

QUALITY MERIDIAN INDUSTRIAL FLEX BUILDING FOR SALE OR LEASE

# 1938 E FRANKLIN RD

MERIDIAN, ID 83642



[rallensrealty.com](http://rallensrealty.com)



**RALLENS REALTY**  
CONSULTANTS

FOR SALE OR LEASE



### 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>	\$3,100,000 (\$267/SF)

### HIGHLIGHTS

- Will entertain lease offers
- 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.

**BRIAN RALLENS**

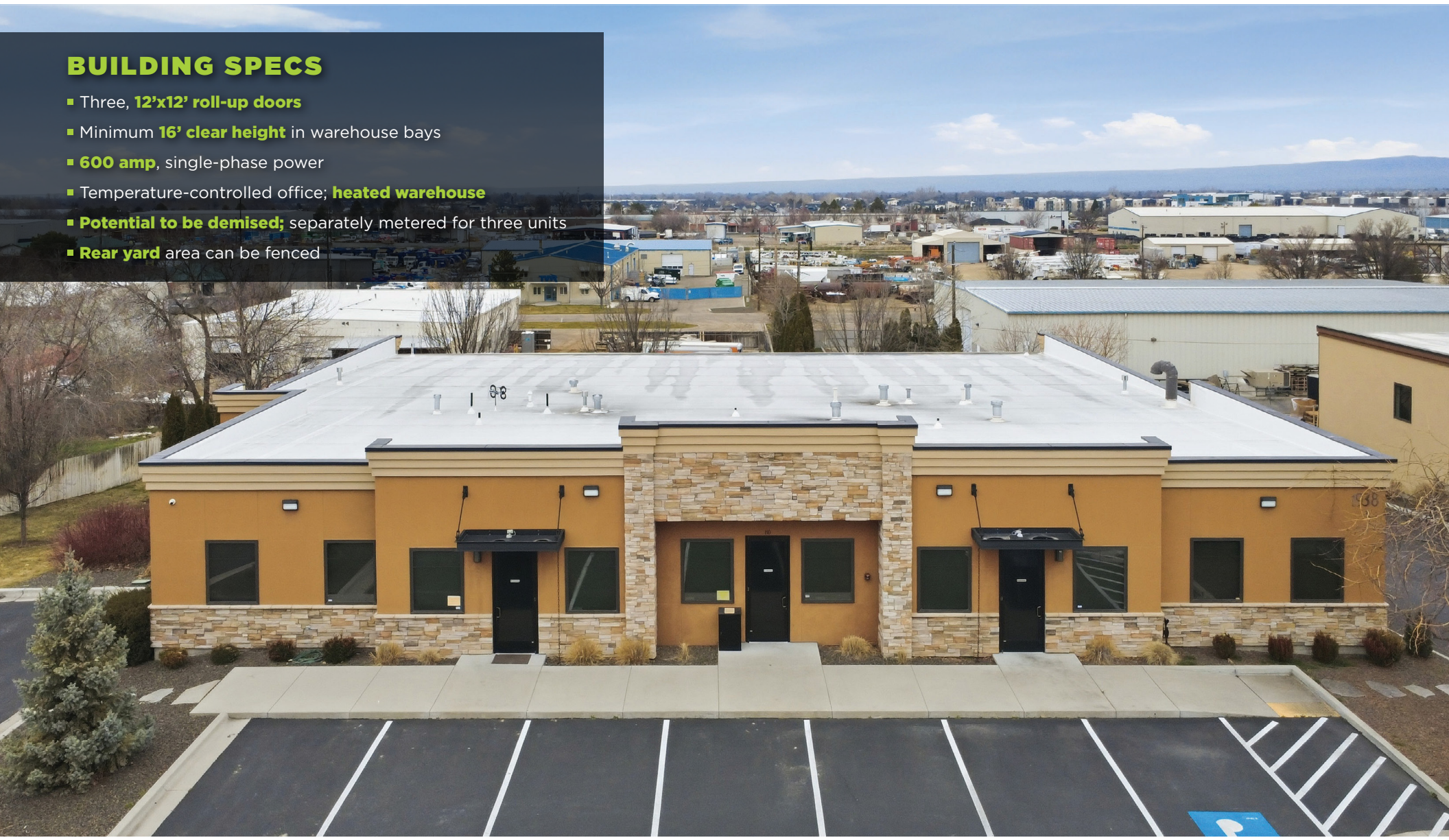
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**BEN FULCHER**

