

Industrial Space Available

1239 East Kalispell Street Meridian, ID



10,566 SF Warehouse & Office

Property Details:

- Rare single tenant building with yard located in Meridian's industrial core
- 10,566 SF building
- Site sits on 2.37 acres which includes excess yard of 1.42+/- acres.
- Yard includes multiple power pedestals
- Zoned I-L
- 6 grade doors and 1 dock door
- Ample 3 phase power
- Available immediately

For Lease:

Building Rate:	\$1.35/SF NNN
Excess Yard Rate:	\$0.10/SF
NNN Expenses:	~\$0.22/SF

For Sale:

Contact Agent For Pricing

Demographics

	1 mi.	3 mi.	5 mi.
Pop	4,304	94,437	218,490
Avg HH Income	\$114,421	\$110,915	\$114,839
Daytime Pop	11,196	45,940	82,873

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Rocky Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

Photos



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Conceptual Floor Views



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Site & Floor Plan



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Aerial



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