

# NEW INDUSTRIAL SPACE FOR LEASE

## FRANKLIN COMMERCE CENTER

### BUILDING ONE

12555 W. FRANKLIN ROAD | BOISE 83709



CONCEPTUAL RENDERING

**NEW CONSTRUCTION**

**FOR LEASE** | 7,195 SF TO 35,464 SF

#### PROPERTY INFORMATION:

<b>Available:</b>	August 2019	<b>Sprinklers:</b>	ESFR
<b>Bldg Type:</b>	Industrial	<b>Zoning:</b>	M-1D/DA
<b>Bldg Size:</b>	35,464 SF	<b>Parking:</b>	44 Spaces
<b>Clear Height:</b>	24'	<b>Lease Type:</b>	NNN
<b>Grade Level:</b>	Yes - 12'x14'		
<b>Dock:</b>	Yes - 9'x9'		
<b>Power:</b>	2000 AMPS 120/208 3Phase		

#### AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Office	1,583 SF*	\$1.45/SF
Warehouse	Up to <u>33,881 SF</u>	\$0.65/SF
<b>TOTAL</b>	<b>35,464 SF**</b>	

\* Can be expanded

\*\* Divisible to  $\pm$ 7,195 SF

#### CONTACT:

**Peter Oliver, SIOR, CCIM**

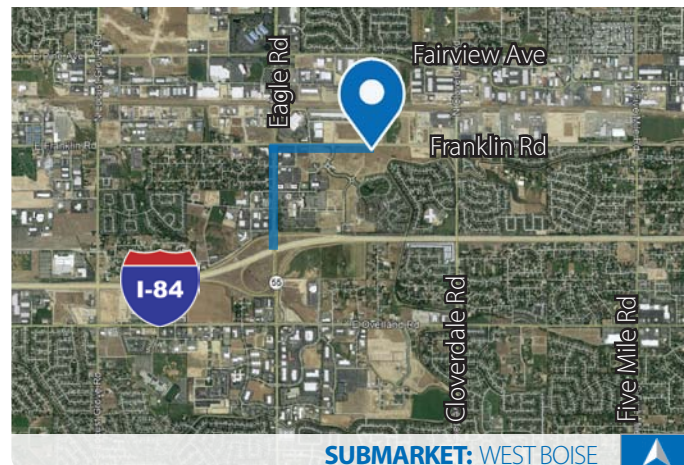
Ph: 208.947.0816

✉ peter@tokcommercial.com

**Zack Stoddard**

Ph: 208.947.5509

✉ zack@tokcommercial.com



SUBMARKET: WEST BOISE

#### LISTING COMMENTS:

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

Building and monument signage available.

Dock high and grade level loading.

Excellent Franklin Road exposure.

Quality tilt-up construction.

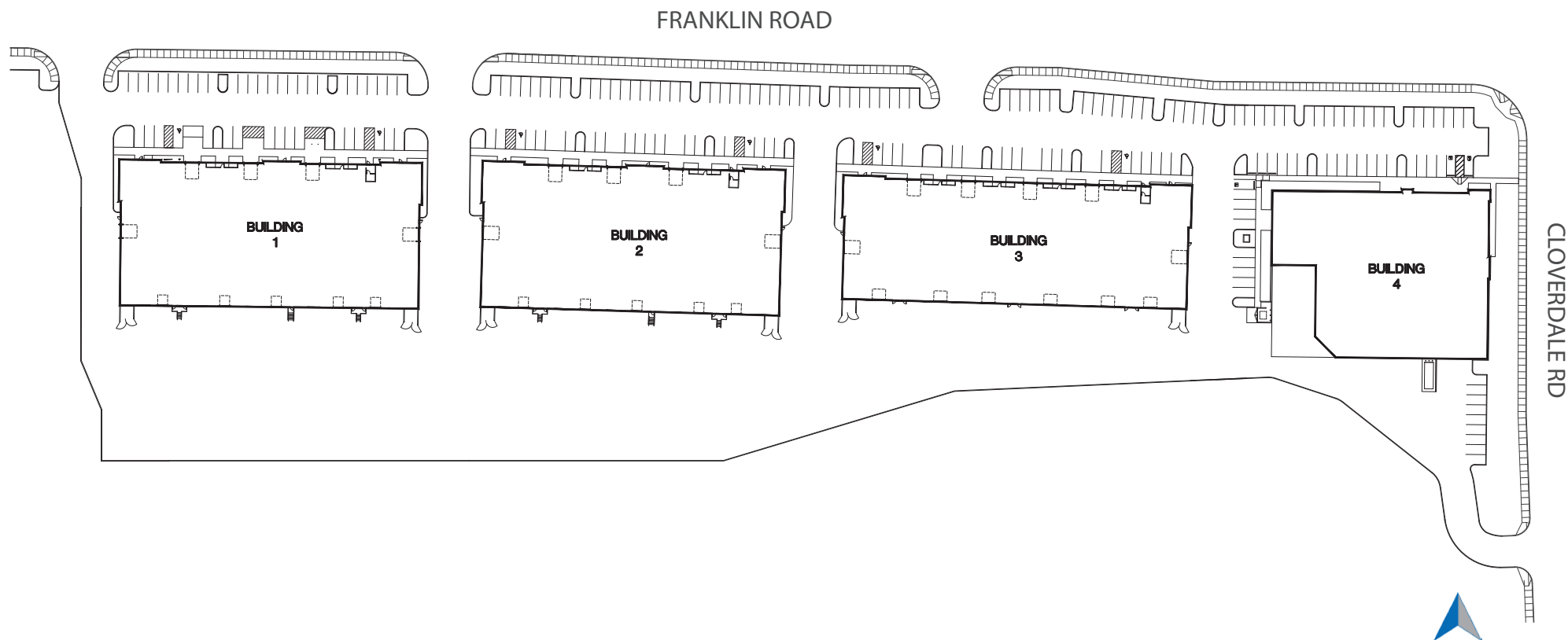
Convenient freeway access.

