



Meridian Commerce Park

4845 W. GRAND MOGUL. DR. | MERIDIAN, ID.

New Class A Industrial Building
in Meridian Under Construction!

Delivering Q1 2027

BUILDING L

±50,024 SF Available

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SAWTOOTH
DEVELOPMENT GROUP

CBRE

MERIDIAN COMMERCE PARK OVERVIEW



120-acre master-planned industrial campus envisioned for 6-8 buildings



More than 2 million SF planned at full buildout



Strategically located in **Meridian, Idaho**, within the heart of the **Treasure Valley and Boise MSA**



Prominent location at **I-84 and Black Cat Road**, providing convenient connectivity throughout the Boise metro area

Approximately $\frac{3}{4}$ mile east of the new **Highway 16/I-84 interchange**

Direct regional connectivity via **I-84 and US-20/26**

Highway 16 improvements provide expanded connectivity to **Eagle, Star and Middleton**

BUILDING L



BUILDING J

FUTURE DEVELOPMENT

S BLACK CAT RD

W GRAND MOGUL DR



BUILDING L DETAILS



Class A Industrial Building
in Meridian



±50,024 SF Available;
Divisible to 24,991 SF



LED Warehouse Lighting



32'
Clear Height



50'x50'
Column Spacing



60'
Concrete Apron



140'
Building Depth



480v/277
3-Phase Power

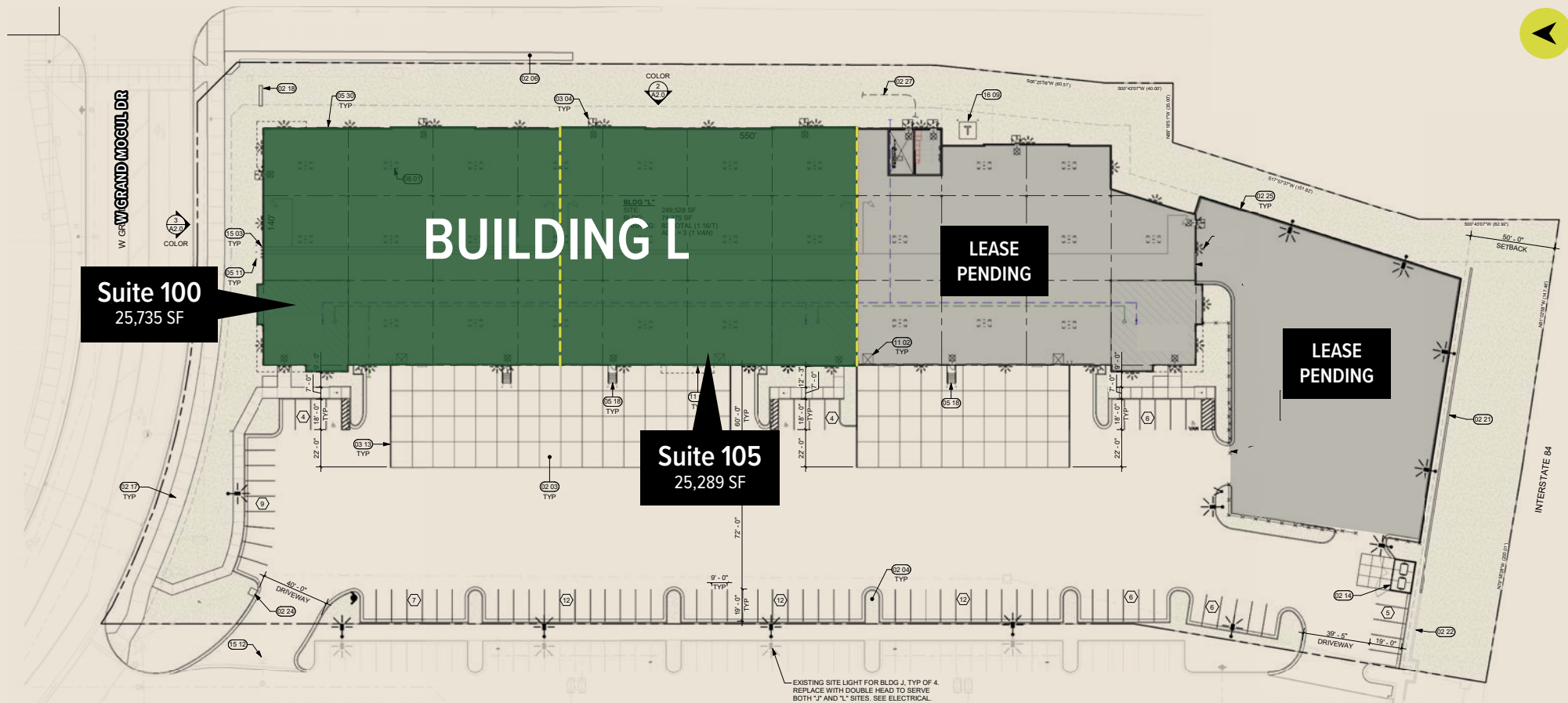


±23
Dock Doors



Each Suite Will Include:

