

INDUSTRIAL FOR LEASE

195 S Adkins, Meridian, ID 83642



AVAILABLE SF: 1,650 SF

LEASE RATE: \$0.65 SF/Yr (NNN)

LOT SIZE: 0.99 Acres

BUILDING SIZE: 13,160 SF

CEILING HEIGHT: 16.75 FT

YEAR BUILT: 1998

ZONING: I-L

CROSS STREETS: Franklin And Locust Grove

PROPERTY OVERVIEW

Flex space with 4 offices, reception, and 3 grade level doors in the warehouse.

PROPERTY FEATURES

- 1650 SF Mix Use
- 1 - 10' x 12' Grade Level Doors
- 3.3:1000 Parking Ratio
- NNN for 2017 \$.14 SF/Month

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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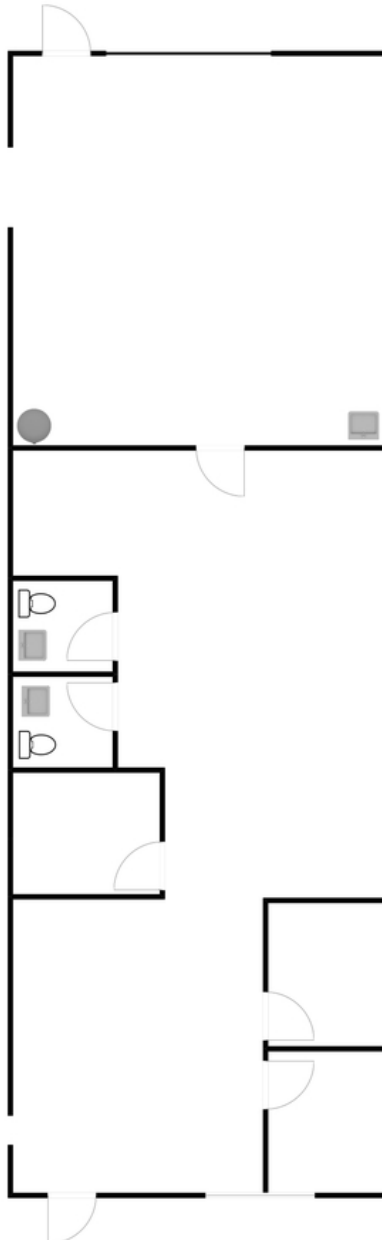
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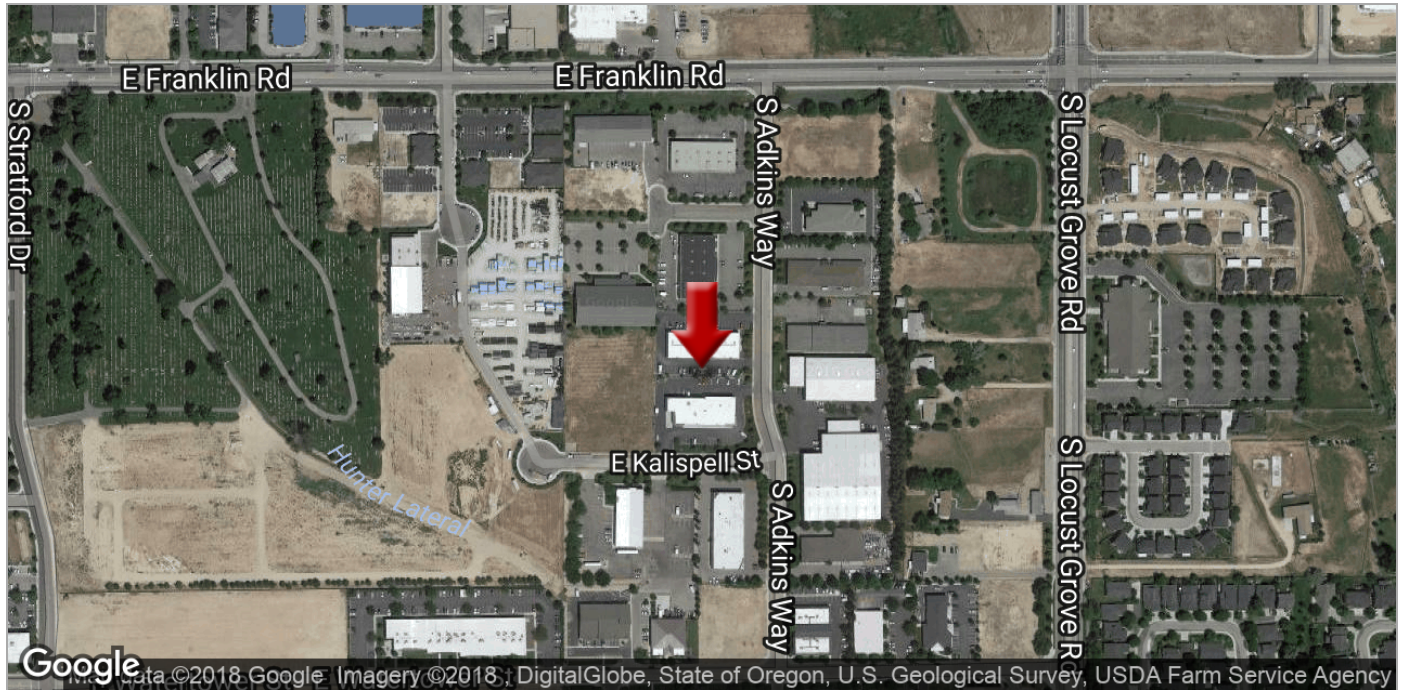
