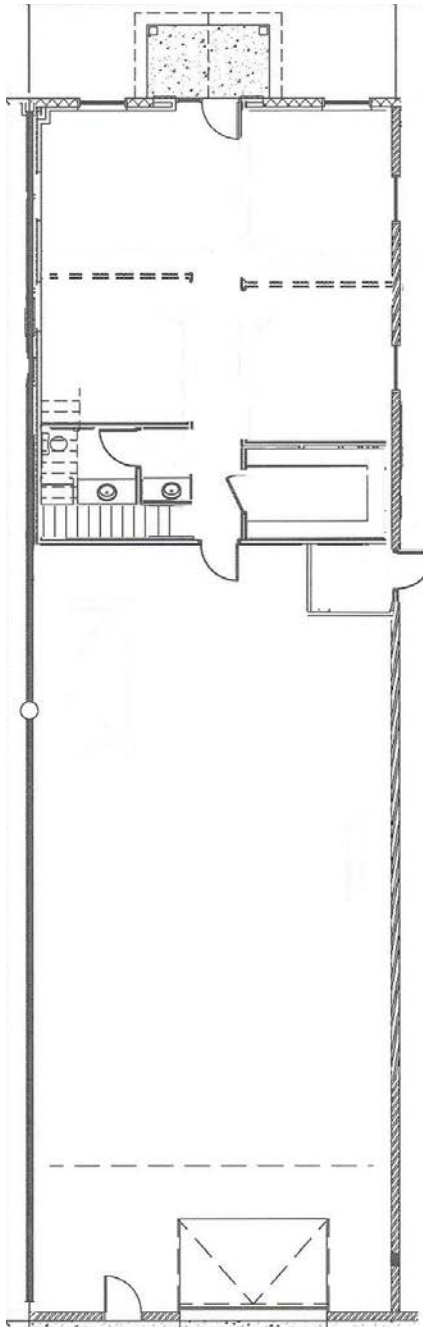
SUBMARKET:	North Meridian	GRADE DOORS:	1 (12' x 14')
BLDG SIZE:	16,618 SF	ZONING:	I-L
CLEAR HEIGHT:	20'	LEASETYPE:	NNN
POWER:	3 phase	LEASE TERM:	3 - 5 yrs.
EST. NNN:	\$0.27/SF	AVAILABLE:	May 1, 2026

UPDATED: 3.19.2026

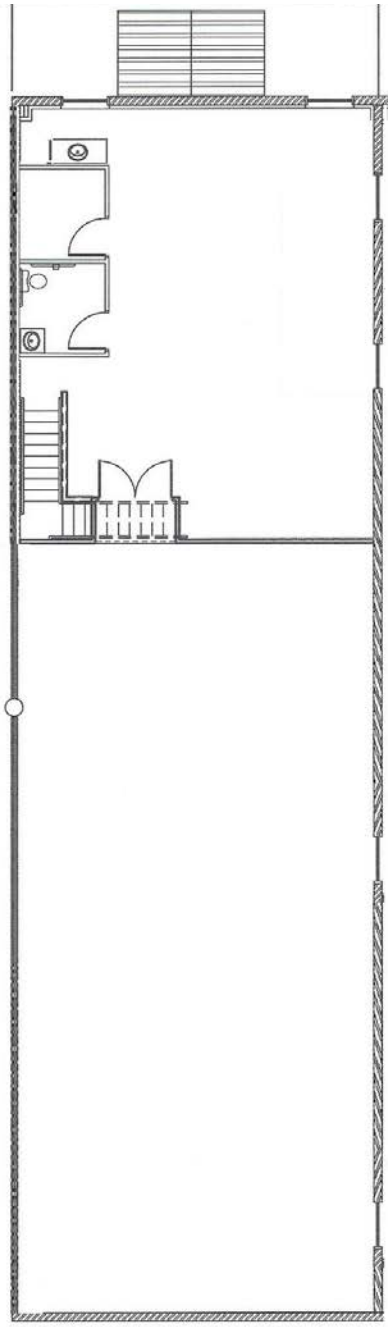
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FIRST FLOOR



