

# Meridian Commerce Park K Buildings For Lease

92,500 SF  
23,125 per building

Ready for  
Occupancy

4850 - 4886 W. Grand Mogul Drive  
Meridian, Idaho



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## Property Overview

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

<b>Fire Suppression</b>	ESFR
<b>Power</b>	480/277, 3 phase, 200 amps per unit. Potential spares available up to 600 amps
<b>Internet</b>	Fiber
<b>Parking Ratio</b>	2.10/1000
<b>Condition</b>	Turnkey with offices built out, ready for occupancy
<b>Lease Rate</b>	3,854 SF: \$1.55 7,708 SF -23,125 SF: <i>Contact Agent</i>

# Site Plan

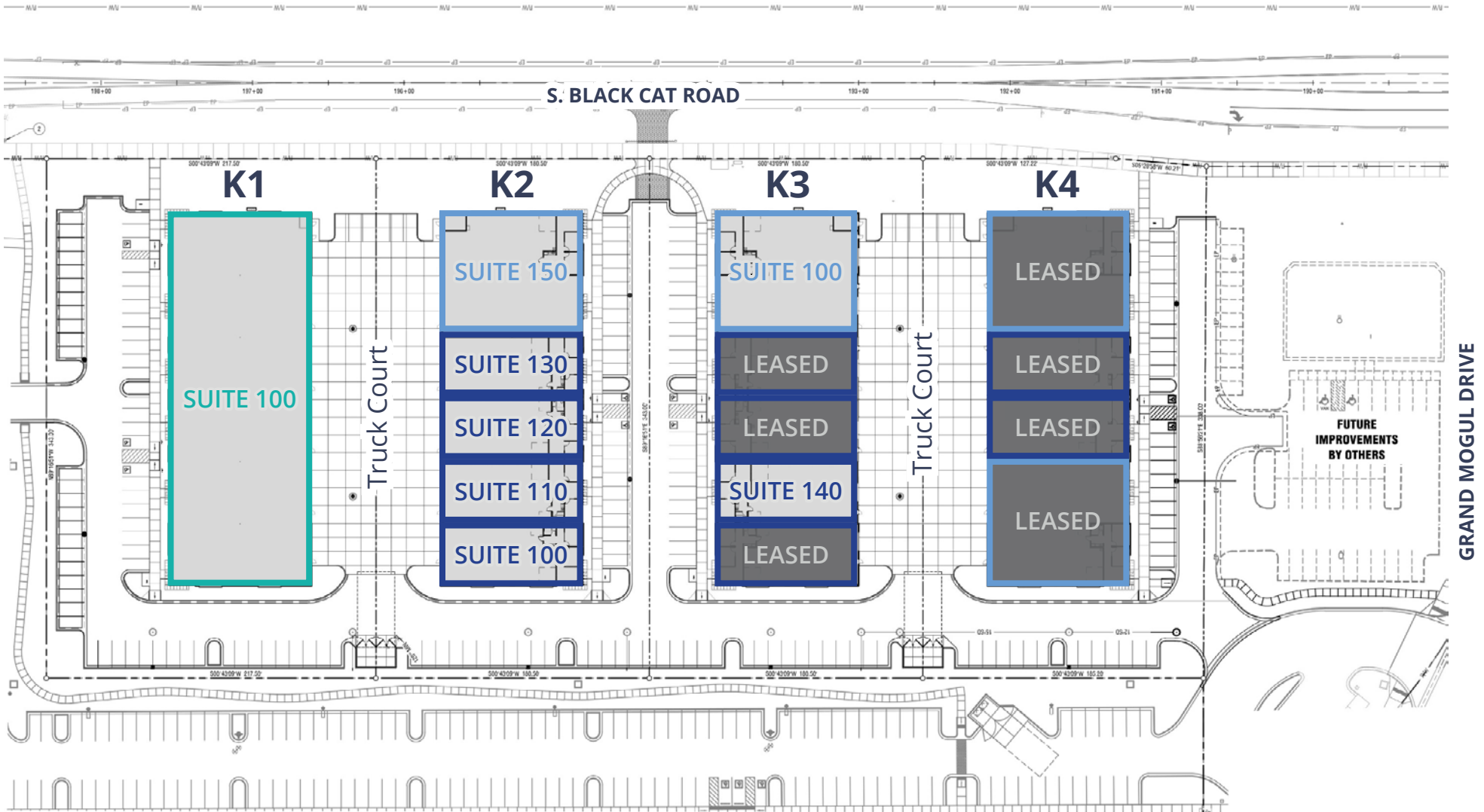
 = 3,854 square foot suite, 890 SF office built out