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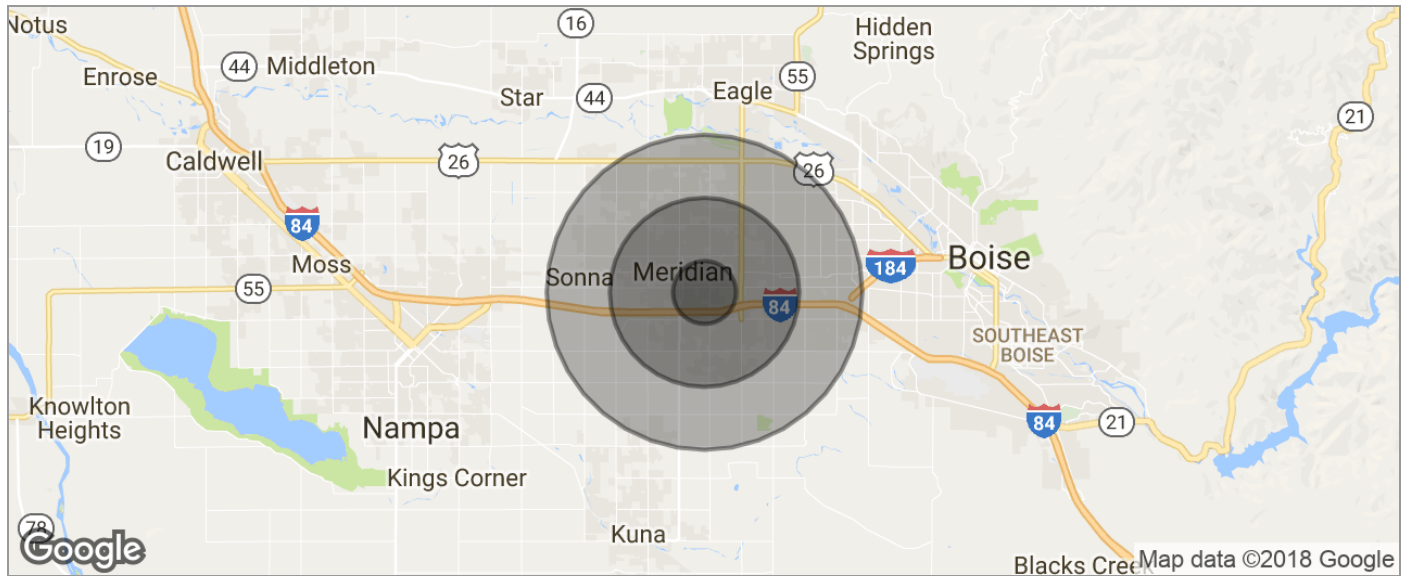
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,928	51,288	130,129
MEDIAN AGE	32.9	32.5	33.7
MEDIAN AGE (MALE)	33.3	32.2	33.4
MEDIAN AGE (FEMALE)	32.2	33.1	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,494	18,462	46,033
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$68,551	\$73,187	\$78,076
AVERAGE HOUSE VALUE	\$231,448	\$228,504	\$235,615
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.7%	92.9%	92.1%
% BLACK	0.0%	1.1%	1.2%
% ASIAN	3.1%	2.5%	2.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.2%	0.5%
% OTHER	0.4%	1.0%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.0%	6.5%	6.3%

* Demographic data derived from 2010 US Census

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