

INDUSTRIAL PROPERTY WITH EXCESS LAND FOR SALE

8797 S. MERIDIAN ROAD

MERIDIAN, ID 83642

TOK COMMERCIAL
REAL ESTATE

SAM MCCASKILL, CCIM / 208.947.0804 / sam@tokcommercial.com

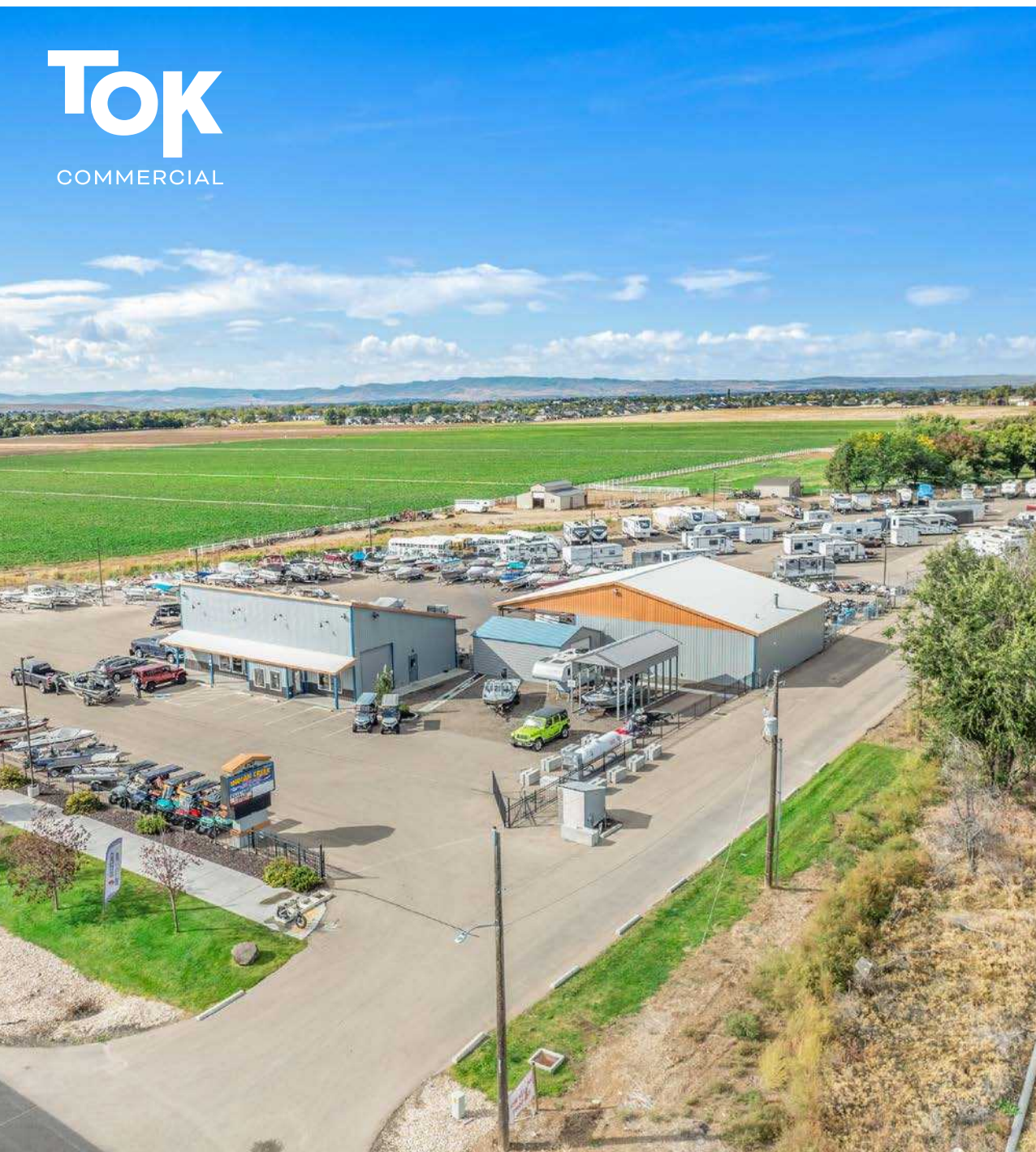


SEAN EDWARDS / 208.412.7763 / sean@tokcommercial.com

AVAILABLE FOR LEASE / CONTACT AGENTS FOR DETAILS / PLEASE DO NOT DISTURB TENANT

OFFERING PRICE
\$3,500,000

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



OFFERING DETAILS

Property Address	8797 S. Meridian Road Meridian, ID 83642
Submarket	South Meridian
Property Type	Industrial with Excess Land
Building Size	6,371 SF Total
Showroom	2,513 SF
Warehouse	2,608 SF
Lot Size	5.49 Acres
Surplus Land	5.01 AC
Utilities	Well & Septic
Clear Height	14'
Grade Doors	Three, 12' Doors
Power	200 Amps, Single Phase
Year Built	2019
Improvements	Paving / Compacting Fill
Zoning	City of Kuna, C-1
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Sale Price	\$3,500,000
Showroom	\$603,120 (\$240.00/SF)
Warehouse	\$495,520 (\$190.00/SF)
Surplus Land	\$2,400,473 (\$11.00/SF)
Lease Rate	Contact Agent Do Not Disturb Tenant



