

**FOR LEASE**

**FRANKLIN**

**RETAIL**

**SERVICE SPACE**

**303 E. FRANKLIN ROAD**

**MERIDIAN, ID 83642**





# 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

S LOCUST GROVE RD - 14,000 ADT

S MERIDIAN RD - 19,500 ADT

INTERSTATE 84

INTERSTATE 84

OVERLAND RD - 11,500 ADT

E OVERLAND RD - 17,000 ADT



STOREY PARK

CALIBER COLLISION



WinCo FOODS



# 303 E. FRANKLIN ROAD MERIDIAN, IDAHO 83642

PLEASE CONTACT US FOR MORE INFORMATION:

## STEPHEN FIFE

Senior Director  
Industrial Specialist  
+1 208 559 4581  
stephen.fife@cushwake.com

## TYLER MARTIN, MAI

Senior Associate  
Industrial Specialist  
+1 208 921 7037  
tyler.martin@cushwake.com

999 West Main Street, Suite 1300  
Boise, Idaho 83702  
+1 208 287 9500  
[cushmanwakefield.com](http://cushmanwakefield.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

