

Meridian Commerce Park K Buildings For Lease

93,568 SF
23,392 SF per building

Ready for
Occupancy

4850 - 4886 W. Grand Mogul Drive
Meridian, Idaho



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Property Overview

Address	4850 - 4886 W. Grand Mogul Drive Meridian, ID
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Property Type	Industrial
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Building SF	4 Buildings: 23,392 SF each Total: 93,568 SF
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Suite Sizes	3,893 SF - 7,686 SF
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Zoning	I-L Light Industrial
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Grade Level Drive-In Doors	6 Grade level doors (12' x14') per building, 1 per unit
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Clear Height	20'-22'
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Fire Suppression	ESFR
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Power	480/277, 3 phase, 200 amps per unit. Potential spares available up to 600 amps
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Internet	Fiber
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Parking Ratio	2.10/1000
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Condition	Turnkey with offices built out, ready for occupancy
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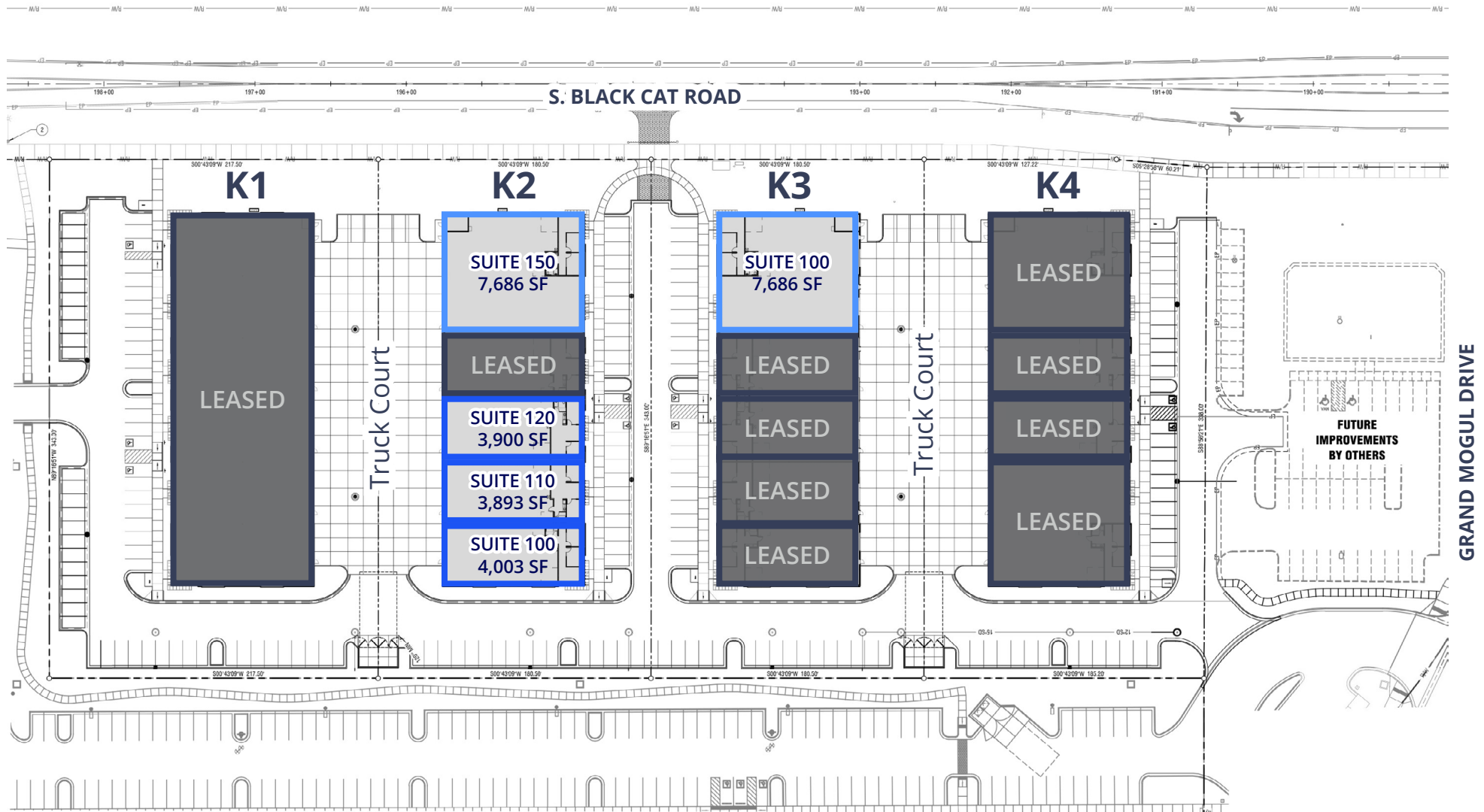
Lease Rate	3,893 SF - 4,003 SF: <i>\$1.55 PSF</i> 7,686 SF: <i>Contact Agent</i>
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NNNs	Estimated \$0.27 PSF
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Site Plan

