

QUALITY MERIDIAN INDUSTRIAL FLEX BUILDING FOR SALE OR LEASE

1938 E FRANKLIN RD

MERIDIAN, ID 83642



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE OR LEASE



PROPERTY INFORMATION

PROPERTY TYPE	Industrial / Flex Warehouse Building
YEAR BUILT	2014
ZONING	C-G
PARCEL SIZE	±0.66 Acres
BUILDING SIZE	Total: ±11,600 SF Office: ±2,740 SF Warehouse: ±8,860 SF
PURCHASE PRICE	\$3,100,000
SPACE FOR LEASE	Suite 100: ±3,944 SF Suite 120: ±7,656 SF
LEASE RATE	Contact Agent

HIGHLIGHTS

- Rare flex industrial purchase opportunity in Meridian
- Owner-user or investor potential
- High-quality construction and finishes
- Minutes from the I-84 interchange at Eagle Road
- Monument signage on Franklin Road (21,461 VPD)
- Three, 12 ft roll-up doors; 16 ft clear height
- Seller will leaseback for up to one year

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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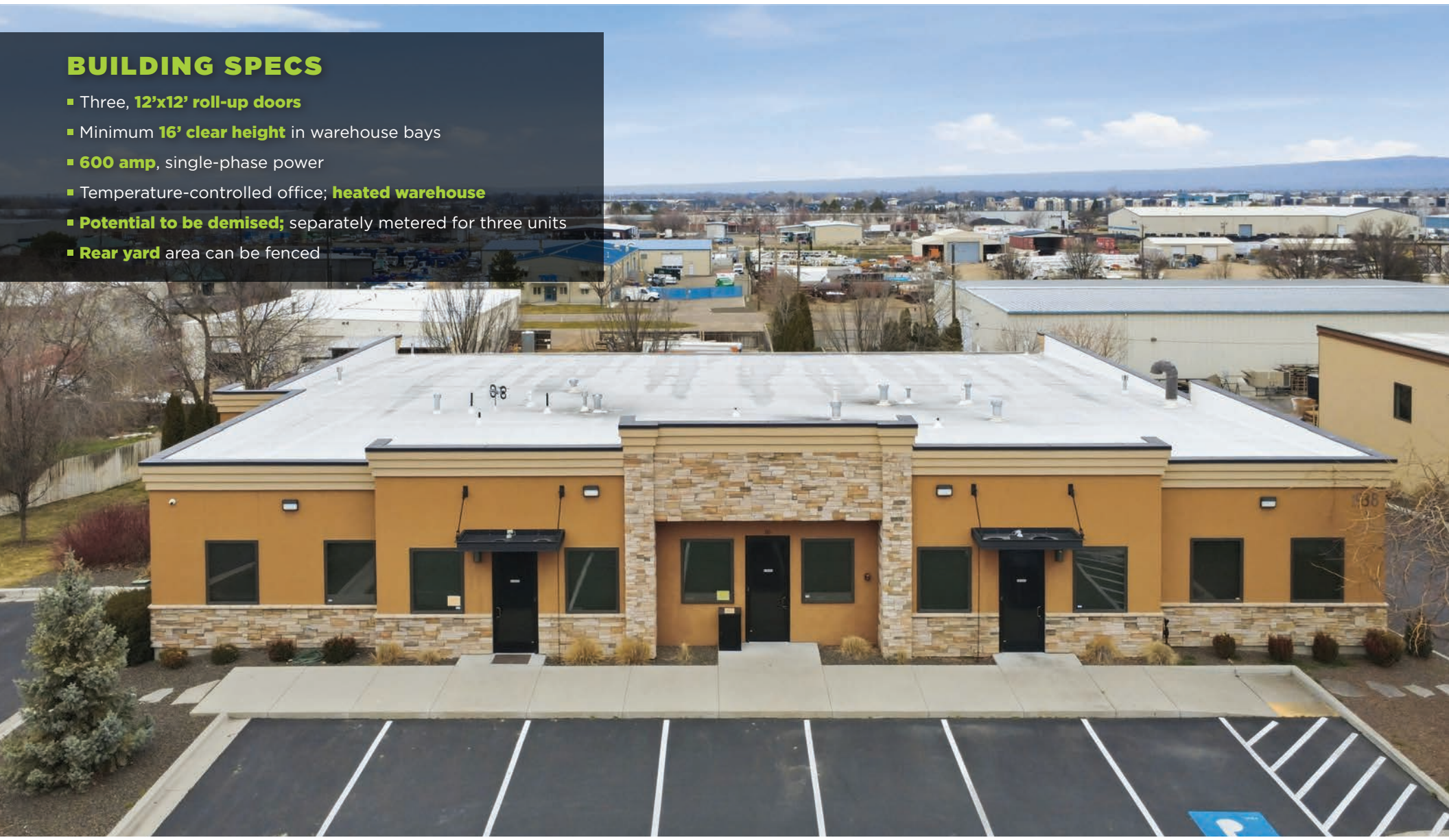


