

QUALITY MERIDIAN INDUSTRIAL FLEX BUILDING FOR SALE

# 1938 E FRANKLIN RD

MERIDIAN, ID 83642



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**RALLENS REALTY**  
CONSULTANTS

FOR SALE



## PROPERTY INFORMATION

<b>ADDRESS</b>	1938 E Franklin Rd Meridian, ID 83642
<b>PROPERTY TYPE</b>	Industrial / Flex Warehouse
<b>PARCEL SIZE</b>	±0.66 Acres
<b>BUILDING SIZE</b>	<b>Total:</b> ±11,600 SF Office: ±2,800 SF Warehouse: ±8,800 SF
<b>YEAR BUILT</b>	2014
<b>ZONING</b>	C-G
<b>PURCHASE PRICE</b>	\$2,900,000 (\$250/SF)
<b>INCOME</b>	\$16,000/month + NNN
<b>CAP RATE</b>	6.62% on current income

## 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 at \$16,000/month NNN

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.

**BRIAN RALLENS**

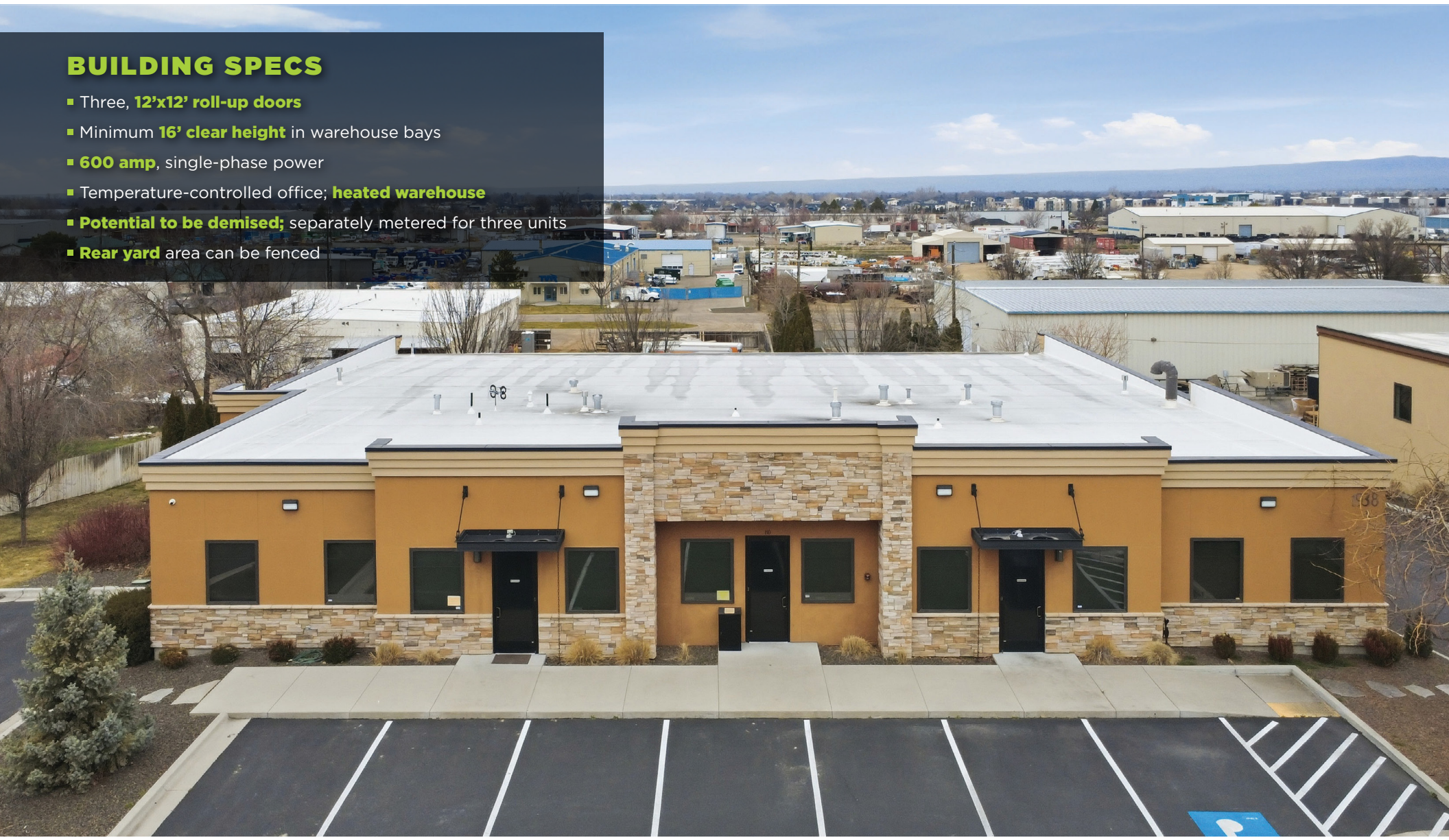
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## BUILDING SPECS

