

FRANKLIN COMMERCE CENTER

PRIME INDUSTRIAL SPACE FOR LEASE / 12251 - 12589 W. FRANKLIN ROAD, BOISE ID 83709



BLDG 1

BLDG 3

FRANKLIN RD

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Easy access to Franklin Road, Cloverdale Road & I-84.
Dock high and grade level loading.
Building and monument signage.
Excellent Franklin Road exposure.
Quality tilt-up construction.
Prominent tenant visibility.
Skylights throughout.

AVAILABLE SPACE	SIZE	LEASE RATE
Bldg. 1 - Suite 12555	7,114 SF	\$1.50/SF/Month
Bldg. 3 - Suite 12331	7,035 SF	\$1.35/SF/Month

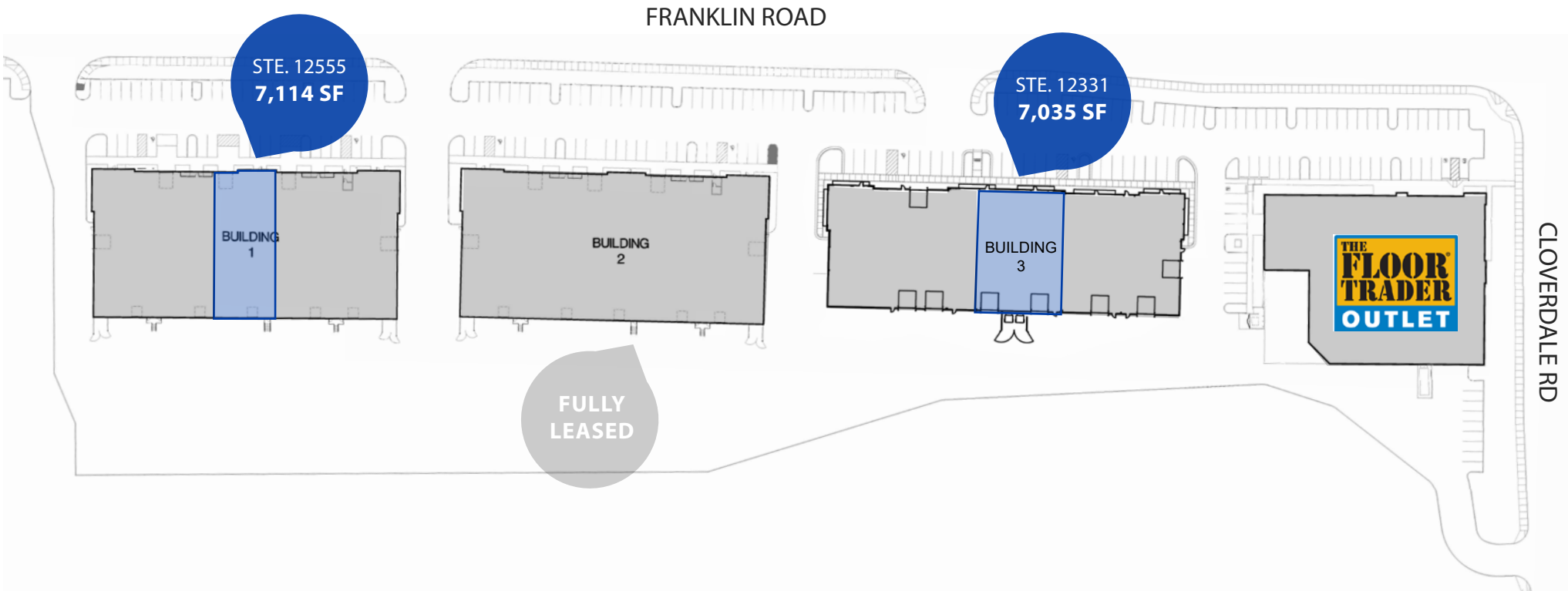
CONTACT

HIGHLIGHTS

DETAILS

BLDG TYPE	Industrial	GRADE DOORS	Yes
SUBMARKET	West	ZONING	M-1D/DA
DOCK DOORS	Yes	LEASE TYPE	NNN

