



NEW INDUSTRIAL SPACE FOR LEASE FRANKLIN COMMERCE CENTER

BUILDING THREE 12323-12343 W. FRANKLIN ROAD BOISE, ID 83709

COMMERCIAL



NEW CONSTRUCTION

FOR LEASE | Up to 16,500 SF

PROPERTY INFORMATION

Available:	October 1, 2021	Zoning:	M-1D/DA
Bldg Type:	Industrial	Parking:	44 Spaces (Approx.)
Bldg Size:	28,712 SF	Lease Type:	NNN
Clear Height:	24'	Est. NNN:	\$0.19/SF
Grade Level:	Yes - 12'x14'		
Sprinklers:	ESFR		
Power:	2000 AMPS 120/208 3Phase		

AVAILABLE SPACE

SPACE:	RSF:	RATE:
Office	1,603 SF	\$1.50/SF
Warehouse	Up to 14,897 SF	\$0.75/SF
	16,500 SF	

*Divisible to 7,035 SF or 9,465 SF.

CONTACT

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SUBMARKET: WEST BOISE

LISTING COMMENTS

Easy access to Franklin Road, Cloverdale Road, and I-84.

Building and monument signage available.

Excellent Franklin Road exposure.

Shared exterior loading dock.

Quality tilt-up construction.

Convenient freeway access.

Skylights throughout.

Grade level loading.



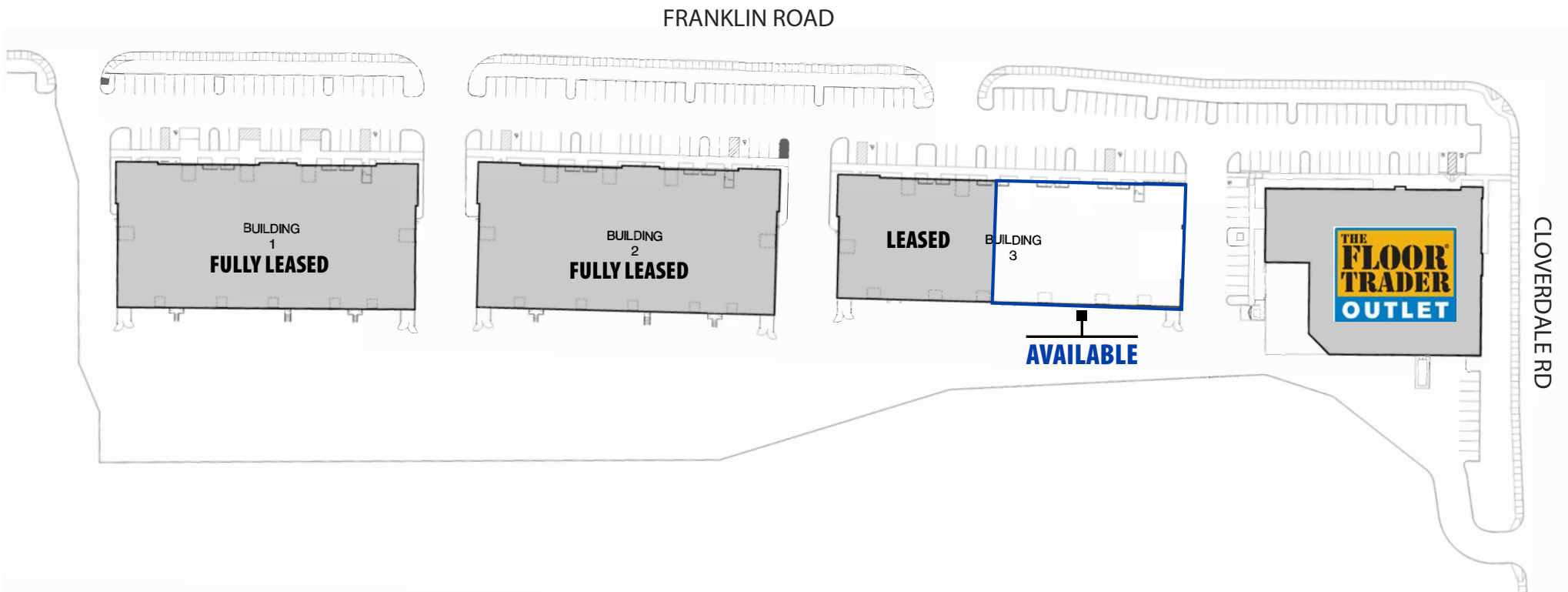
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MASTER SITE PLAN