- » 1 Grade Door
- » Multiple Dock Doors
- » EOD
- » Pit Leveler



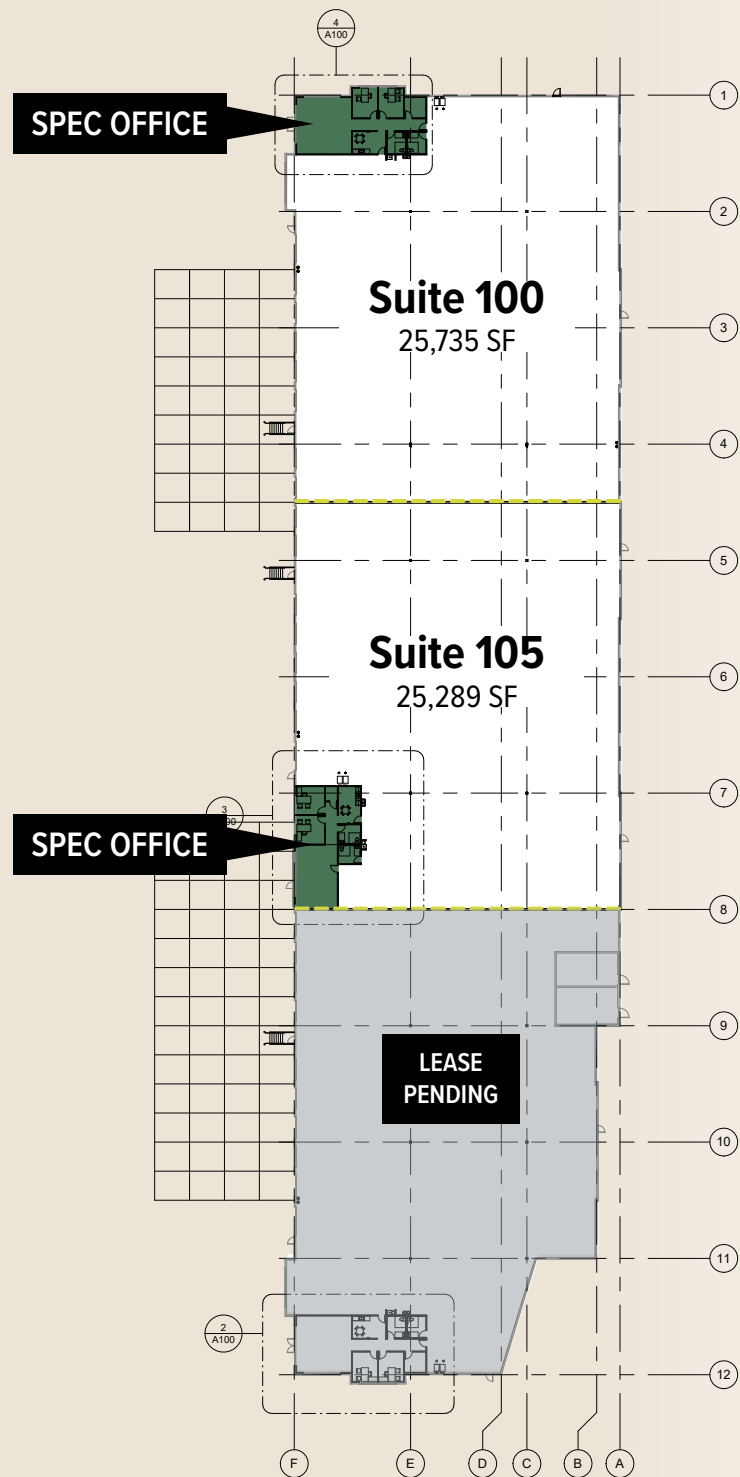
SITE PLAN + SPEC OFFICE OPPORTUNITIES



