

100% LEASED, INDUSTRIAL INVESTMENT OPPORTUNITY

HICKORY WAREHOUSE

1135 HICKORY AVENUE | MERIDIAN, ID 83642



OFFERING PRICE

\$31,900,000 / 6.32%

CAP RATE

TOK COMMERCIAL
REAL ESTATE



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OFFERING DETAILS

Property Address	1135 Hickory Avenue Meridian, ID 83642
Property Type	Multi-Tenant Industrial
Building Size	207,060 SF
Lot Size	9.88 Acres
Year Built	2022
Clear Height	28'
Dock Doors	15
Grade Doors	5
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Sale Price	\$31,900,000 \$154.24/SF
Estimated Year 1 Income <small>*Commencing 1/1/2026</small>	\$2,078,851
Cap Rate	6.32%
Occupancy	100%
Tenants	K1 Speed Flying Pickle St. Luke's Hospital PCS Edventures Sawtooth Concepts LLC
Lease Terms	Rent Roll available upon executed Confidentiality Agreement
Lease Type	NNN

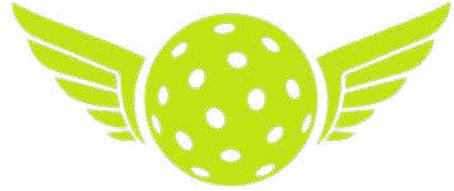


- Strong, newer construction, multitenant industrial investment opportunity.
- 100% occupied with five stable tenancies and 3% annual escalations.
- Rare and desirable North Meridian industrial of premier quality and well-maintained building.
- Building is equipped with 5, 12'x 14' grade level doors — 3 on north elevation and 2 on east elevation — and 15 dock doors with dock elevation of 4'-0" below finish floor and manual lift levelers.
- Excellent accessibility, with signalized intersection at Eagle Road & Pine Avenue as well as Fairview Avenue and Hickory Avenue, just 4 minutes from I-84 access.
- Conveniently located off primary Treasure Valley corridor near major area retailers, services, and employers.





K1 Speed Indoor Kart Racing in Meridian, Idaho, offers an electrifying racing experience that brings the excitement of professional motorsport to the Treasure Valley. Located at 1135 North Hickory Avenue, the 50,000 SF facility is home to two elevated indoor tracks illuminated by vibrant LED lights, which can be combined into a unique "Super Track" configuration for a truly thrilling challenge. Racers pilot high-performance, all-electric go-karts—junior karts reaching speeds up to 20 mph and adult karts clocking in near 45 mph—delivering instant torque and quiet power without the fumes of traditional gasoline engines. The electric karts and professionally designed courses make the venue accessible year-round, unaffected by Idaho's fluctuating weather.



The Flying Pickle in Meridian, Idaho, stands as the Treasure Valley's first premium indoor pickleball facility, dedicated to fostering community and elevating the sport to new heights. Founded by professional players Susannah Barr and Nick Petterson, the club features 17 climate-controlled indoor courts, advanced lighting, and high-quality surfaces designed for both amateur and competitive players. Its 49,000-square-foot venue includes a mezzanine viewing area, a pro shop, a restaurant known as The Kitchen, and inviting lounge spaces that encourage social connection among players and spectators alike. Combining sleek, modern design elements with nods to pickleball's Pacific Northwest roots, the facility balances athletic precision with artistic flair through murals, paddle exhibits, and donor recognition walls.



St. Luke's Meridian Medical Center in Meridian, Idaho (520 S. Eagle Rd., Meridian ID 83642) is a full-service, 24/7 hospital and part of the locally-governed, not-for-profit St. Luke's Health System, serving West Ada County since 2001. As a "Magnet-designated" facility (the gold standard for nursing excellence) it offers an emergency department, advanced inpatient and outpatient surgery, mother-baby services, diagnostics spanning X-ray to MRI, state-of-the-art cancer care, and Idaho's largest cardiac rehab center. The hospital emphasizes not only high-quality technical care but compassionate service and community health—positioning itself as a key pillar in the growing Meridian region, dedicated to helping residents not just be well, but thrive.



