



Meridian Commerce Park

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

RARE NEW CLASS A INDUSTRIAL BUILDING
IN MERIDIAN UNDER CONSTRUCTION!

BUILDING J

BUILDING L

BUILDING L

±74,375 SF Available

W GRAND MOGUL DR

S BLACK CAT RD

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@ industrial


SAWTOOTH
DEVELOPMENT GROUP

CBRE

PROJECT OVERVIEW



10-15
buildings
on 120 acres



Over 2,000,000
square feet total



Located in Meridian, Idaho
(Boise MSA) at I-84 and Black
Cat Road with easy access to
the entire Boise metro area



Highway Access:

- Near the new Highway 16/I-84 interchange (¾ mile west).
- Provides access to I-84 and US-20/26.
- Highway 16 improvements will connect to Eagle, Star, and Middleton.



FUTURE DEVELOPMENT

BUILDING J

BUILDING L

S BLACK CAT RD



BUILDING L DETAILS



Rare Class A
Industrial Building in
Meridian



±74,375 SF Available;
Divisible to ±24,595



32'
Clear Height



Column Spacing
Truck Court Depth



140'
Building Depth



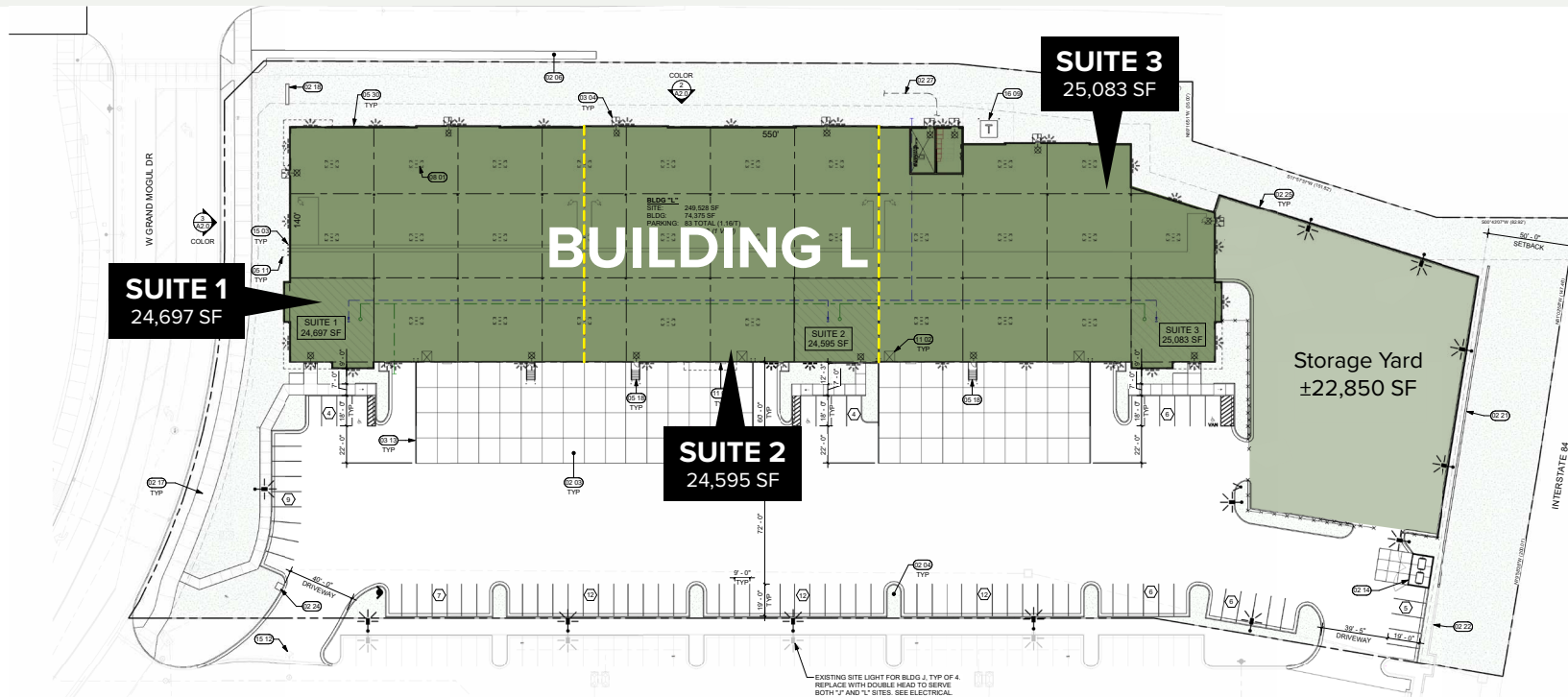
±23
Dock Doors



