



2.86 Acres | Built-to-Suit

4211 E. Lanark Street, Meridian, ID 83642

Devin Ogden, MBA, CCIM, SIOR
+1 208 472 1668
devin.ogden@colliers.com

Michelle Torres Ogden
+1 208 514 7121
michelle.ogden@colliers.com



Eagle Rd



Franklin Rd
19,500 VPD

2.86 Acres | Build-To-Suit

Lanark St

4211 E. Lanark Street



Property Highlights

- 2.86 acres (approximately 215' x 585')
- Central Location with quick access to Interstate 84
- Great visibility on Franklin with 19,500 vehicles per day

Zoning I-L Light Industrial

Parcel # R1789520100

Lease Rate Contact Agent



4160 E. Lanark Street

Location



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho





Local Overview | Meridian, ID

Ranked #2 in "Best Suburbs to Live In" by Niche in 2026, Meridian is Idaho's fastest growing city and its residents enjoy an undeniable quality of life, affordability and a family oriented lifestyle.

From young professionals to retirees, people of all ages call this flourishing community home - and for good reason. It is among the safest places to live, is affordable, offers four distinct seasons, and it's just a fun place to settle down.

Residents can sip coffee and shop at their favorite stores downtown, grab a bite at any of the area's popular restaurants, like Lucky Fins Seafood Grill, hike local trails, kayak along the Payette River - the options are nearly endless (*livability.com*).

Resources:
choosemeridian.us/

"Built for Business - Designed for Living" - *City of Meridian Slogan*



2025 Population

141,501



2025 Unemployment Rate

1.6%



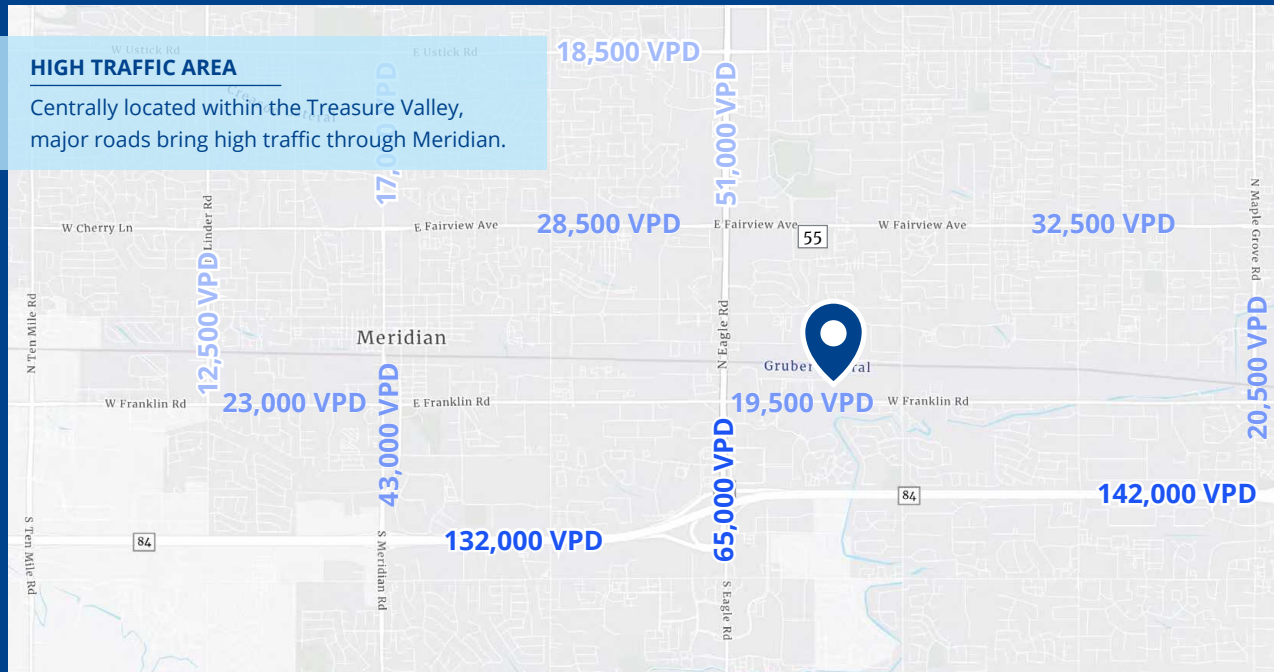
2025 Average Household Income

\$142,982



Average Commute Time (min)

20.6



Major Employers



Academic Institutions Near Meridian



Area Overview- Treasure Valley



#2
Fastest Growing State - Idaho
2026 **United States Census Bureau**

#3
Best State to Move to in the U.S. - Idaho
JUL 2024 **ConsumerAffairs**

#3
Best State Overall - Idaho
2026 **U.S. News & World Report**

#4
Best State Economy - Idaho
2026 **U.S. News & World Report**

#3
Best State for Quality of Life - Idaho
2025 **Forbes**

#1
State in Five-year GDP Growth - Idaho
2025 **Forbes**

Tier 1
Job Growth - Treasure Valley
2025 **MILKEN INSTITUTE**
Building Meaningful Lives

Tier 1
Wage Growth - Treasure Valley
2025 **MILKEN INSTITUTE**

#1
Best Run City in America - Nampa
JUN 2024 **W WalletHub**

Best Places to Live in the U.S. - Boise
APR 2024 **Money**

#1
Top State in GDP Growth - Idaho
2024 **Forbes**

#4
Best State Capital to Live in- Boise
FEB 2024 **Idaho Statesman**

#1
Median Household Income Growth - Idaho
2024 **IBISWORLD BUSINESSREVIEW**

#1
Best Places to Invest in Real Estate in 2023 - Boise
JUL 2023 **Norada REAL ESTATE INVESTMENTS**

#2
Fastest-Growing US States- Idaho
2023 **World Population Review**

#1
Best Small Cities In America for Raising a Family- Boise
JUN 2023 **pheabs**



Idaho was ranked the **4th Best State Economy** by U.S. News & World Report.



The 2024 median sale price for a single-family home in Ada County was \$573,566. A significant increase in home supply this past year, with more sales pending, indicates the market is headed in a healthy direction.



Boise real estate appreciated **254%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.