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

 = 23,125 square foot suite, office built out

**K2** Suite 100 Available Immediately,

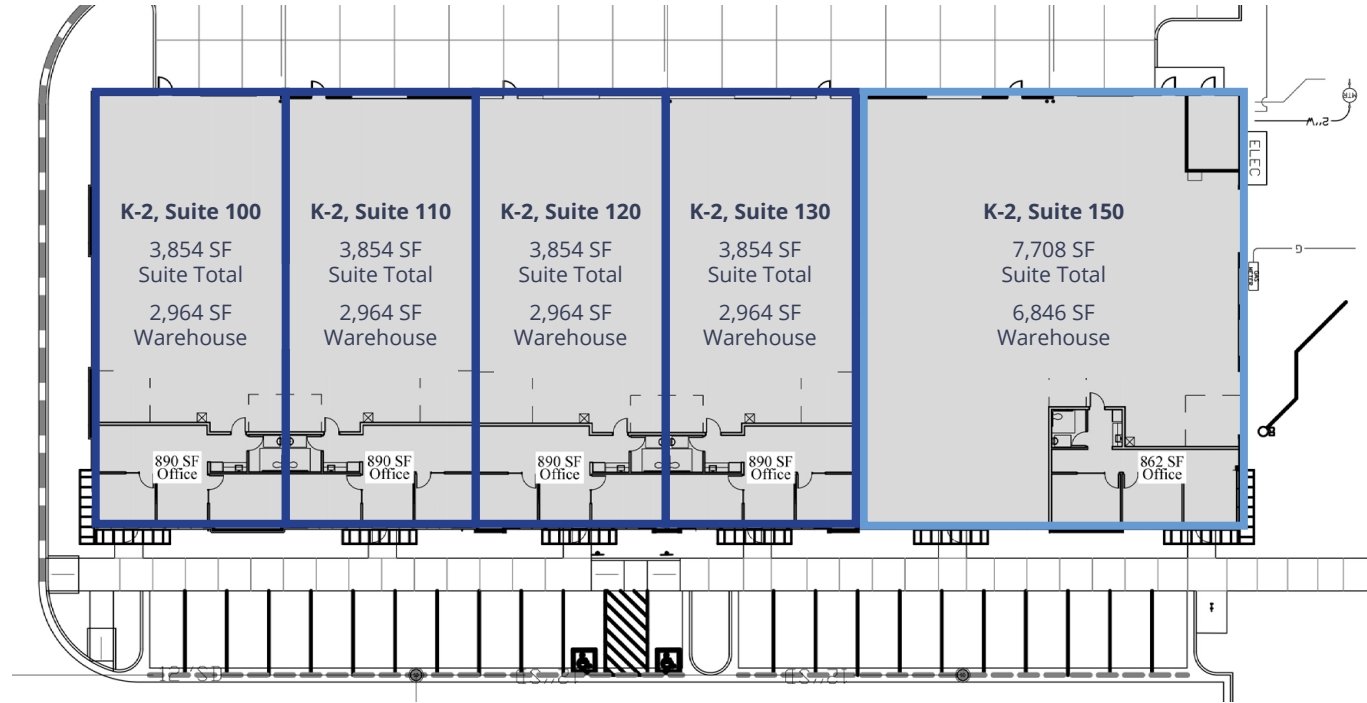
**K2** 110-150 Build-out Estimated Completion June 2026



