



Conceptual Rendering

**4 Pads or Assemble as Large Site**

**PURCHASE PRICE RANGE**

Prices range from \$12 to \$20 PSF

**PROPERTY SIZE / PRICE**

2.184 Acres Remain:

523 S Meridian Rd	0.348 Acres (15,158 SF)	\$20 PSF
539 S Meridian Rd	0.302 Acres (13,155 SF)	\$15 PSF
120 W Corporate Dr	0.872 Acres (37,984 SF)	\$18 PSF
128 W Corporate Dr	0.662 Acres (28,836 SF)	\$12 PSF

**LEASE RATE**

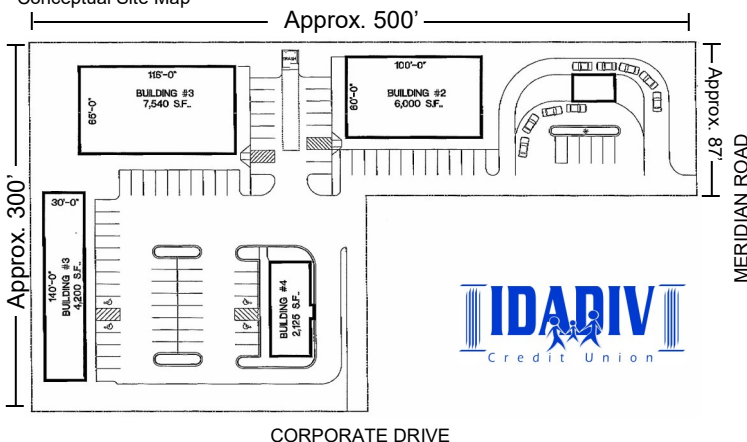
Market Ground or Build-to-Suit Rates

**COMMENTS**

- Gateway for two Business Parks
- Conceptual PUD for 20,000 to 25,000 SF
- 2014 traffic count 44,638 daily
- Excellent access to and from I-84
- Two drive-thru sites
- Ideal development potential for Strip Center, Office, Retail, C-Store, Restaurant



Conceptual Site Map



**Request Additional Information:**

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