Prominent tenant visibility.

Skylights throughout.

NEW INDUSTRIAL SPACE FOR LEASE  
**FRANKLIN COMMERCE CENTER**  
BUILDING ONE

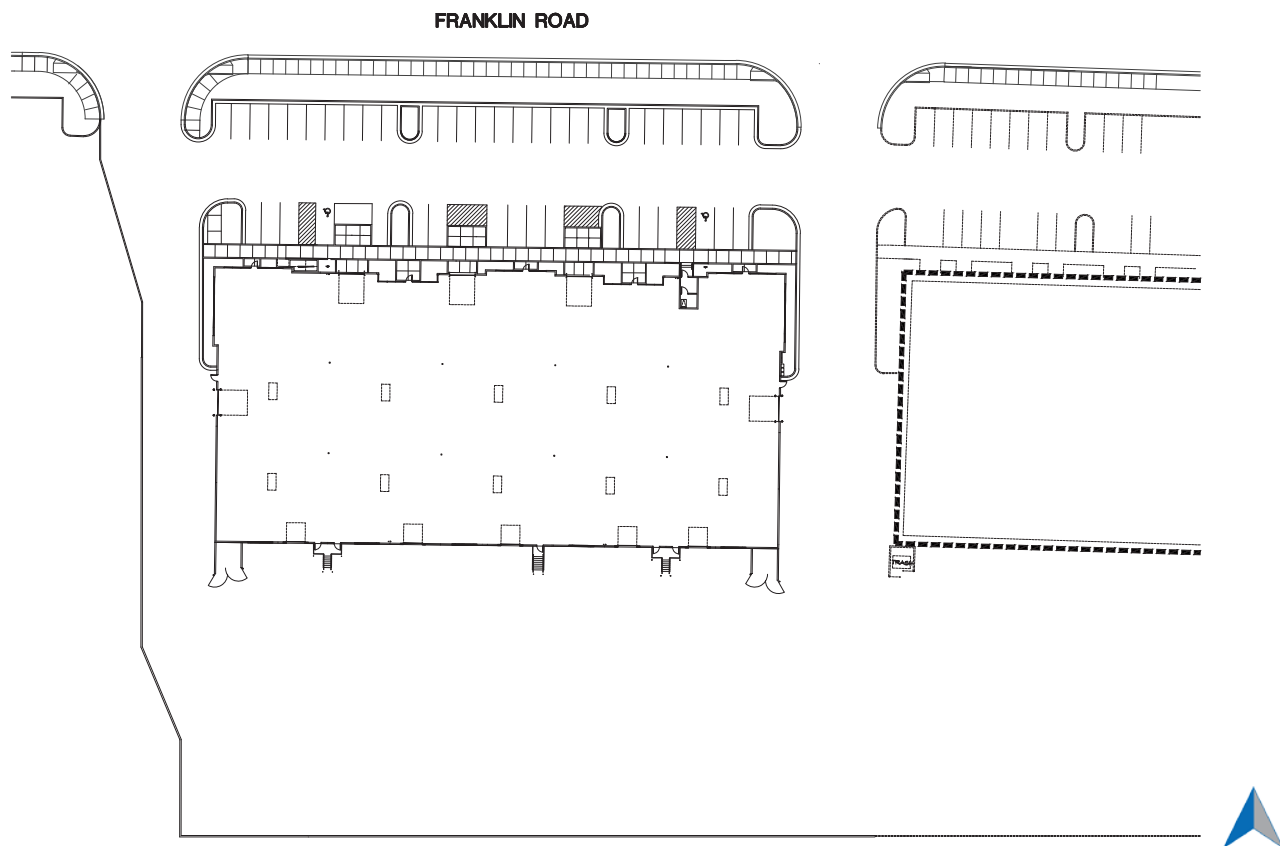
**MASTER SITE PLAN**  
FRANKLIN COMMERCE CENTER