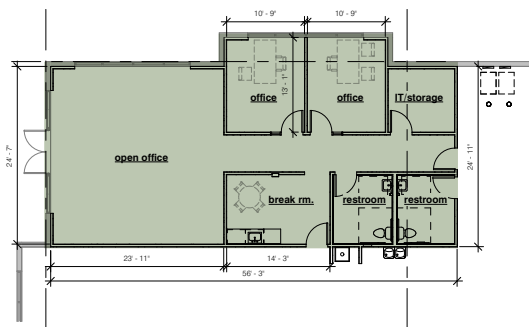
±3 Grade-Level
Doors Available



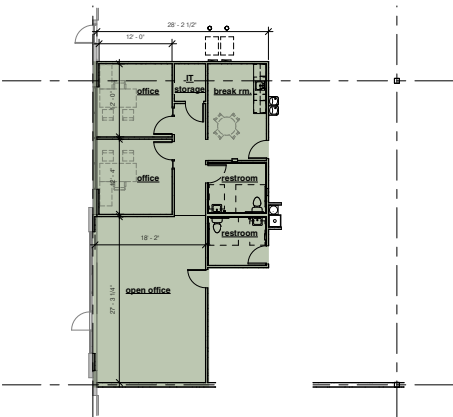
480v/277 3-Phase
Power



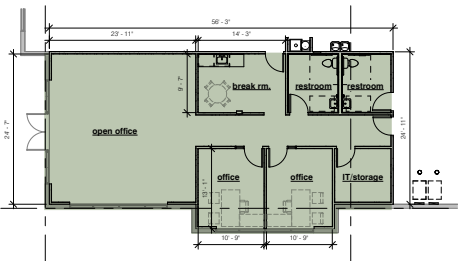
SITE PLAN + SPEC OFFICE OPPORTUNITIES



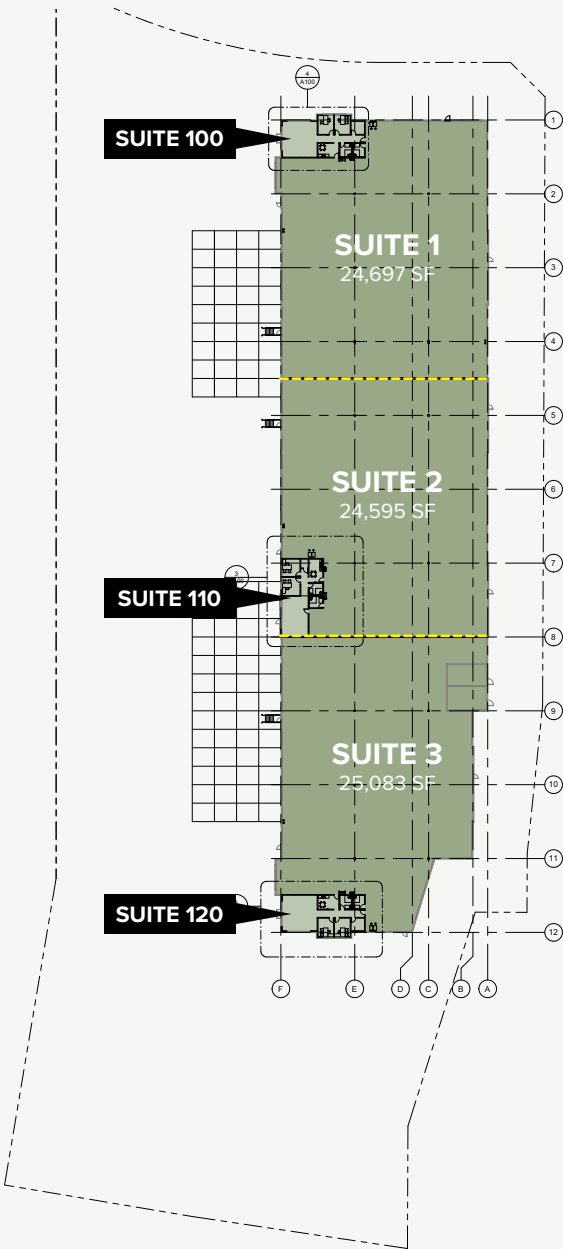
SUITE 100 - 1,494 SF
NW OFFICE PLAN



SUITE 110 - 1,325 SF
MIDDLE OFFICE PLAN



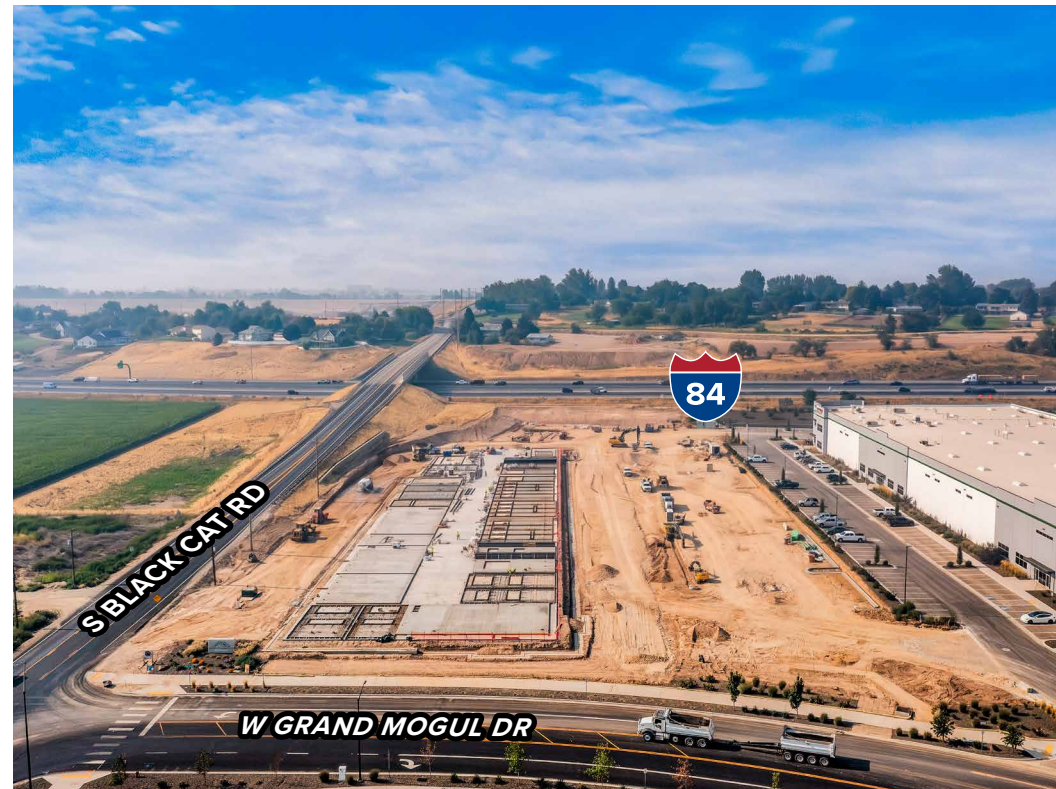
SUITE 120 - 1,494 SF
SW CORNER OFFICE



LOCATION HIGHLIGHTS



CONSTRUCTION PROGRESS





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