

Meridian Commerce Park K Buildings For Lease

93,568 SF
23,392 SF per building

Ready for
Occupancy

4850 - 4886 W. Grand Mogul Drive
Meridian, Idaho



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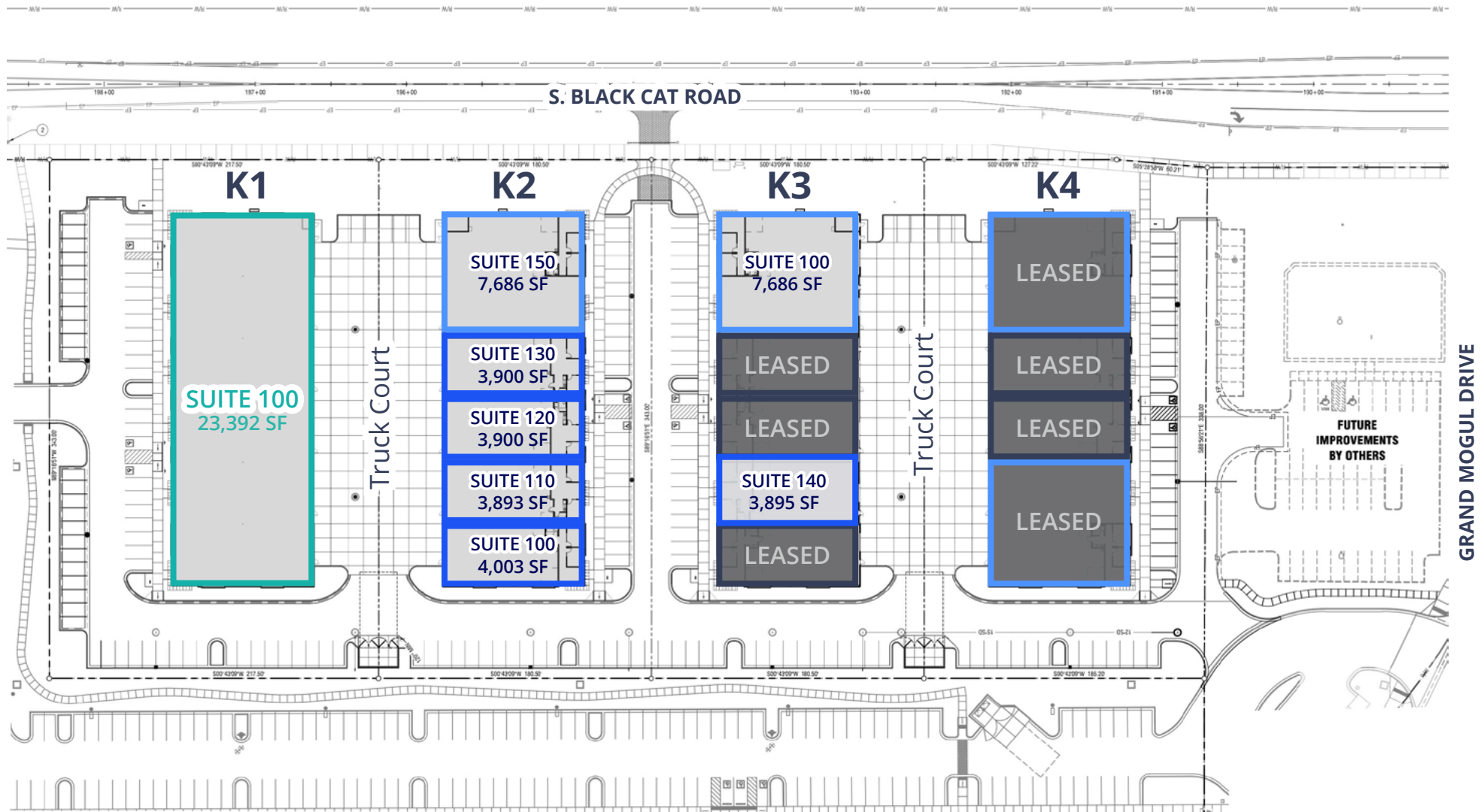
Property Overview

Address	4850 - 4886 W. Grand Mogul Drive Meridian, ID
Property Type	Industrial
Building SF	4 Buildings: 23,392 SF each Total: 93,568 SF
Suite Sizes	3,893 SF - 23,392 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	
Internet	Fiber	
Parking Ratio	2.10/1000	
Condition	Turnkey with offices built out, ready for occupancy	
Lease Rate	3,893 SF - 4,005 SF:	\$1.55 PSF
	7,686 SF - 23,392 SF:	Contact Agent
NNNs	Estimated \$0.27 PSF	