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

NEW INDUSTRIAL SPACE FOR LEASE  
**FRANKLIN COMMERCE CENTER**  
BUILDING ONE

**SITE PLAN**  
BUILDING ONE

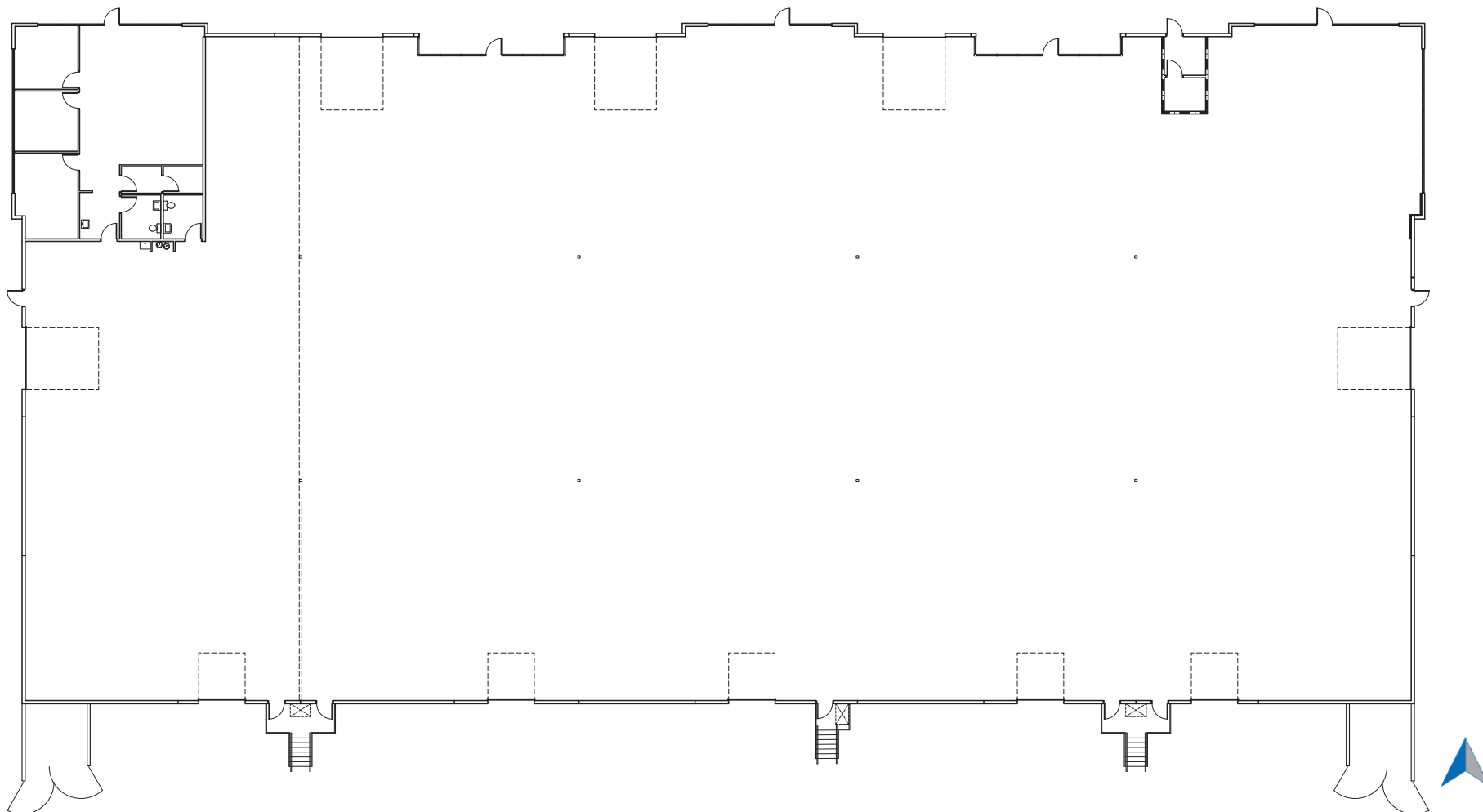


This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

NEW INDUSTRIAL SPACE FOR LEASE  
