

FOR LEASE

**FRANKLIN
RETAIL
SERVICE SPACE**

**303 E. FRANKLIN ROAD
MERIDIAN, ID 83642**



**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

AVAILABLE: 8,500 SF

LEASE RATE: \$1.45/SF

LEASE TYPE: NNN

DOORS: 1 – OVER-HEAD (14'X14')

LOT SIZE: 0.86 ACRES

PARKING: 25 SPACES

SIGNAGE: LARGE, HIGH VISIBILITY
SIGNAGE AVAILABLE

ZONING: C-G GENERAL RETAIL &
SERVICE COMMERCIAL



PROPERTY FEATURES

- **COMMERCIAL BUILDING WITH EXCEPTIONAL FRONTAGE ON FRANKLIN ROAD RIGHT NEXT TO STOREY PARK AND THE MERIDIAN SPEEDWAY**
- **INCLUDES A SPACIOUS CLEAR SPAN DESIGN WITH GENEROUS CLEARANCE HEIGHTS RANGING FROM 16'6" TO 19'8", COMPLEMENTED BY A 14 FT OVERHEAD DOOR, AND AN INVITING STOREFRONT**
- **GENERAL COMMERCIAL ZONING PROVIDES A VARIETY OF POSSIBLE USES**
- **SINGLE TENANT LAYOUT THAT INCLUDES AMPLE PARKING AND HIGH VISIBILITY SIGNAGE**
- **OWNER IS COMMITTED TO REPLACING THE LIGHTING UPON SECURING AN ACCEPTABLE LEASE AGREEMENT**
- **LESS THAN A MILE FROM THE I-84 MERIDIAN ROAD EXIT 44**





AERIAL MAP



FRANKLIN RD - 21,000 ADT

E FRANKLIN RD - 16,000 ADT

STOREY PARK

CALIBER COLLISION

S MERIDIAN RD - 19,500 ADT

S LOCUST GROVE RD - 14,000 ADT

INTERSTATE 84

INTERSTATE 84

OVERLAND RD - 11,500 ADT

E OVERLAND RD - 17,000 ADT

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PLEASE CONTACT US FOR MORE INFORMATION:

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