Site Plan

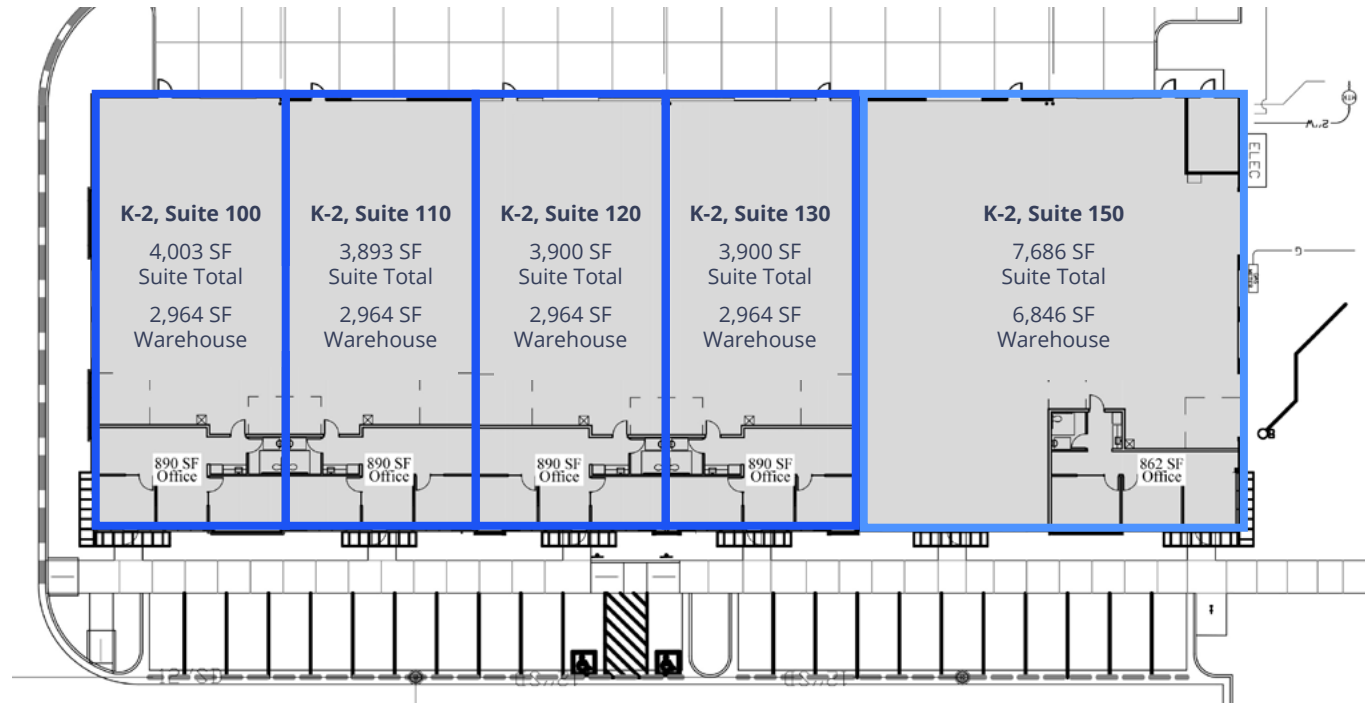
K2 Suite 100 Available Immediately,
K2 110-150 Build-out Estimated Completion June 2026



Floor Plan

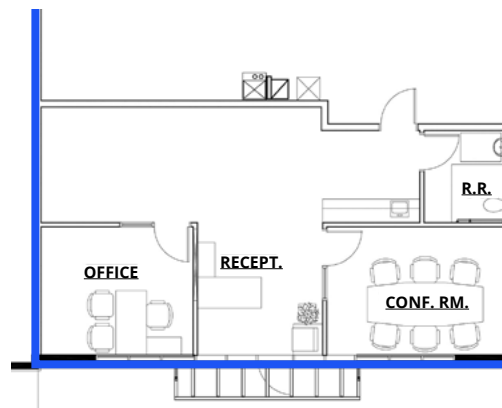


Building K2

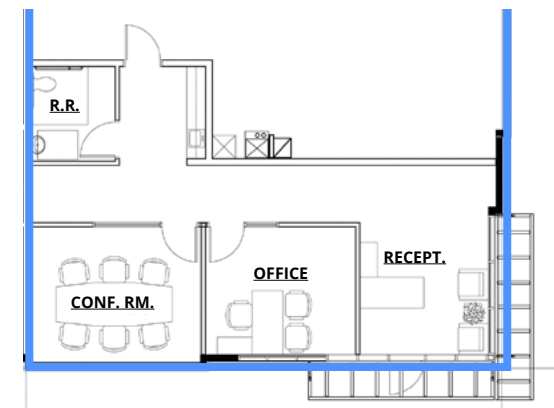


TI Office Plans

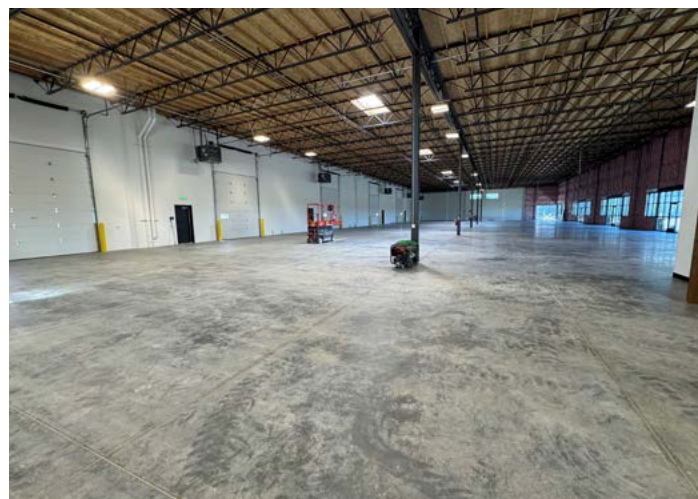
3,900 SF SUITE, 890 SF OFFICE BUILT OUT



7,686 SF SUITE, 862 SF OFFICE BUILT OUT



Property Gallery



Location & I-84 Access

Google Map

- To I-84
- To Nearby Restaurants & Retail



Area Development



Meridian Commerce Park

K Buildings For Lease



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