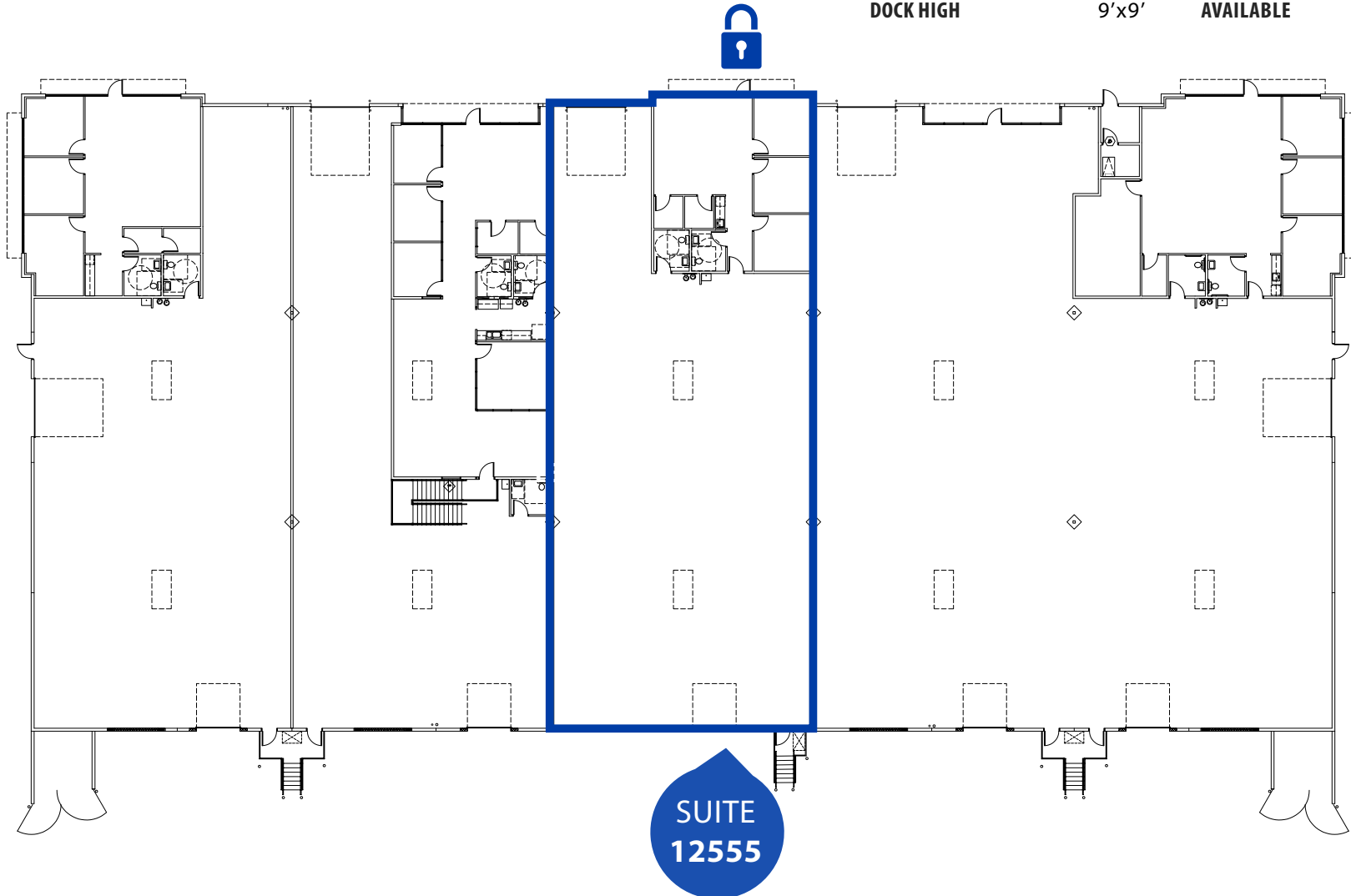
SITE PLAN



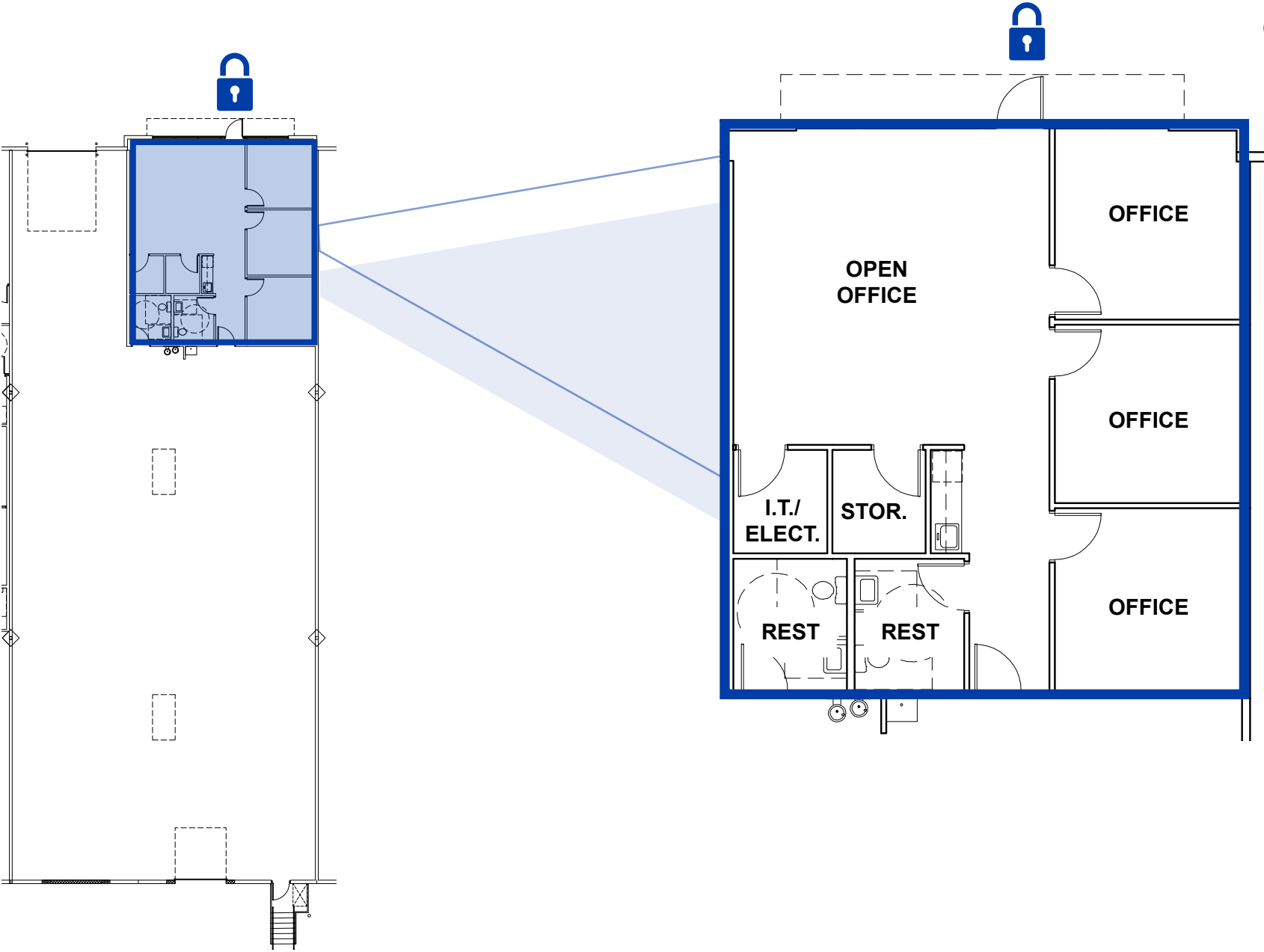
BUILDING ONE

AVAILABLE SPACE	SIZE	LEASE RATE
Office	1,239 SF	
Warehouse	5,875 SF	
Total Space	7,114 SF	\$1.50/SF/Month
Estimated NNNs		\$0.28/SF/Month

BLDG SIZE	35,464 SF	POWER	3 Phase
CLEAR HEIGHT	24'	SPRINKLERS	ESFR
GRADE LEVEL	12'x14'	LEASE TYPE	NNN
DOCK HIGH	9'x9'	AVAILABLE	Immediately