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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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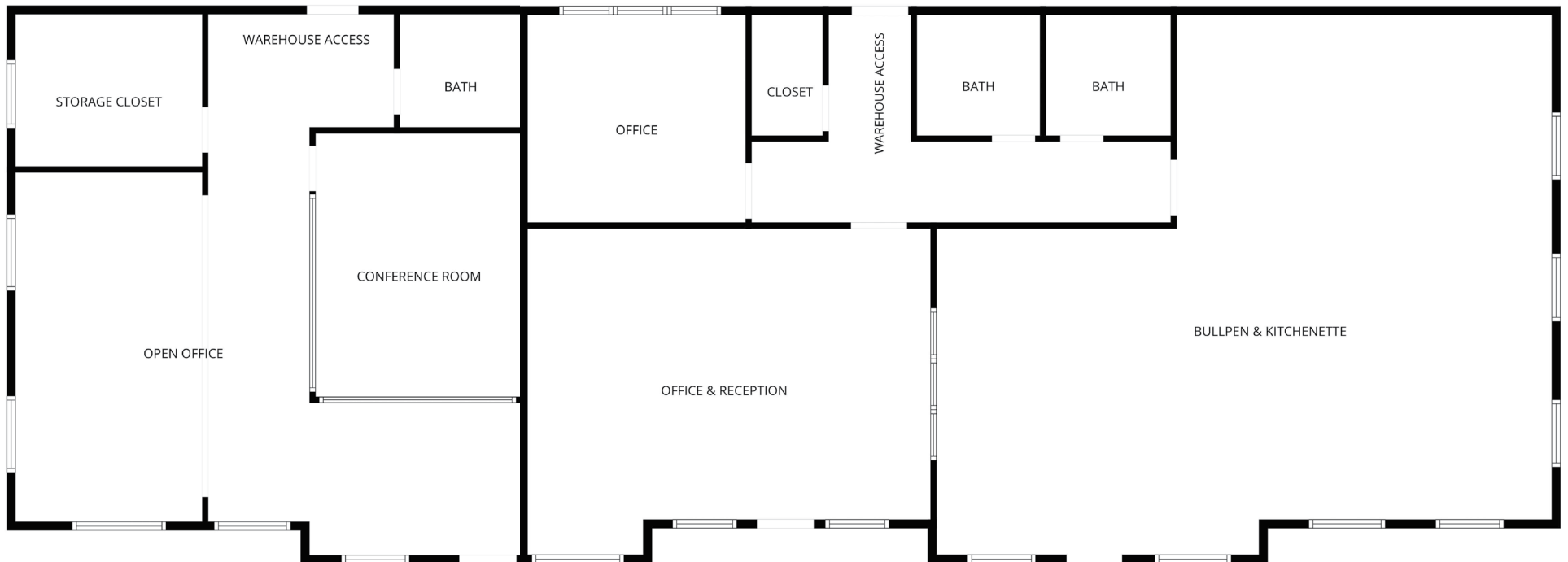
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OFFICE FLOORPLAN



