

INDUSTRIAL/FLEX BUILDING WITH SMALL YARD 2269 E. COMMERCIAL ST.

Meridian, ID 83642



ECONOMIC DATA

LEASE RATE: \$1.35 SF/month
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Meridian

BUILDING DATA

ZONING: I-L

LISTING DATA

AVAILABLE: Suite 115
SUITE 115: 7,800 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this industrial/flex sublease opportunity in the heart of Meridian. Located on Commercial Street, the property benefits from a growing commercial corridor surrounded by established businesses and ongoing development.

The flexible layout accommodates a variety of users, including service businesses, trade contractors, light industrial operations, and distribution. With Meridian's continued growth and close proximity to Boise, this location offers an excellent opportunity within the thriving Treasure Valley market.

PROPERTY HIGHLIGHTS

- 14' x 12' Overhead door
- Dedicated small yard space available
- Located in Meridian's expanding commercial district
- Ideal for service, flex, or light industrial users
- Newly built-out office, break room, and restrooms
- Semi-truck access with full turning radius
- Large training room

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

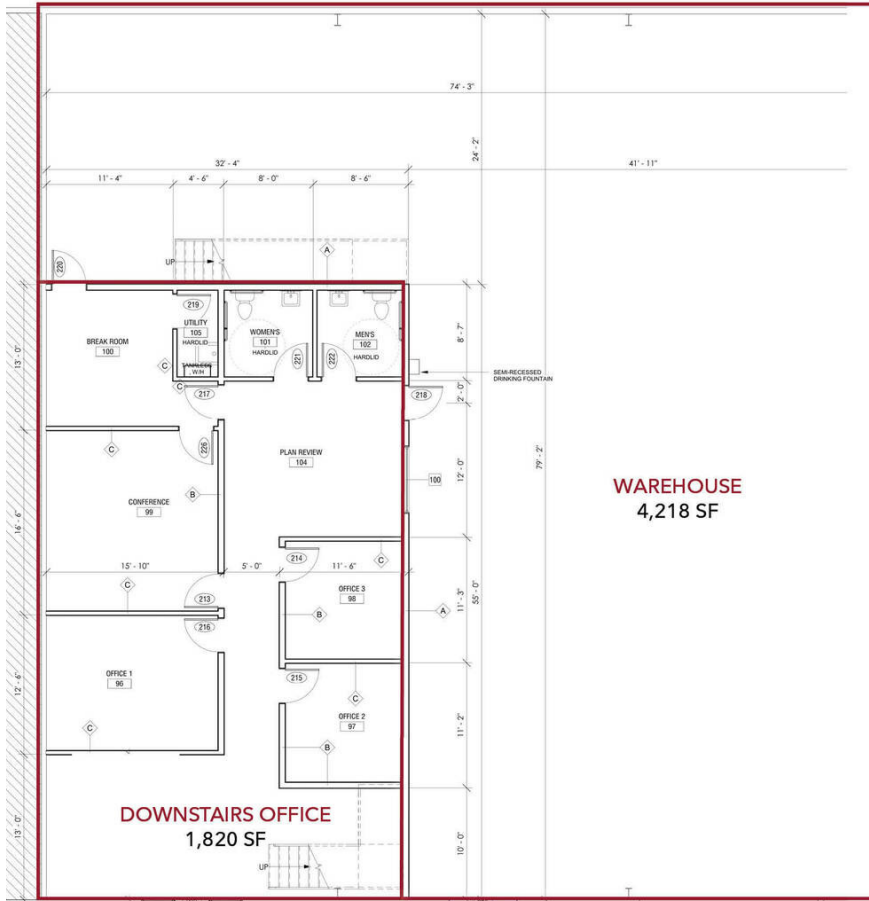
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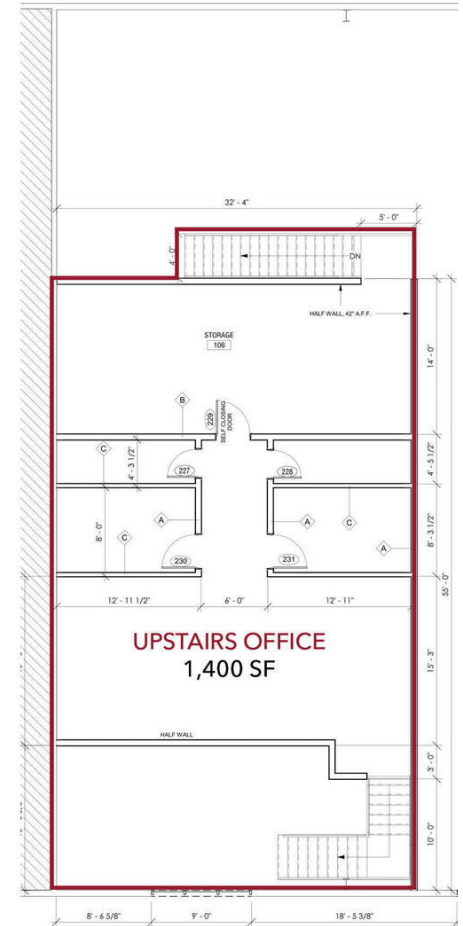


COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

DOWNSTAIRS FLOORPLAN



UPSTAIRS FLOORPLAN



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 115	7,800 SF	NNN	\$1.35 SF/month

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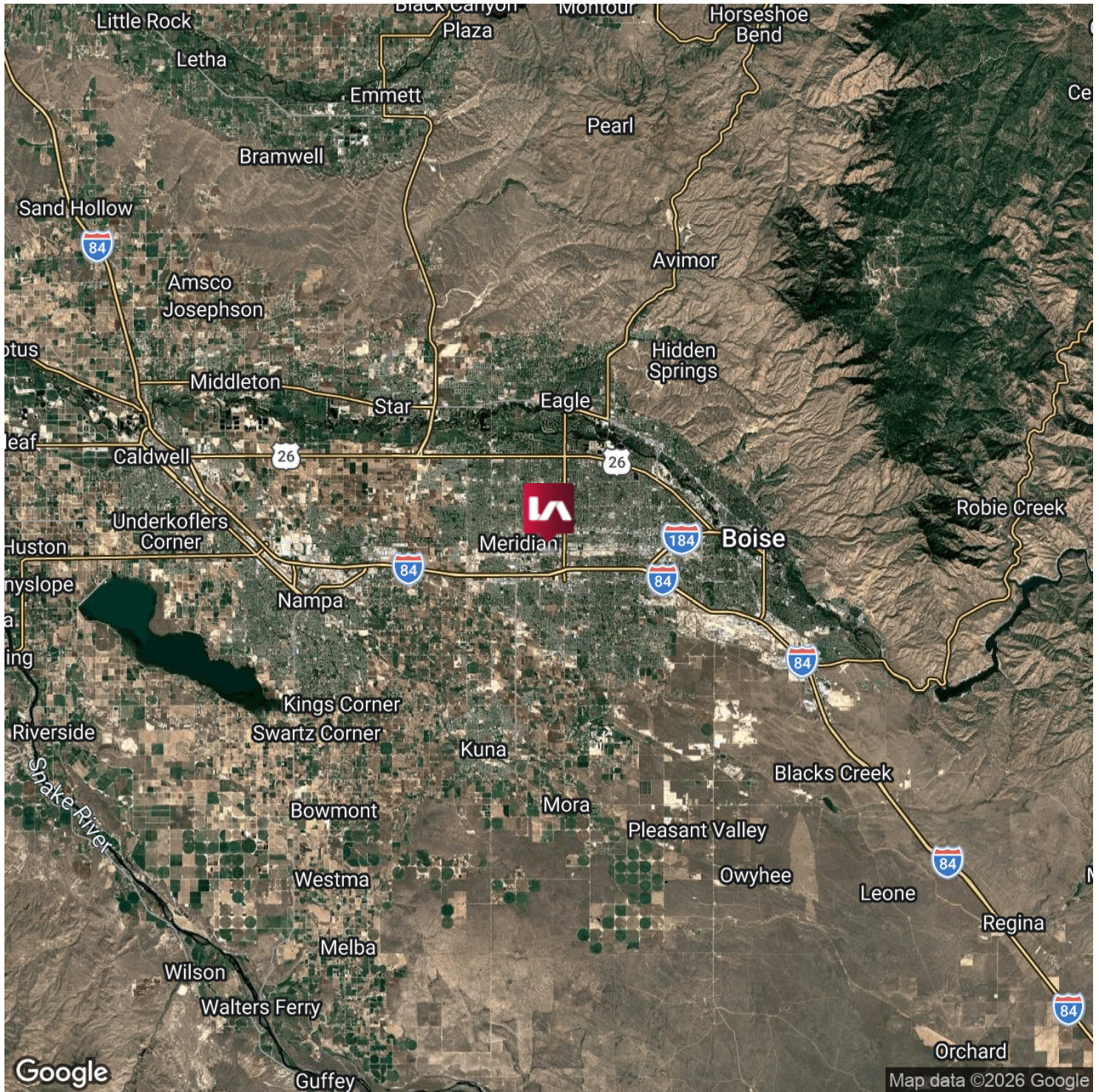
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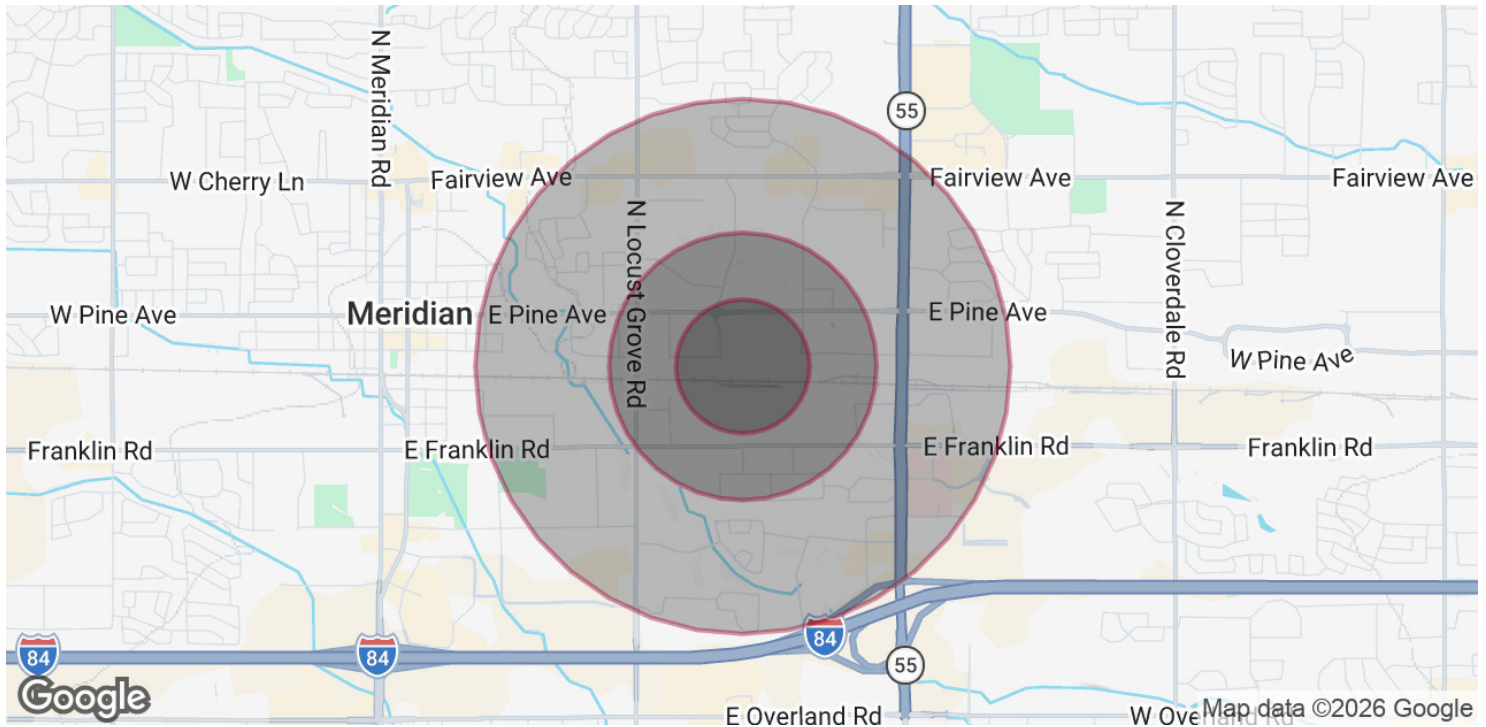
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	221	1,133	7,152
Average Age	28.2	34.5	38.3
Average Age (Male)	27.5	34.2	38.3
Average Age (Female)	28.4	34.5	38.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	84	431	2,785
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$96,495	\$124,889	\$124,632
Average House Value	\$548,574	\$559,807	\$511,230

2023 American Community Survey (ACS)

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