K2 All Suites Available Immediately

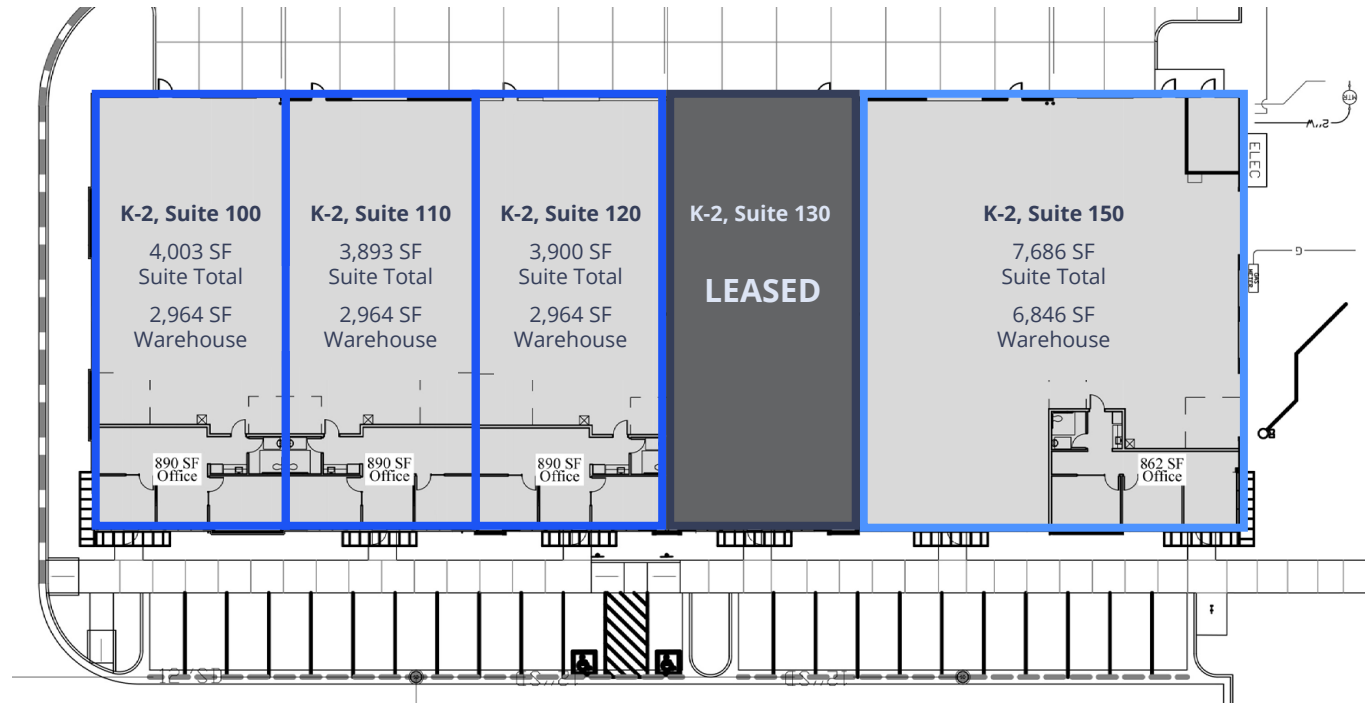
K3 Suite 100 Available Immediately



Floor Plan

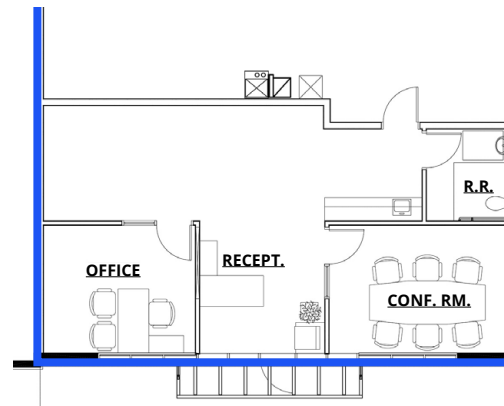


Building K2

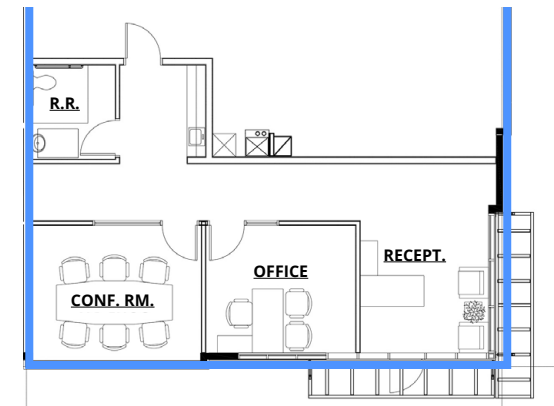


TI Office Plans

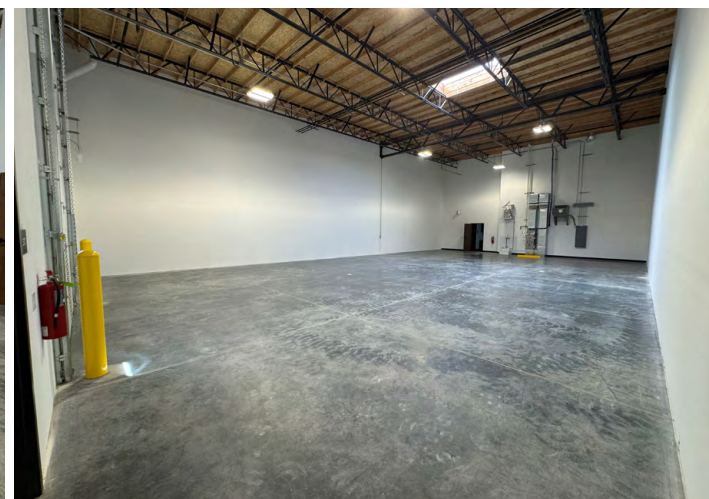
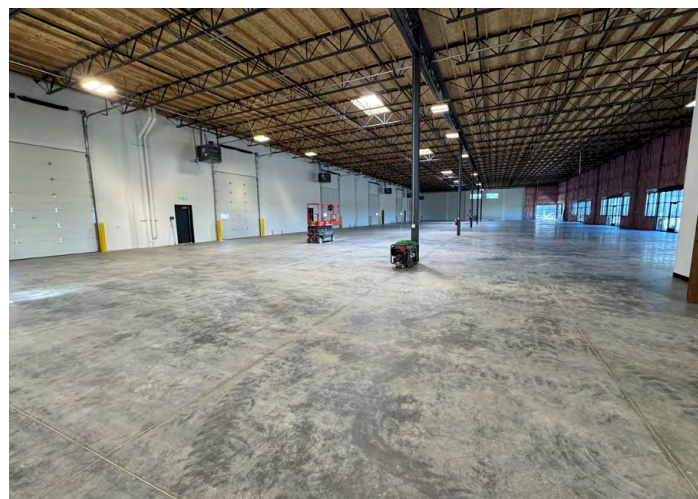
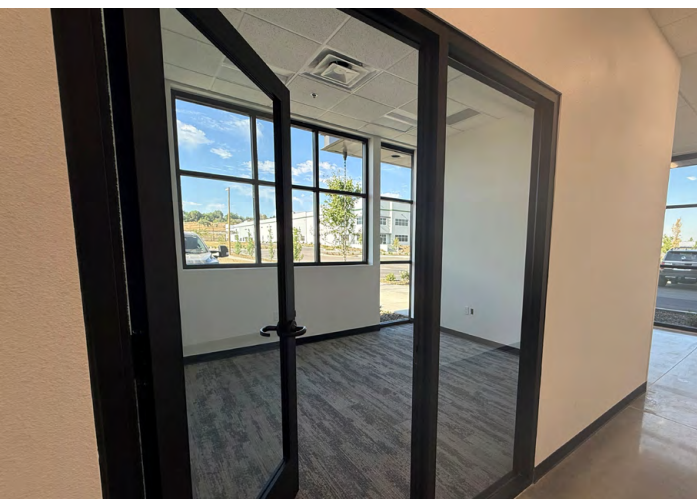
~3,900 SF SUITE, 890 SF OFFICE BUILT OUT



7,686 SF SUITE, 862 SF OFFICE BUILT OUT



Property Gallery



Location & I-84 Access

Google Map

- To I-84
- To Nearby Restaurants & Retail



Micron Expansion

Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 19,000 new Idaho jobs, including 2,000 Micron direct jobs.

Sources

- [Micron Boise Expansion - Location, Video, Details](#)
- [Micron to get \\$6.1 billion for Boise site with 2nd fab possible | Boise dev](#)
- [Growing Idaho: Taxpayers' getting their money's worth from Micron expansion | KTVB](#)
- [Boise to annex nearly 600 acres of land for Micron expansion | Boise dev](#)



Micron Campus
Expansion

5M SF

Estimated completion: 2026



New Jobs Created
(Direct & Indirect)

21.5K

2022-2027



Investment Capital
Committed

\$15B

2022-2027



Area Development



Meridian Commerce Park

K Buildings For Lease



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