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

**WAREHOUSE/FLEX FLOORPLAN**



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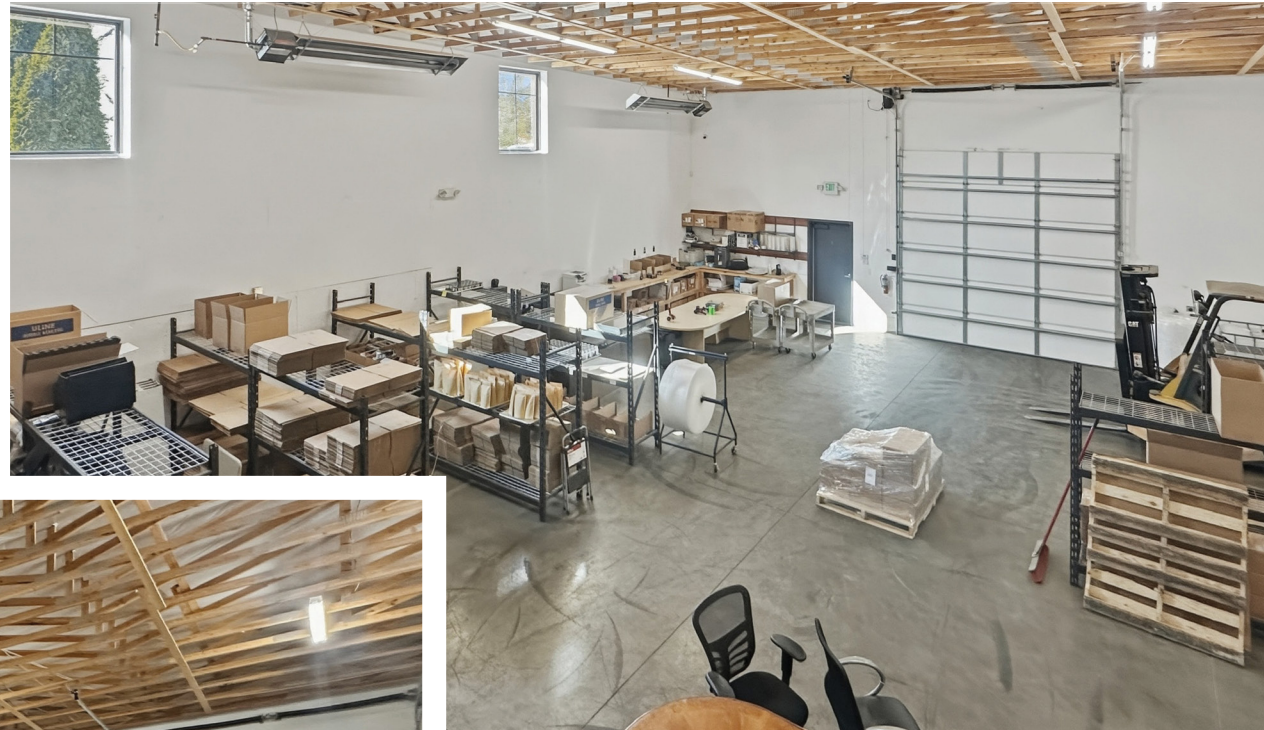
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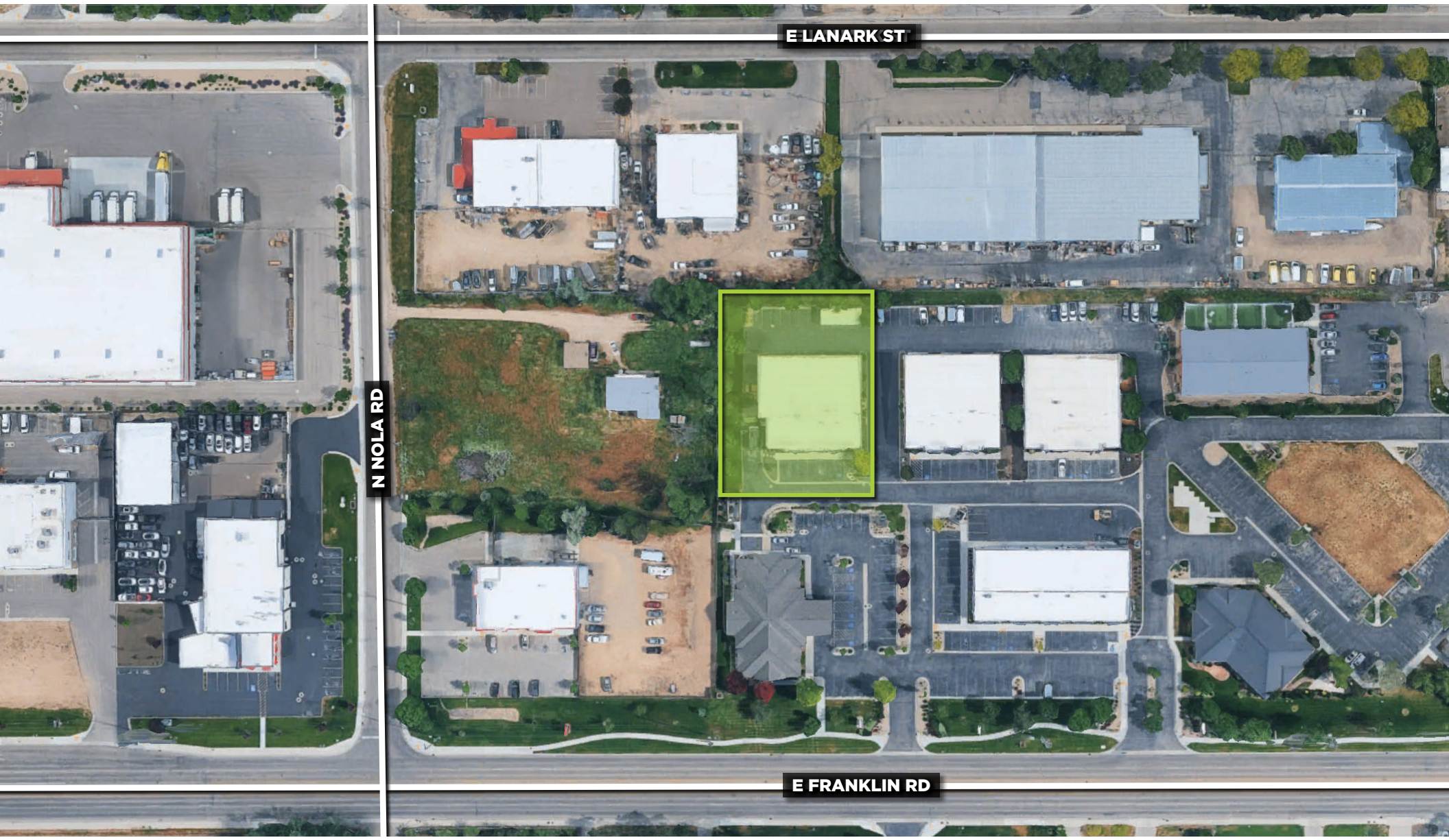


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