- 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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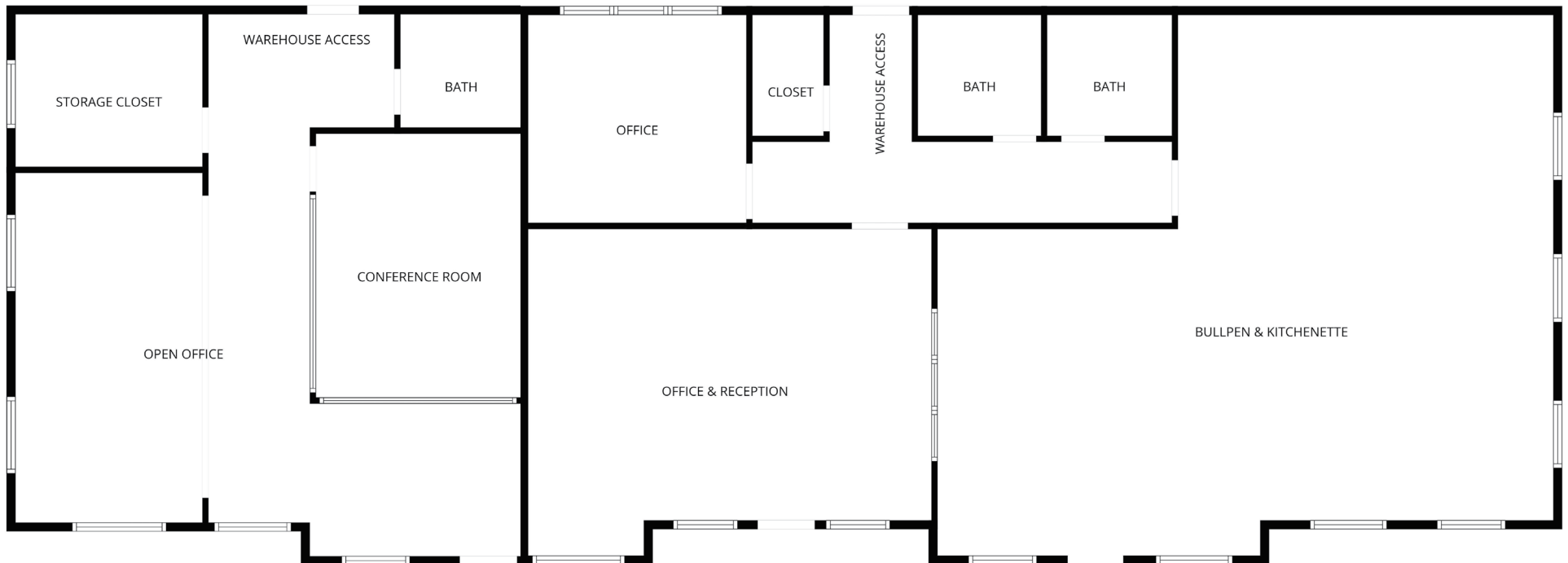
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**OFFICE FLOORPLAN**