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BUILDING SPECS

- Three, **12'x12'** roll-up doors
- Minimum **16' clear height** in warehouse bays
- **600 amp**, single-phase power
- Temperature-controlled office; **heated warehouse**
- **Potential to be demised**; separately metered for three units
- **Rear yard** area can be fenced



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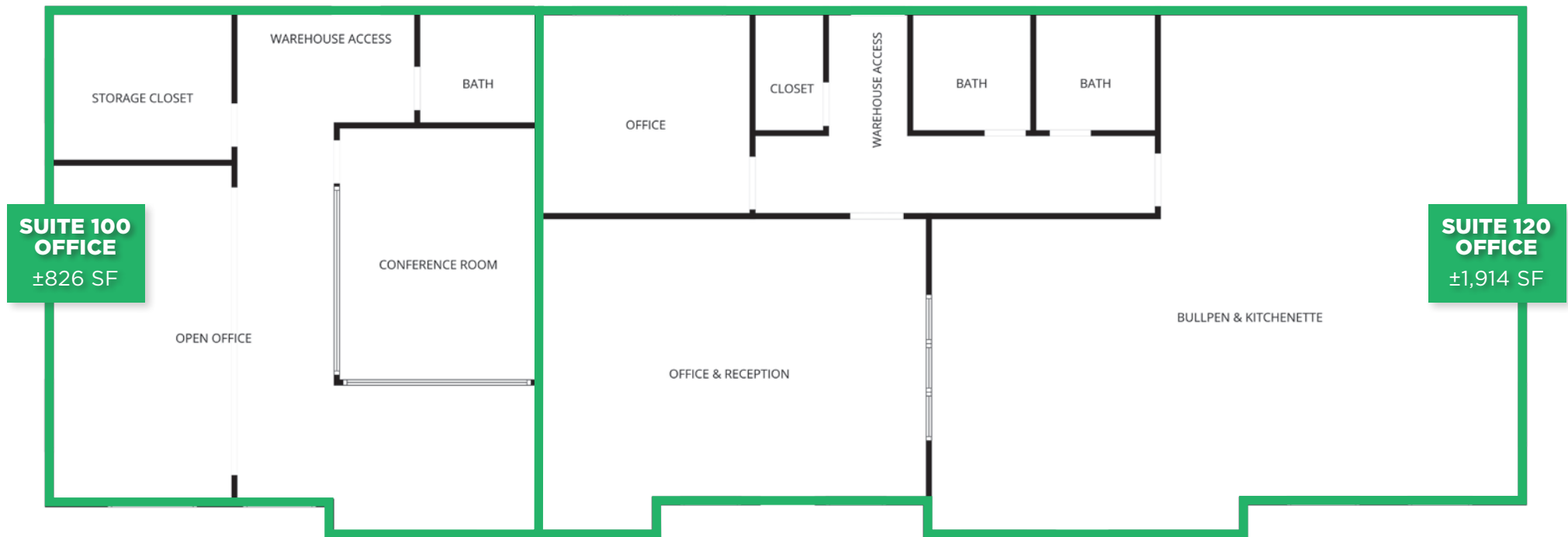
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OFFICE FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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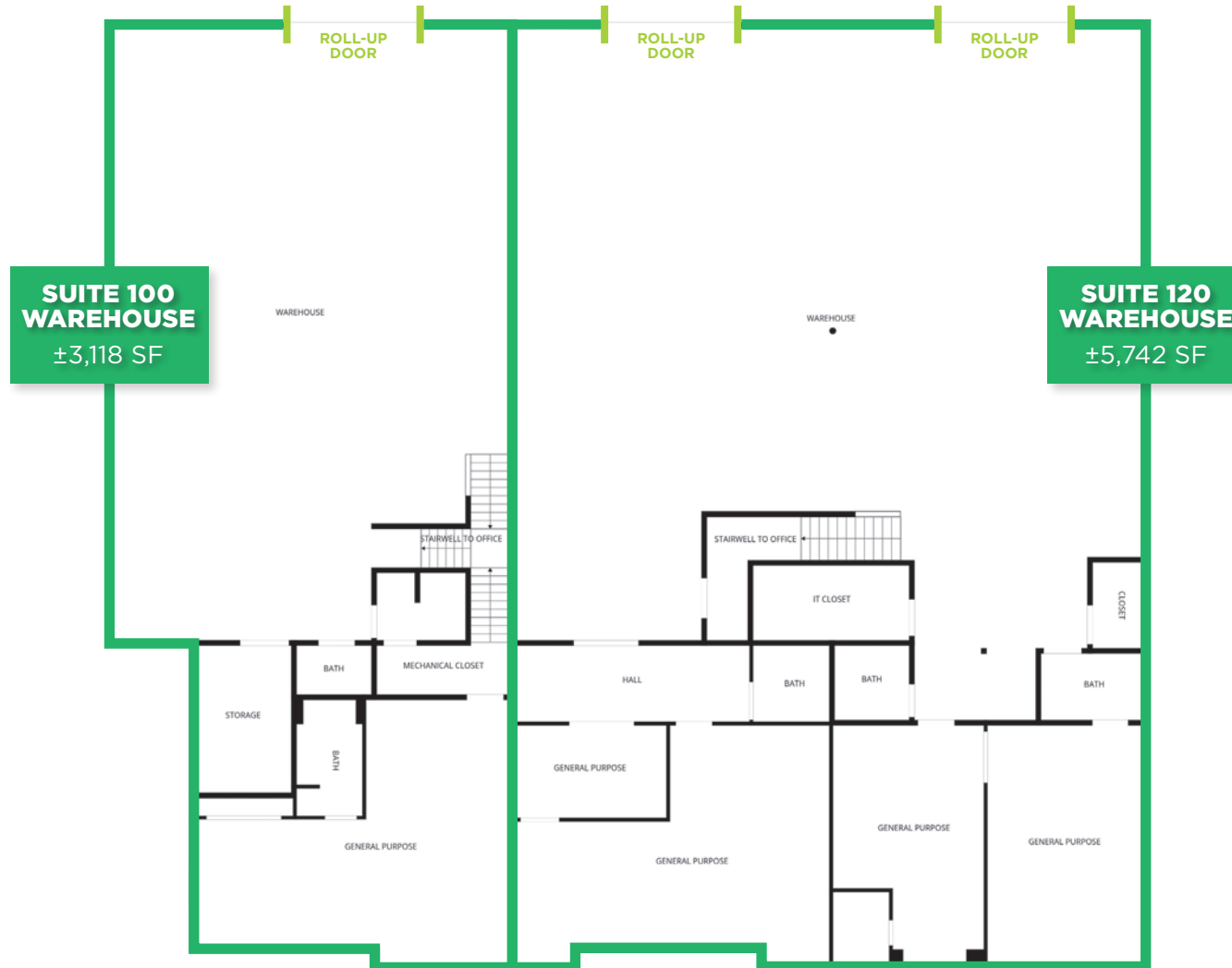
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WAREHOUSE/FLEX FLOORPLAN