BUILDING ONE FLOOR PLAN



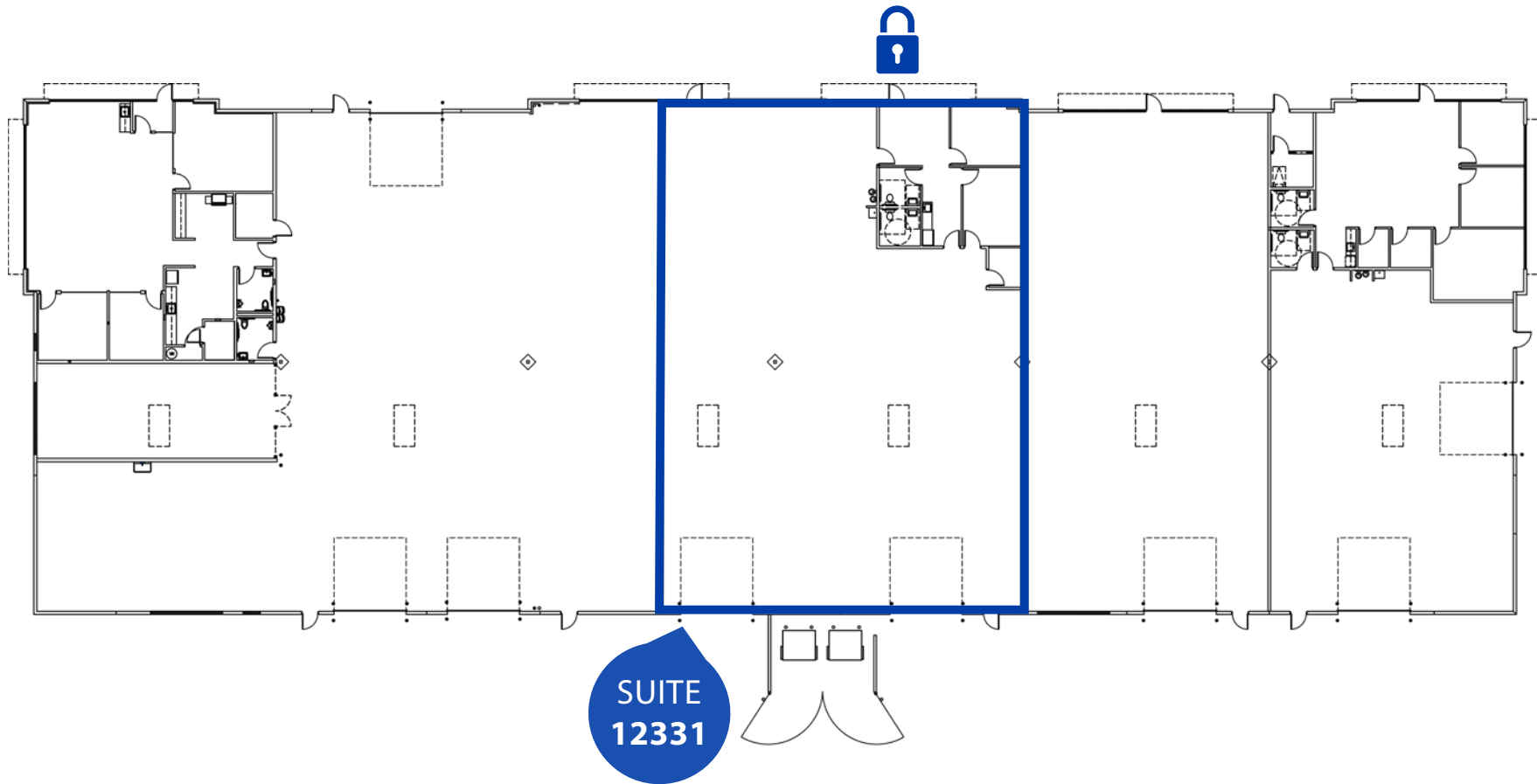
BUILDING THREE

RATE REDUCED!

