



**SITE**

**DEVIN PIERCE, SIOR**

208.947.0850  
devin@tokcommercial.com

**DAN MINNAERT, SIOR, CCIM**

208.947.0845  
dan@tokcommercial.com

**MIKE ARNOLD**

208.957.5609  
mikea@tokcommercial.com

**HIGHLIGHTS**

- High-quality industrial space in an established business park
- Prime location between Meridian Road and Ten Mile Interchange
- Ample truck and vehicle parking available
- Available with wide drive aisles for efficient truck maneuverability
- Monument signage available

SPACE:	RSF:	RATE:
Suite 102	8,016 SF	\$1.15/SF/mo. (NNN)

**DETAILS**

<b>AVAILABLE:</b>	July 1, 2026	<b>POWER:</b>	200AMP 3-Phase
<b>BLDG SIZE:</b>	34,736 SF	<b>CLEAR HEIGHT:</b>	18'
<b>EST. NNN:</b>	\$0.21/SF	<b>GRADE LEVEL:</b>	(1) 12' x 14'
<b>ZONING:</b>	I-L	<b>DOCK DOORS:</b>	Yes
		<b>PARKING:</b>	2:1000

**CONTACT**



UPDATED: 5.29.2026

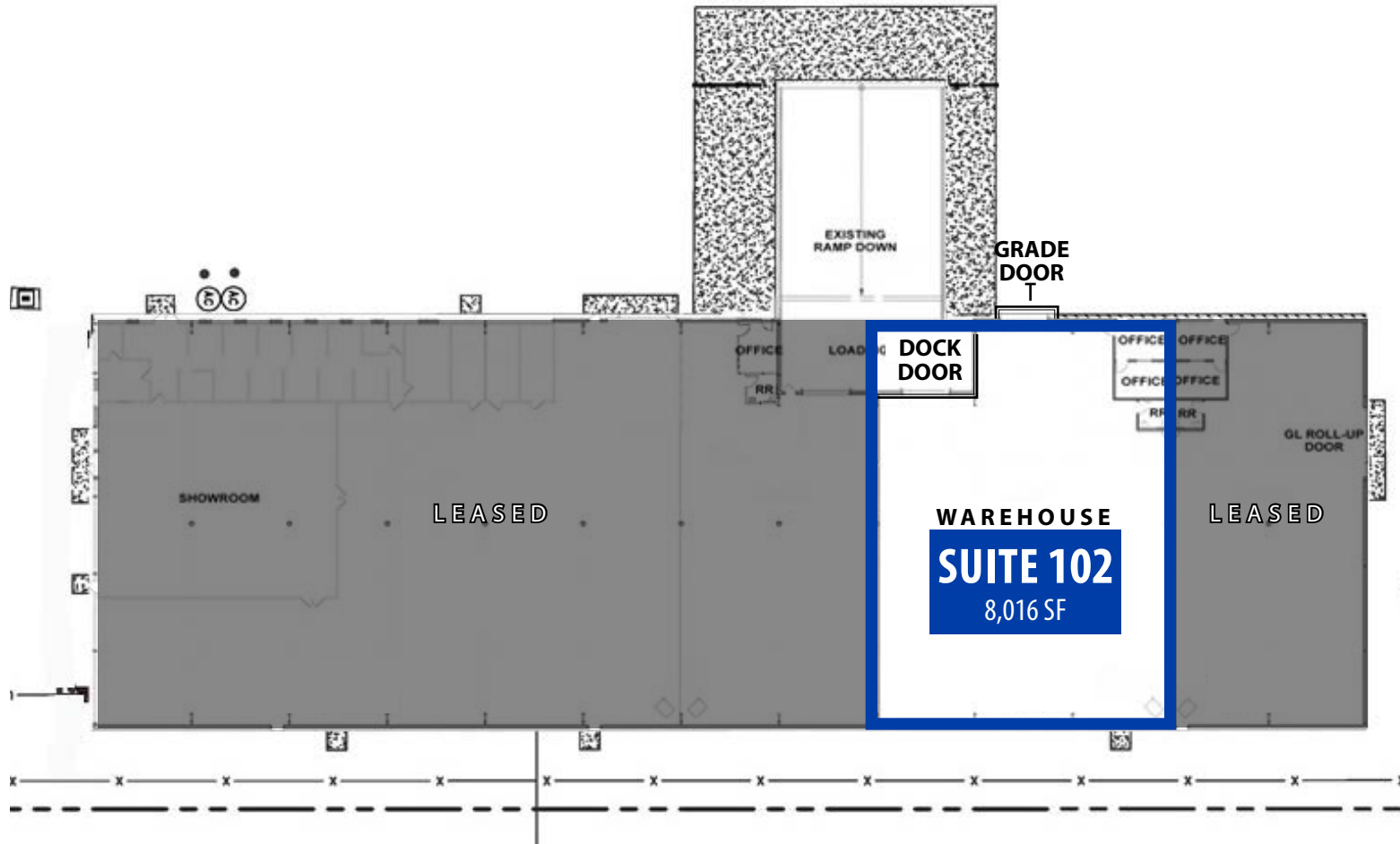
THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





## AVAILABLE SPACE

SPACE:	RSF:	RATE:
Suite 102	8,016 SF	\$1.15/SF/mo. (NNN)



# FLOOR PLAN

UPDATED: 5.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING 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.

**1100 TAYLOR**  
**SUITE 102**



Taylor Ave

NW 10th St



# TOK

COMMERCIAL



UPDATED: 5.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKED 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.

**TOK**COMMERCIAL.COM



Cherry Ln

**MERIDIAN MIDDLE SCHOOL**

**MERIDIAN HIGH SCHOOL**

Linder Rd

Pine Ave

**DOWNTOWN MERIDIAN**

**FEDEX SHIP CTR.**

**SITE**

Franklin Rd

Ten Mile Rd

**TEN MILE CROSSING**

Meridian Rd

**IDAHO STATE UNIVERSITY**



**EXIT 42**

**5 MIN/1.6 MILES  
TO INTERSTATE 84 (EXIT 44)** ↓



**EXIT 44**

↑ **6 MIN/2.3 MILES  
TO INTERSTATE 84 (EXIT 44)**

# AERIAL LOCATOR