Experts in Hands-On **STEM** Education

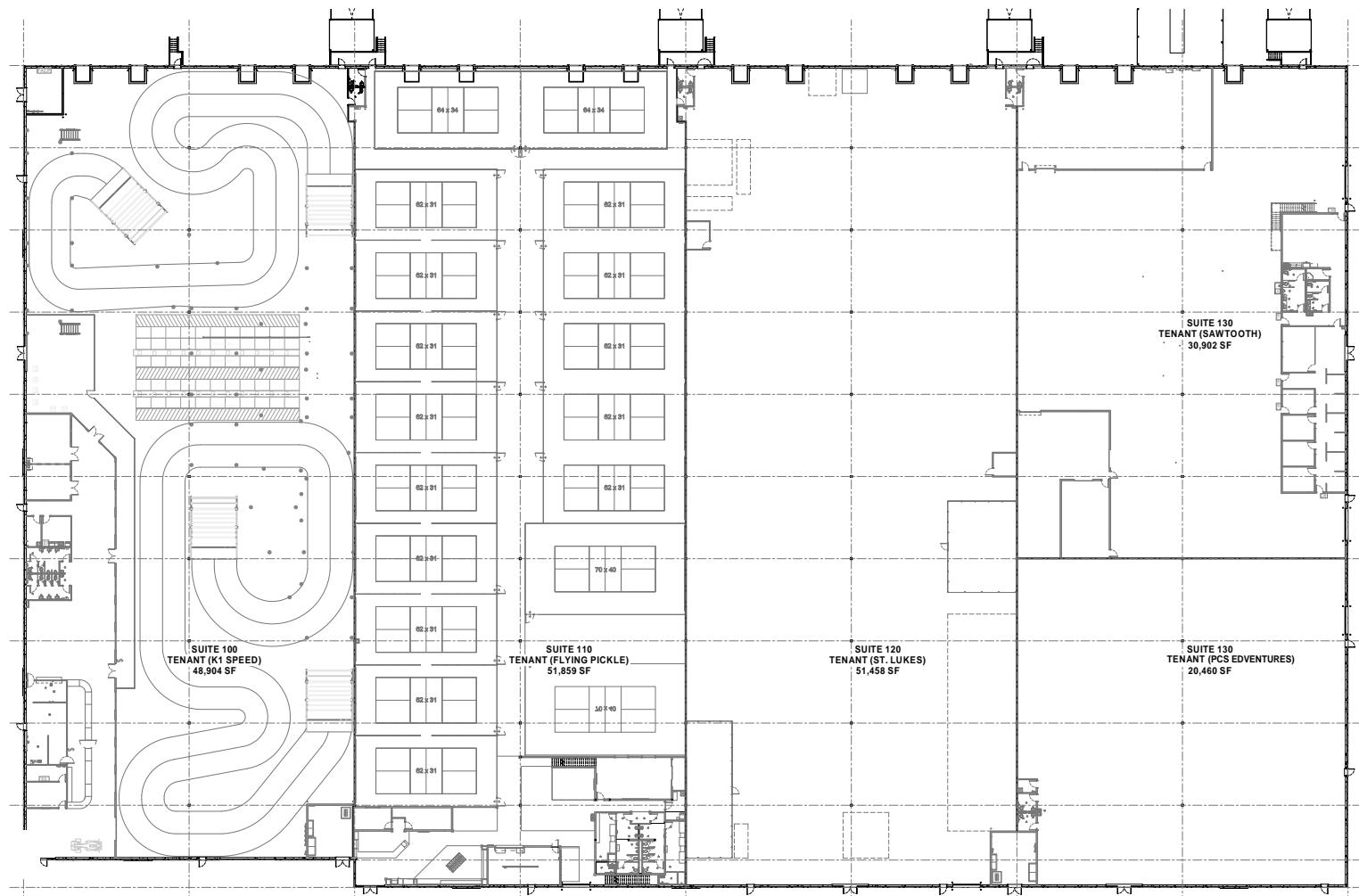
PCS Edventures, based in Boise, Idaho, is a well-established provider of K-12 STEM (Science, Technology, Engineering, and Mathematics) educational programs with a global presence spanning over 7,000 sites worldwide. The company began as a small initiative in a rural Idaho school and has expanded to serve early childhood programs, afterschool activities, professional technical education, and classrooms from preschool through higher education. PCS Edventures emphasizes hands-on learning labs in technology-rich subjects like engineering, science, math, robotics, IT, and electronics, aiming to make education more engaging, practical, and effective at all educational levels.



Sawtooth Concepts crafts the finest cabinetry, casework, fixtures and millwork. Our expert craftsmen combine artistic design with technical precision and superior materials to create interiors, exteriors, and fixtures of exceptional finish and quality. We have extensive experience fabricating and installing premier custom millwork, cabinetry and fixtures to create beautiful and elegant spaces. Sawtooth Concepts closely collaborates with our customers from first plan to final paint. We are there every step of the process from visioning, project scoping and budgeting, to high-tech design services and precision, quality finishes.









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