- **Purpose-Built for Boat & RV Sales** — Formerly operated as a boat and RV dealership, the property features a showroom, shop space, and even a test pond for motors, offering unique functionality for recreational or equipment-related businesses.
- **On-Site Storage Capacity** — Significant surplus area has been utilized for RV and equipment storage, supported by paving and compacted fill.
- **Owner-User Ready** — Current tenant to vacate at closing, providing a prime opportunity for an owner-user to immediately occupy a modern, well-maintained facility.
- **Expansion & Development Potential** — With 5+ acres of surplus land, the property offers exceptional opportunity for future development, additional buildings, or expanded outdoor sales/storage.
- **Positioned for Growth** — Located at the nexus of I-84, South Meridian, and rapidly growing Kuna, the property is ideally placed to serve both established and emerging customer bases.
- **Community Demand Advantage** — A prime location to deliver needed services and amenities to surrounding high-density residential developments in one of the Treasure Valley's fastest-growing corridors.
- **Flexible Availability** — Offered For Sale and also available For Lease — contact agent for details.







6 MINUTES | 3.6 MILES
TO THE KUNA CORE

WAREHOUSE
2,608 SQ. FT.

SURPLUS LAND
5.0 ACRES

SHOWROOM
2,513 SQ. FT.

19,279 VPD

HWY 69 / S MERIDIAN RD

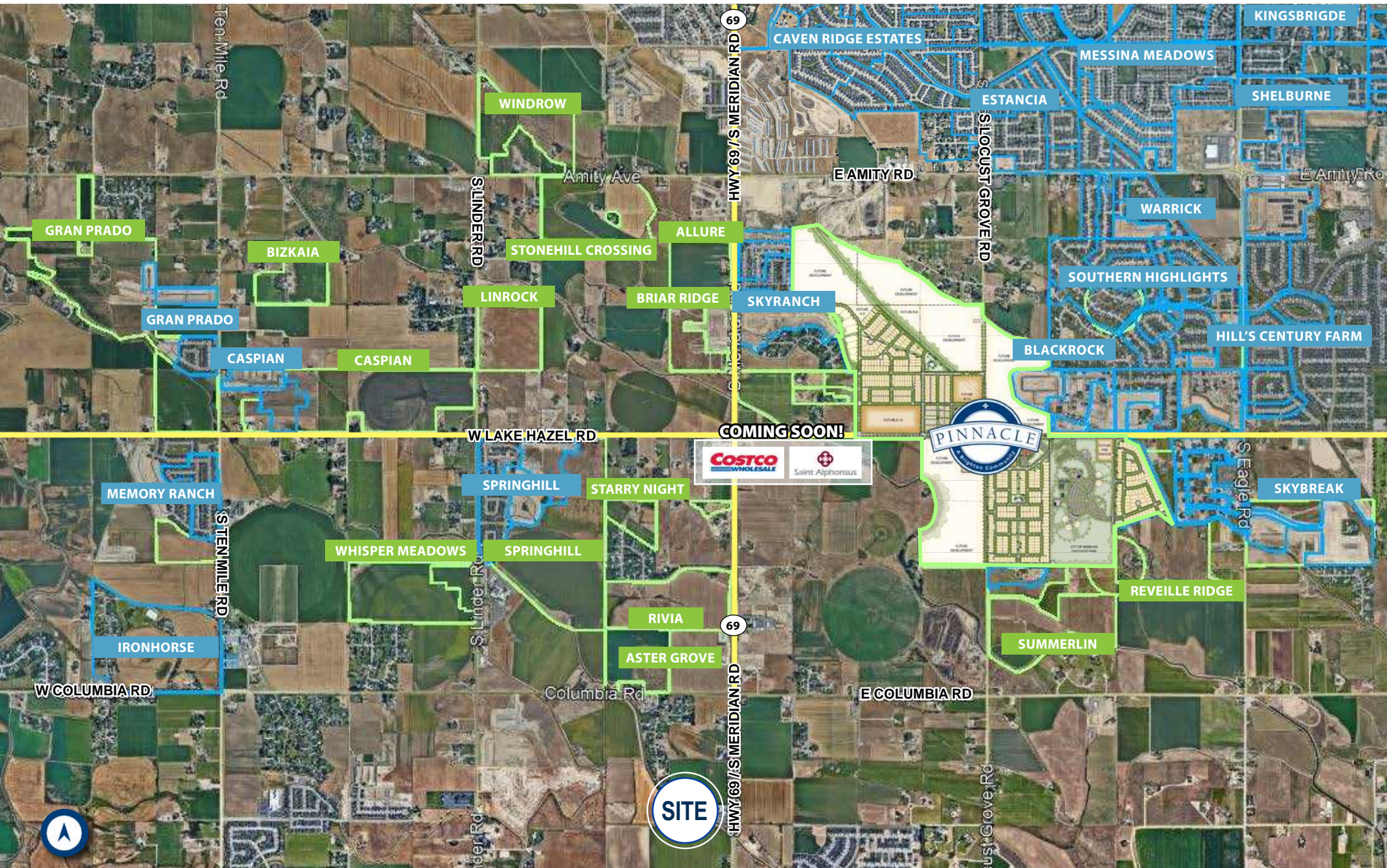
7 MINUTES | 4.7 MILES
TO I-84 ACCESS



+16,000 RESIDENTIAL LOTS IN A 3 MILE RADIUS (PLANNED + EXISTING)

■ PLANNED SUBDIVISIONS

■ EXISTING SUBDIVISIONS



CENTRALLY LOCATED BETWEEN I-84 AND THE KUNA CORE



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