FRANKLIN COMMERCE CENTER





NEW INDUSTRIAL SPACE FOR LEASE

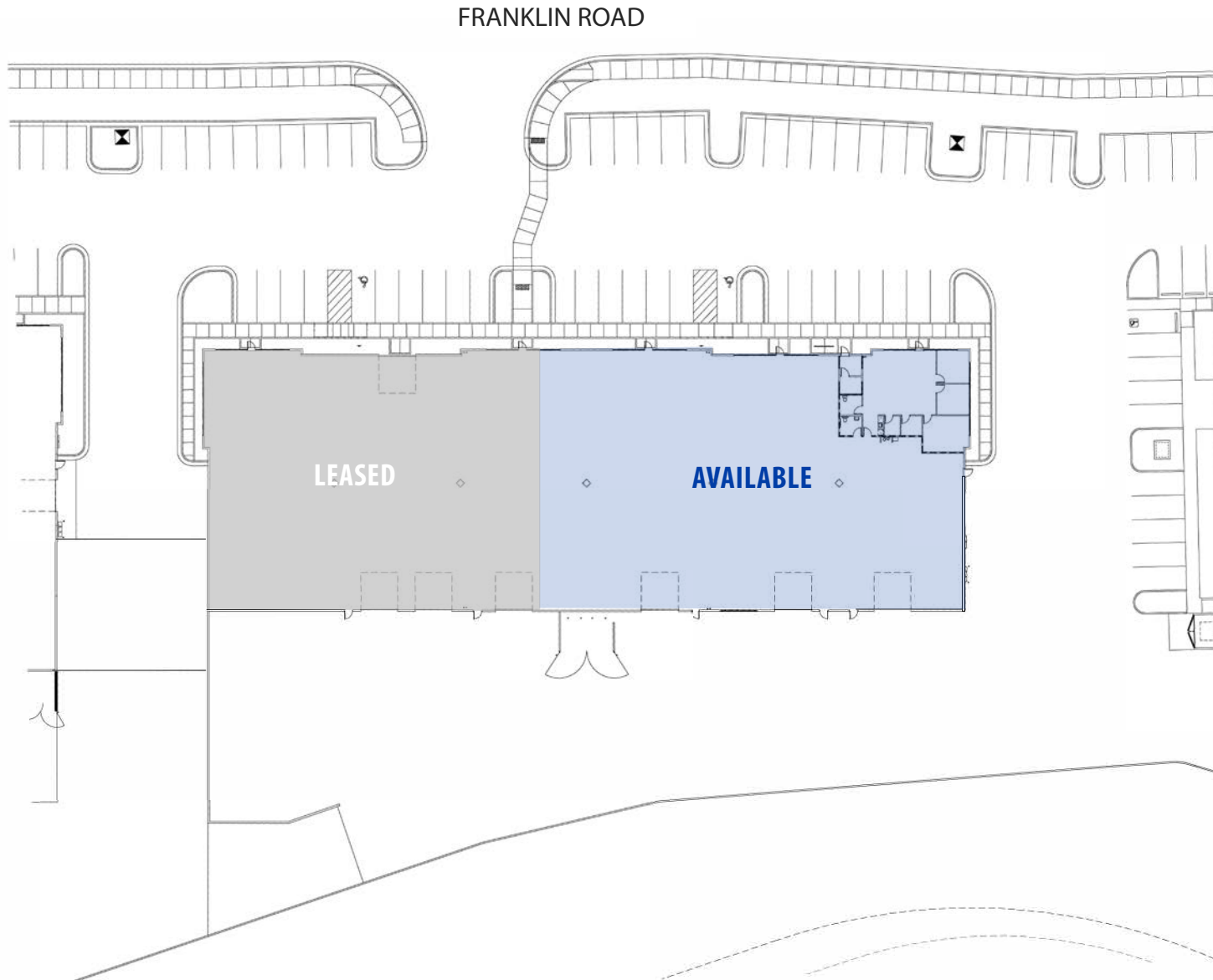
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SITE PLAN