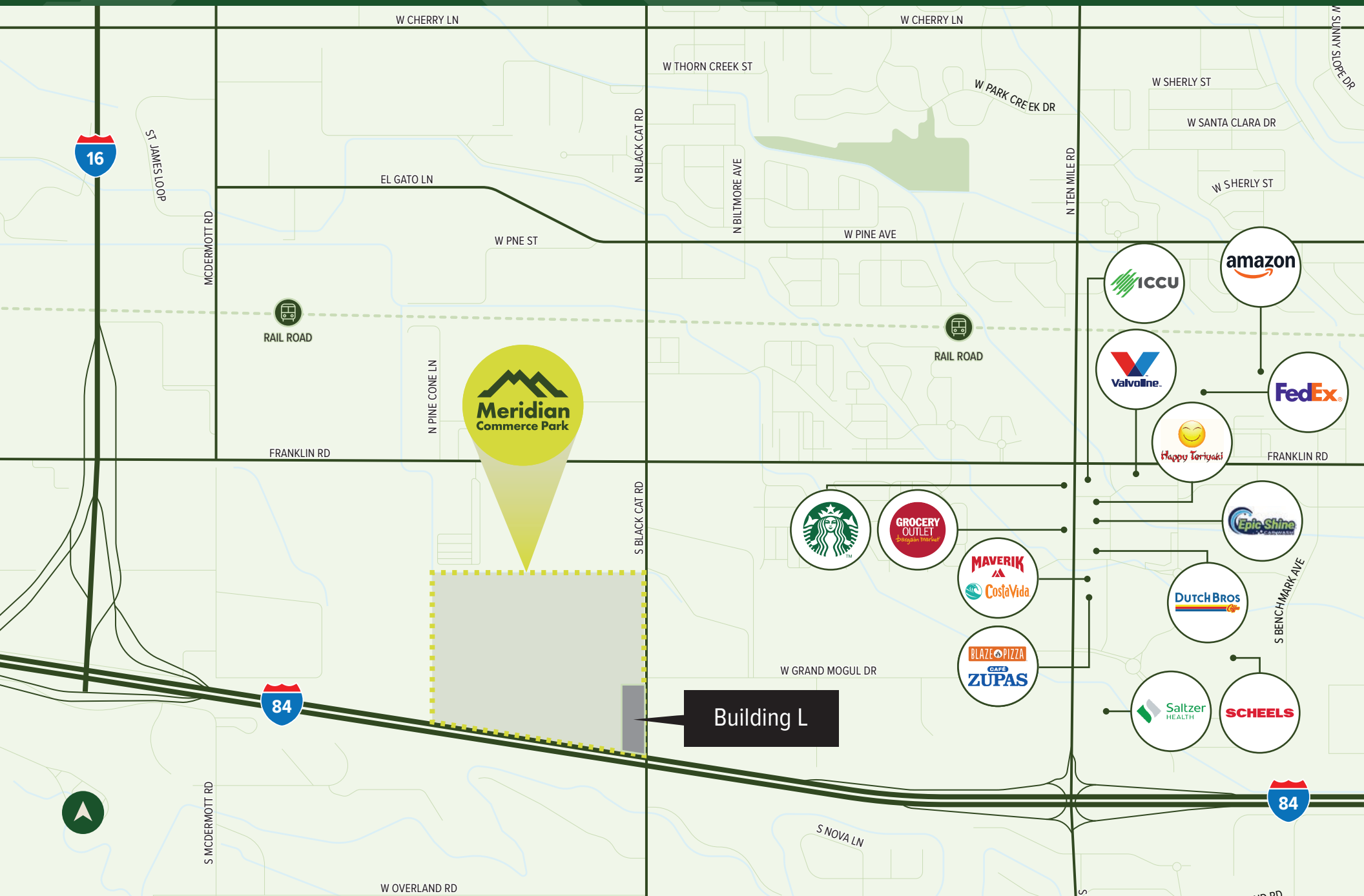
SUITE 100 - 1,772 SF
NW OFFICE PLAN



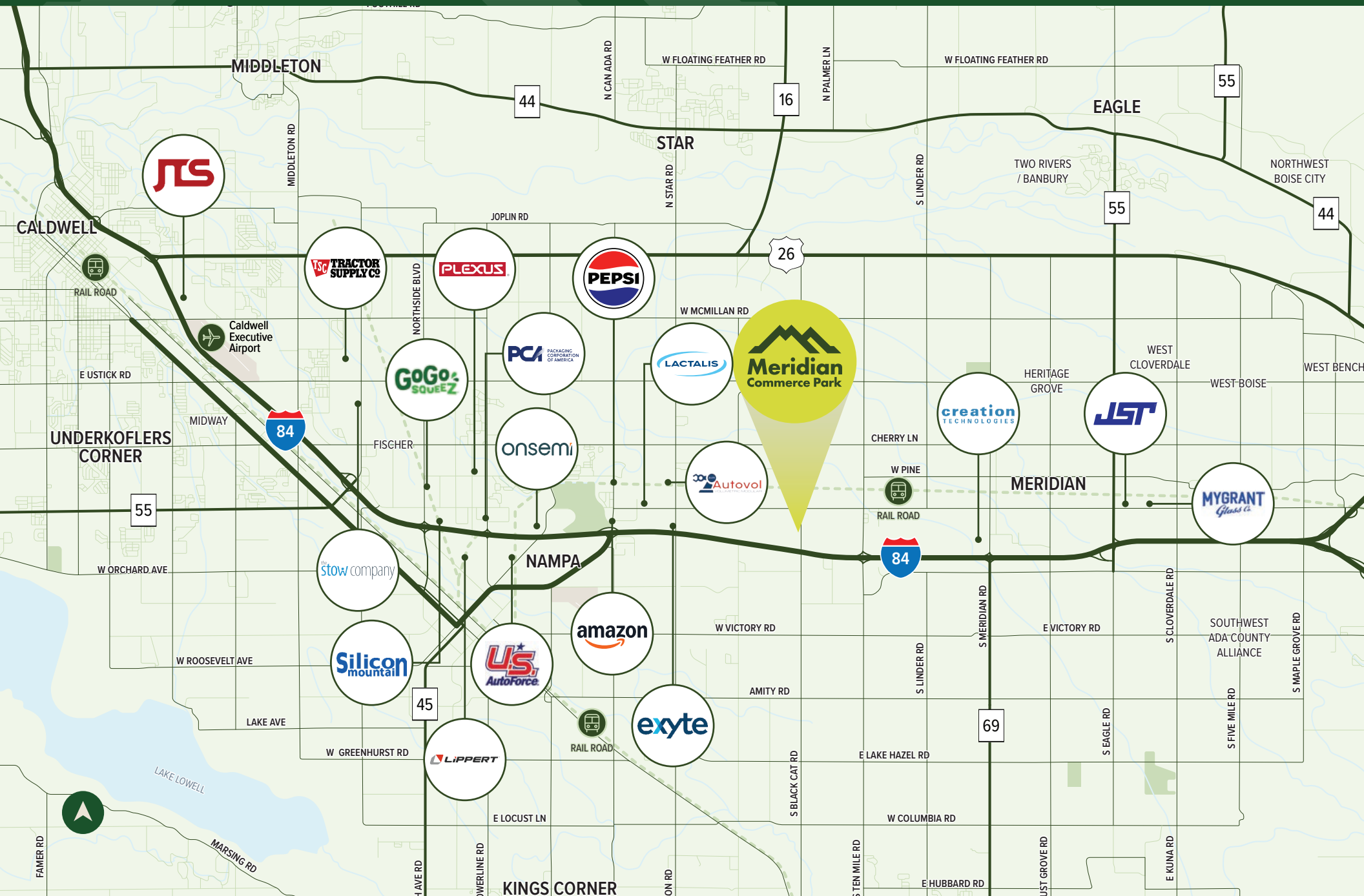
SUITE 105 - 1,470 SF
MIDDLE OFFICE PLAN



AREA AMENITIES



CORPORATE NEIGHBORS



CONSTRUCTION PROGRESS

SEPTEMBER 2026





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