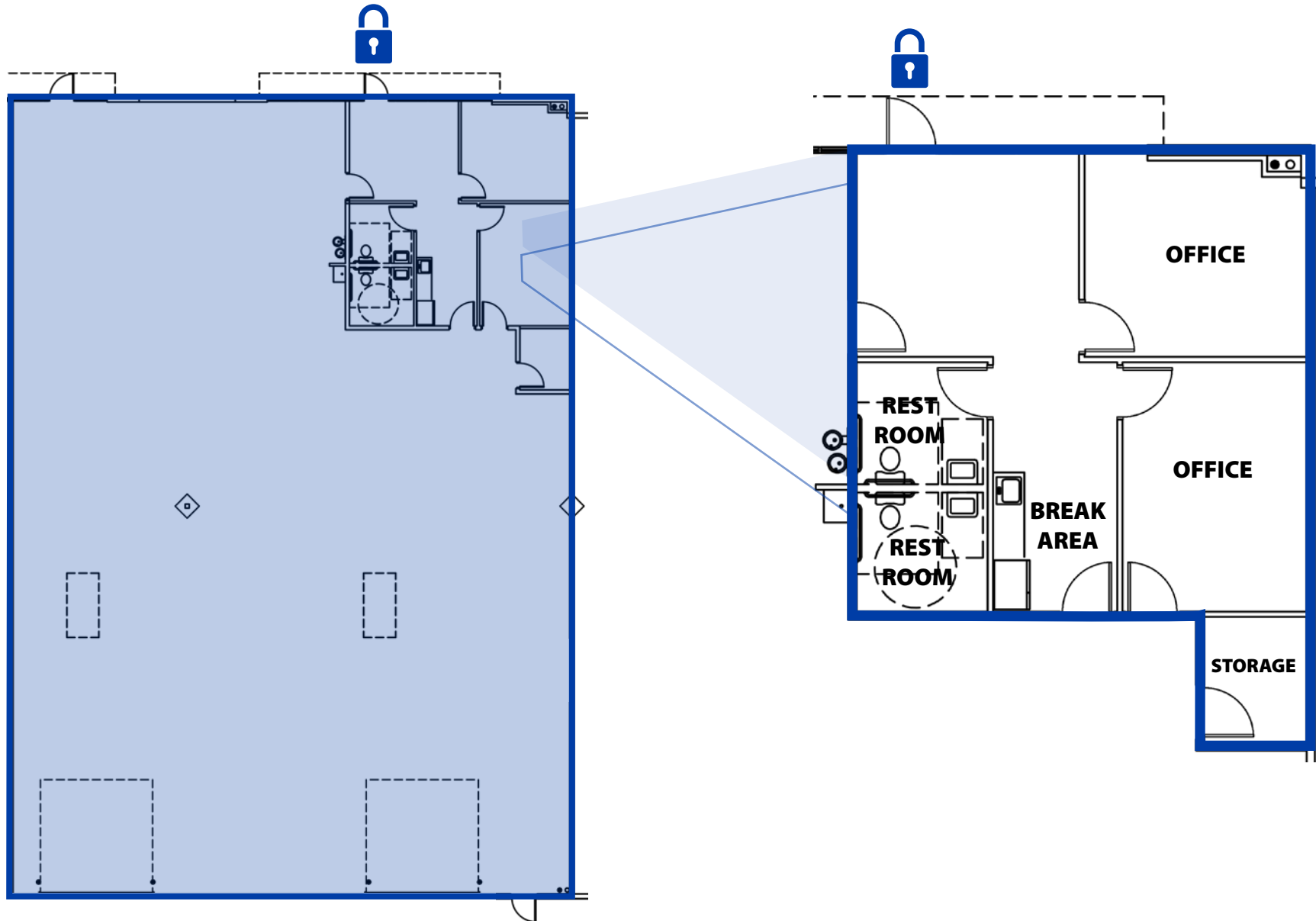
AVAILABLE SPACE	SIZE	LEASE RATE
Office	860 SF	
Warehouse	6,175 SF	
Total Space	7,035 SF	\$1.35/SF/Month
Estimated NNNs		\$0.28/SF/Month

BLDG SIZE	28,712 SF	SPRINKLERS	ESFR
CLEAR HEIGHT	24'	LEASE TYPE	NNN
GRADE LEVEL*	12'X14'	AVAILABLE	Immediately
POWER	3 Phase		

*SHARED DOCK AVAILABLE



BUILDING THREE FLOOR PLAN





BUILDING ONE



DOCK HIGH ACCESS



BUILDING THREE



GRADE DOORS



EAGLE RD

18,343 VPD

FRANKLIN COMMERCE
CENTER

FRANKLIN RD



CENTRAL MERIDIAN LOCATION – JUST OFF I-84