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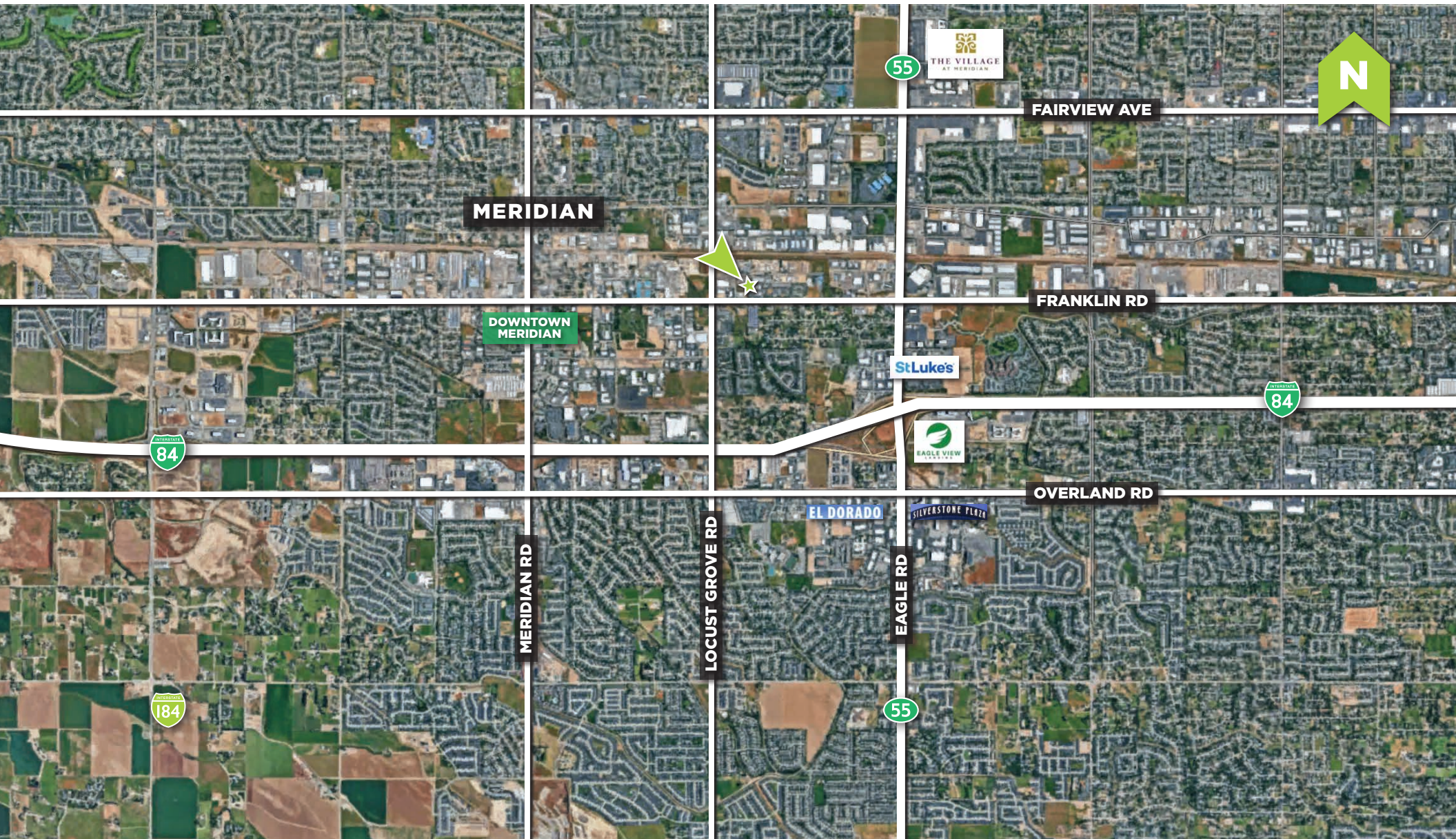
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