# Floor Plan

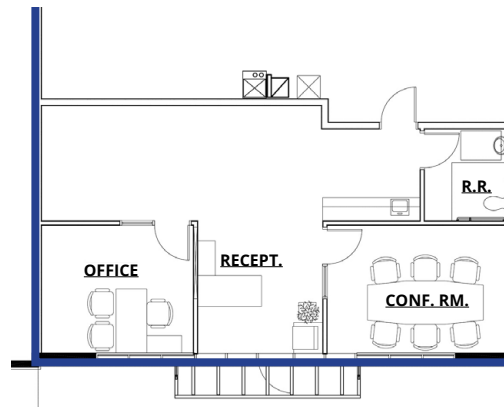


## Building K2

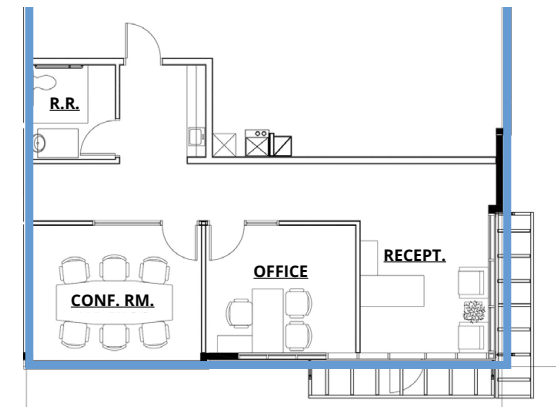


## TI Office Plans

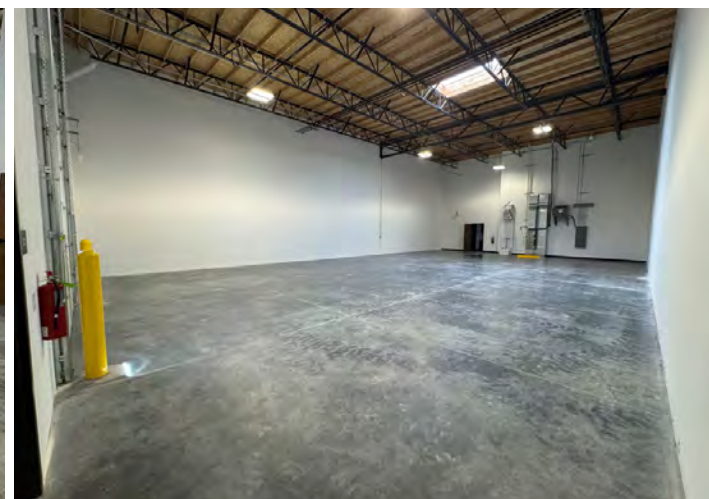
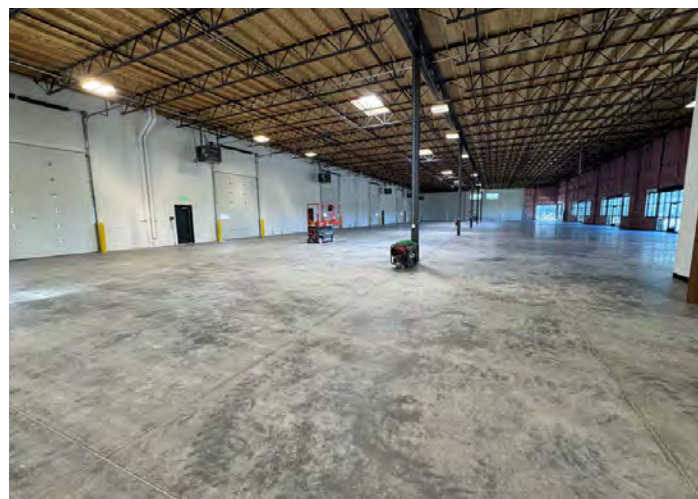
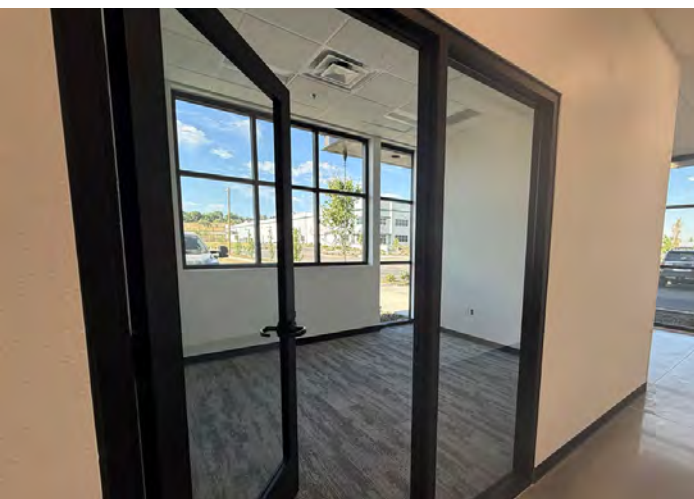
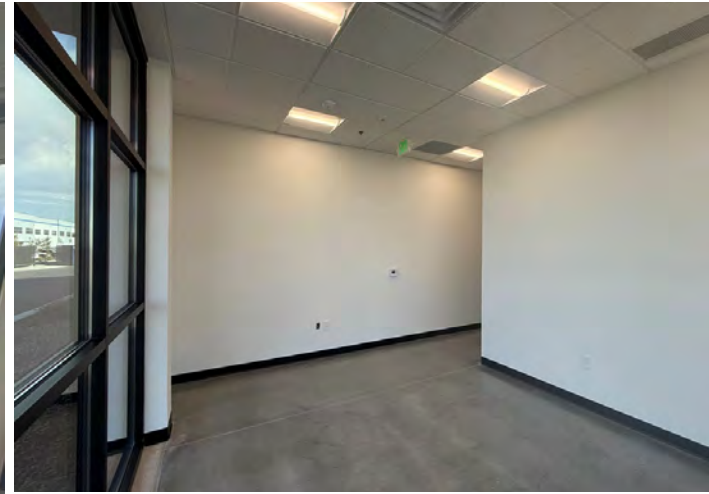
3,854 SF SUITE, 890 SF OFFICE BUILT OUT



7,708 SF 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



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