**FRANKLIN COMMERCE CENTER**  
BUILDING ONE

## OVERALL FLOOR PLAN

DIVISIBLE TO  $\pm 7,195$  SF

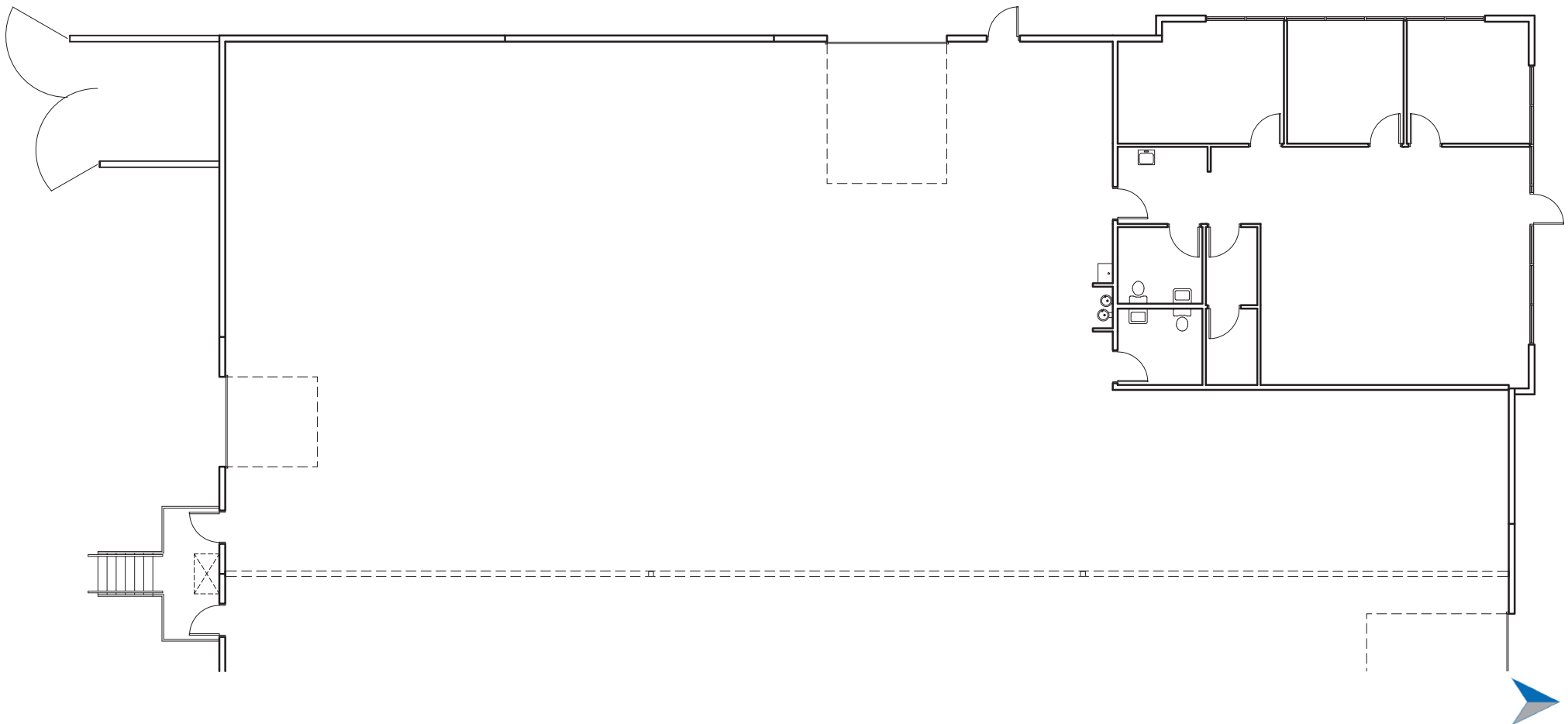


This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

NEW INDUSTRIAL SPACE FOR LEASE  
**FRANKLIN COMMERCE CENTER**  
BUILDING ONE