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

**WAREHOUSE/FLEX FLOORPLAN**



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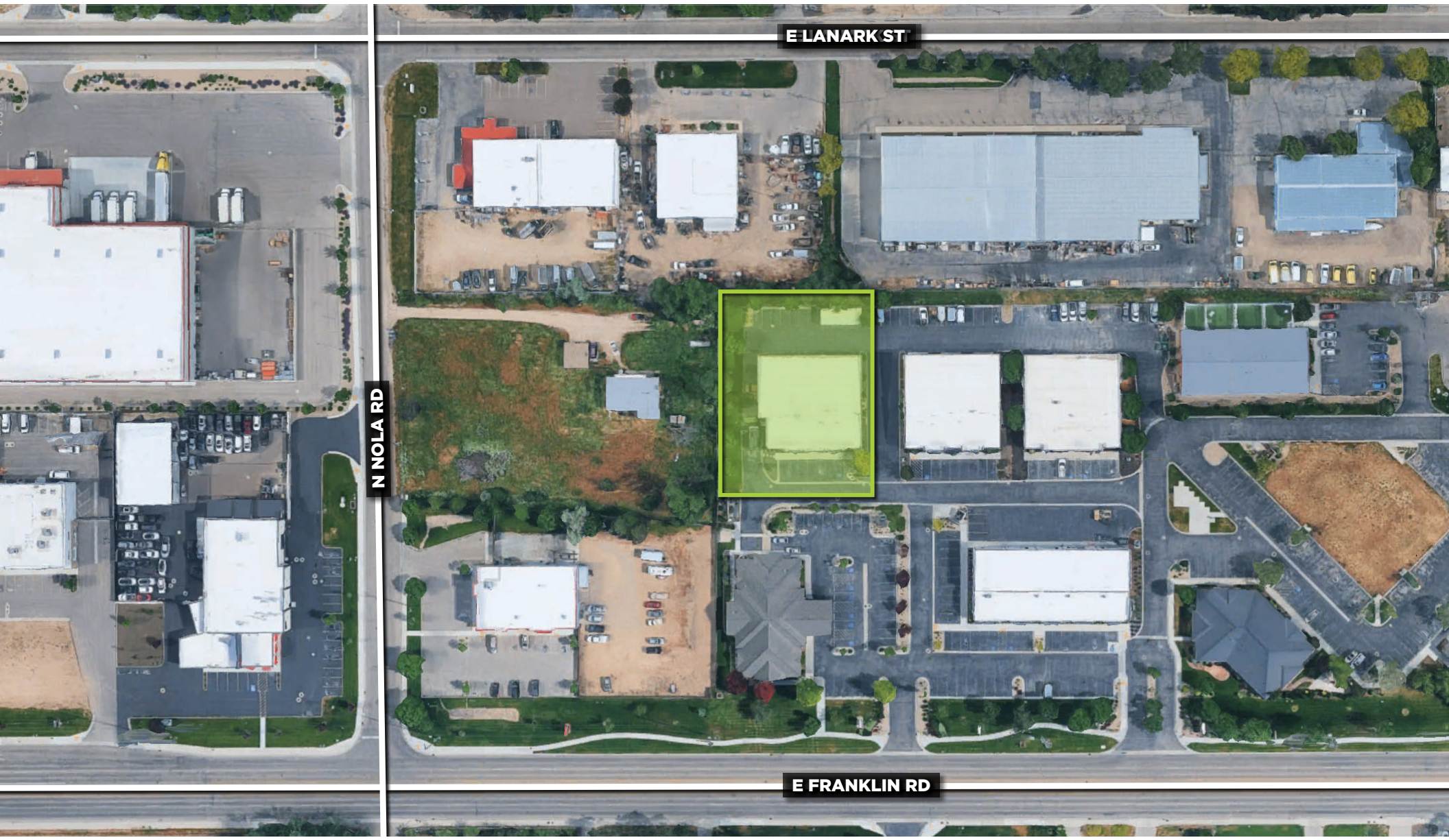
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