BUILDING THREE



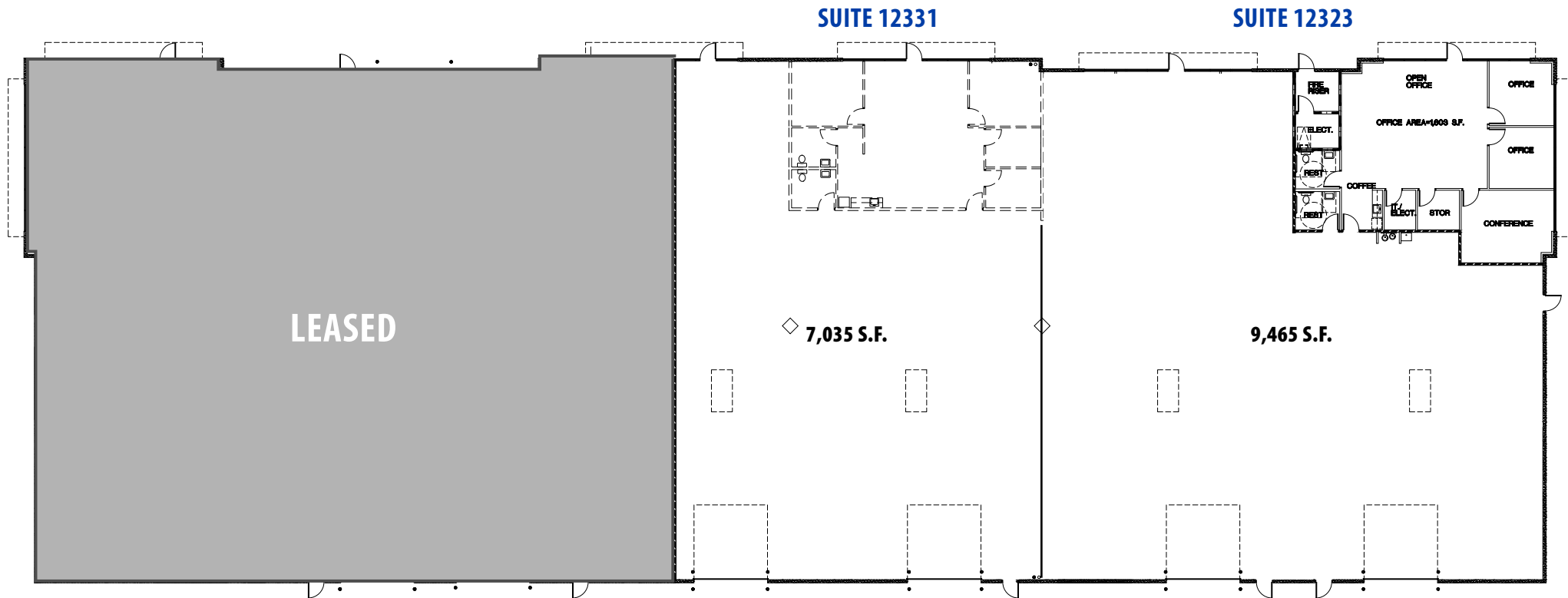


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OVERALL FLOOR PLAN





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OFFICE FLOOR PLAN

1,603 SF