## SUITE FLOOR PLAN

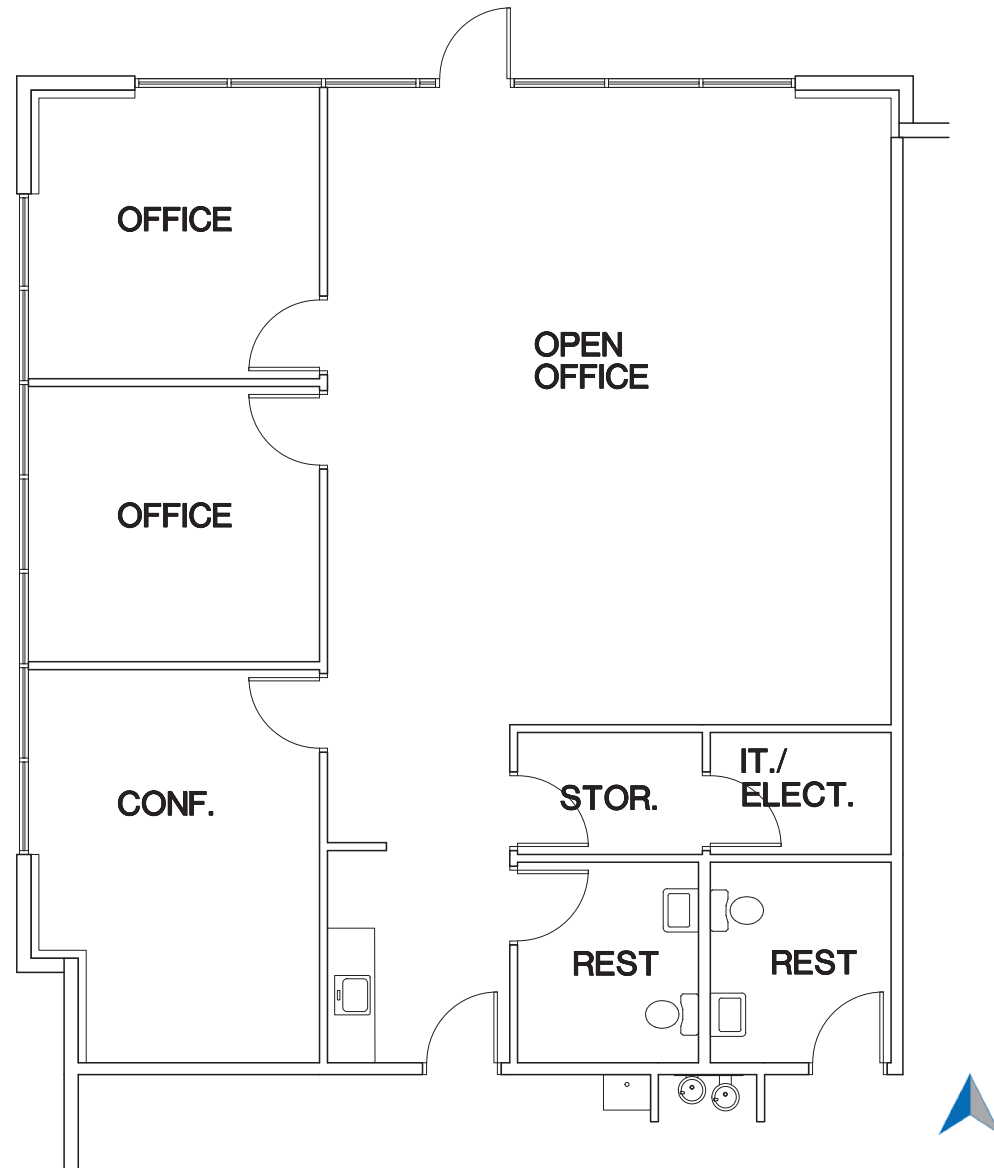
1,583 Office + 5,612 SF Whse  
TOTAL: 7,195 SF



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

## OFFICE FLOOR PLAN

1,583 SF (Can Be Expanded)



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.