



4255 N Ten Mile Rd, Meridian, ID 83646

\$18/SF/YR

\$1.50/SF/MO

Ten Mile Flex

Industrial | 6 spaces available | 2,400 SqFt - 15,900 SqFt



Ann Edmark
NRDS345501866
208.283.8200

Listing Added: 10/20/2025

Listing Updated: 11/03/2025



Building Details

Property Type	Industrial	Subtype	Flex
Tenancy	Multiple	Total Building SqFt	15,900
Minimum Divisible SqFt	2,400	Max Contiguous SqFt	15,900
Total Building Suites	6	Class	A
Year Built	2026	Buildings	1
Stories	1	Ceiling Height	18
Frontage	Ten Mile Rd	Total Parking Spaces	48
Drive Ins	6	Power	208/120 V 3-phase
Zoning	I-L		

Building Description

Now pre-leasing: a new **15,900 SF light industrial flex building** in the heart of **North Meridian’s most desirable growth corridor**. Designed to accommodate a wide range of business users, the building is being **offered demised into six suites under 5,000 SF** — a configuration **exceptionally scarce in Light Industrial zoning**. Five suites are approximately **2,400 SF**, and one **end-cap at 3,900 SF**, each with **private entrances and utilities**.

Every unit features **modern glass storefronts, 18’ clear height, a 14’ × 14’ roll-up door, private restroom, gas service, and three-phase power**. Up to **25% office or showroom build-out** is available, creating a space that transitions seamlessly from client-facing operations to back-end production or storage.

Located just minutes from **Costco, Walmart, and Ten Mile Crossing, 3 minutes to Chinden and 8 minutes to I-84**, this project serves one of the fastest-growing, highest-income areas in the Treasure Valley. **Small-bay industrial space in this part of town is exceptionally scarce**, making this a rare opportunity for businesses seeking visibility, accessibility, and immediate growth in North Meridian.

Building Highlights

- **Six small-bay suites** in true Light Industrial zoning
 - (5) × 2,400 SF units
 - (1) × 3,900 SF end-cap
- Up to 25% office/showroom build-out available
- 18’ clear height | 14’ × 14’ roll-up doors | glass storefront entries
- Gas, 3-phase power & private bathrooms in each suite
- Excellent North Meridian location | 10 min to I-84
- Near Costco, Walmart & Ten Mile Crossing
- Surrounded by high-value neighborhoods and new developments

Building Location (1 Location)



Flex 1 Details

This 3,900 SF end-cap suite in a brand-new 15,900 SF light industrial flex building strategically located in North Meridian's premier growth corridor. Designed for businesses seeking premium exposure, this corner unit offers increased frontage, abundant natural light, and multiple entry points. Featuring a 14' x 14' roll-up door, 18' clear height, modern glass storefront, private restroom, gas service, and three-phase power. Up to 25% office or showroom build-out available.

Listing Type	Direct	Space Subtype	Flex
RSF	3,900 SF	Office Available	25%
Drive-in Doors	1	Parking	48
Rate (Per SF)	\$1.5 / SF / MO	Lease Type	NNN
Lease term	Negotiable	Days on Market	13 days

Flex 2 Details

Now pre-leasing: 2,400 SF modern flex suite within North Meridian's premier new light industrial development. Designed for small business owners who need professional space with flexibility, this suite offers the perfect blend of office/showroom presence and functional warehouse capability. This suite includes 18' clear height, a 14' x 14' roll-up door, glass storefront entry, private restroom, gas service, and three-phase power. Up to 25% office or showroom build-out is available.

Listing Type	Direct	Space Subtype	Flex
RSF	2,400 SF	Office Available	25%
Parking	48	Rate (Per SF)	\$1.5 / SF / MO
Lease Type	NNN	Lease term	Negotiable
Days on Market	13 days		

Flex 3 Details

Now pre-leasing: 2,400 SF modern flex suite within North Meridian's premier new light industrial development. Designed for small business owners who need professional space with flexibility, this suite offers the perfect blend of office/showroom presence and functional warehouse capability. This suite includes 18' clear height, a 14' x 14' roll-up door, glass storefront entry, private restroom, gas service, and three-phase power. Up to 25% office or showroom build-out is available.

Listing Type	Direct	Space Subtype	Flex
RSF	2,400 SF	Office Available	25%
Drive-in Doors	1	Parking	48
Rate (Per SF)	\$1.5 / SF / MO	Lease Type	NNN
Lease term	Flexible	Days on Market	13 days

Flex 4 Details

Now pre-leasing: 2,400 SF modern flex suite within North Meridian’s premier new light industrial development. Designed for small business owners who need professional space with flexibility, this suite offers the perfect blend of office/showroom presence and functional warehouse capability. This suite includes 18’ clear height, a 14’ × 14’ roll-up door, glass storefront entry, private restroom, gas service, and three-phase power. Up to 25% office or showroom build-out is available.

Listing Type	Direct	Space Subtype	Flex
RSF	2,400 SF	Office Available	25%
Drive-in Doors	1	Parking	48
Rate (Per SF)	\$1.5 / SF / MO	Lease Type	NNN
Lease term	Negotiable	Days on Market	13 days

Flex 5 Details

Now pre-leasing: 2,400 SF modern flex suite within North Meridian’s premier new light industrial development. Designed for small business owners who need professional space with flexibility, this suite offers the perfect blend of office/showroom presence and functional warehouse capability. This suite includes 18’ clear height, a 14’ × 14’ roll-up door, glass storefront entry, private restroom, gas service, and three-phase power. Up to 25% office or showroom build-out is available.

Listing Type	Direct	Space Subtype	Flex
RSF	2,400 SF	Office Available	25%
Drive-in Doors	1	Parking	48
Rate (Per SF)	\$1.5 / SF / MO	Lease Type	NNN
Lease term	Negotiable	Days on Market	13 days

Flex 6 Details

Now pre-leasing: 2,400 SF modern flex suite within North Meridian’s premier new light industrial development. Designed for small business owners who need professional space with flexibility, this suite offers the perfect blend of office/showroom presence and functional warehouse capability. This suite includes 18’ clear height, a 14’ × 14’ roll-up door, glass storefront entry, private restroom, gas service, and three-phase power. Up to 25% office or showroom build-out is available.

Listing Type	Direct	Space Subtype	Flex
RSF	2,400 SF	Office Available	25%
Drive-in Doors	1	Parking	48
Rate (Per SF)	\$1.5 / SF / MO	Lease Type	NNN
Lease term	Negotiable	Days on Market	13 days

Property Photos (4 photos)