SECOND FLOOR



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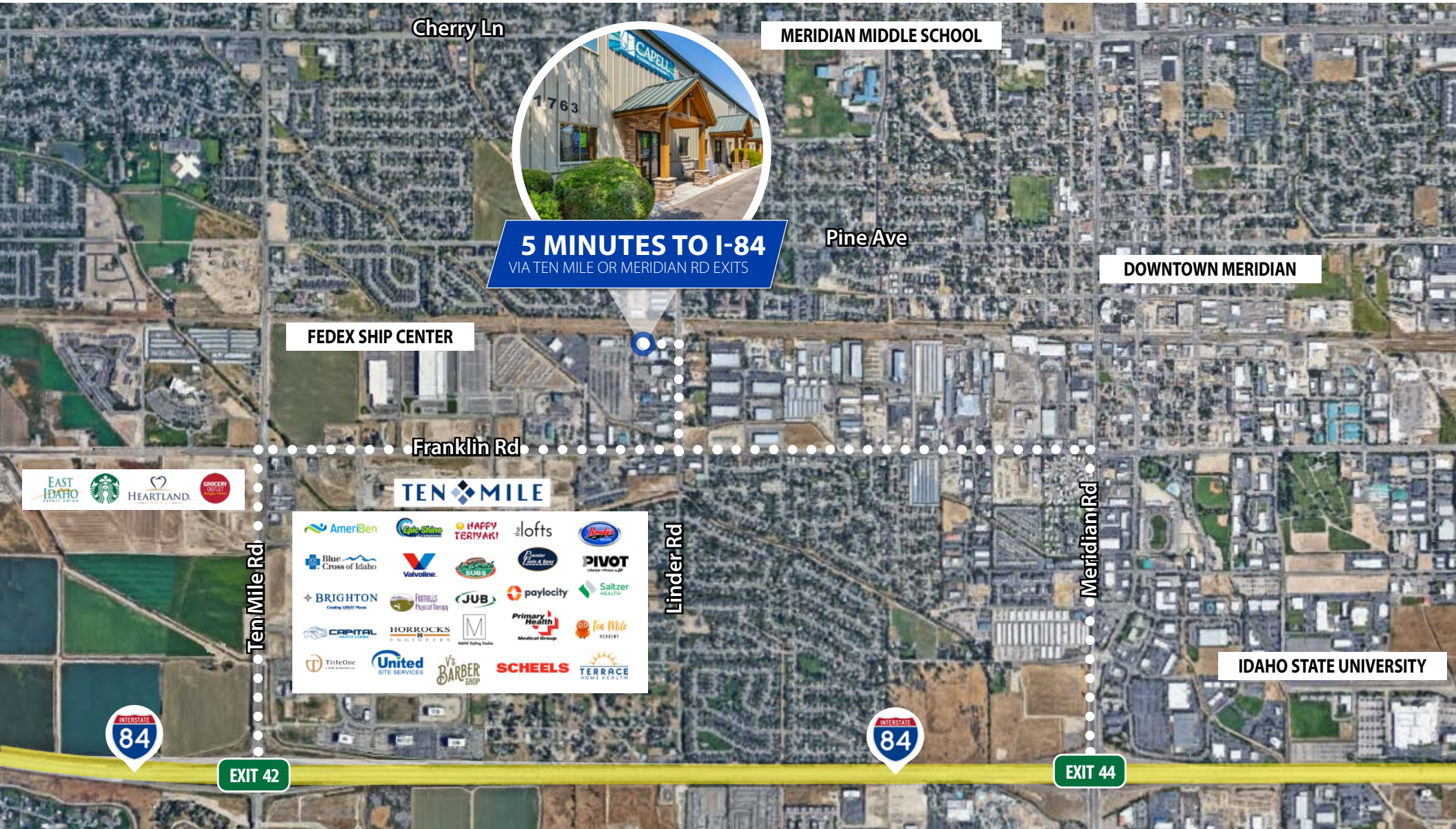
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MINUTES FROM FREEWAY ACCESS



5 MINUTES TO I-84
VIA TEN MILE OR MERIDIAN RD EXITS



TEN MILE

