



OFFICE WITH WAREHOUSE FOR SALE OR LEASE

100 S. ADKINS WAY
MERIDIAN, ID 83642

LEE & ASSOCIATES IS PLEASED TO OFFER THIS EXCELLENTLY MAINTAINED OFFICE BUILDING FOR SALE OR LEASE. BUILDING IS IDEAL FOR AN OWNER USER LOOKING TO HAVE ADDITIONAL INCOME FROM THE EXISTING TENANT WHO OCCUPIES 37.5% OF THE BUILDING OR TENANT LOOKING FOR A WELL LAID OUT SPACE FOR THEIR BUSINESS. THIS BUILDING HAS ONE EXISTING OVERHEAD DOOR AND CAN HAVE TWO MORE ADDED TO CONVERT PART OF THE BUILDING TO FLEX SPACE.



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO LLC

leeidaho.com





PROPERTY FEATURES

ECONOMIC DATA

- SALE PRICE : \$1,275,000
- NOI: \$37,800
- LEASE RATE: \$13.00 SF/YR/NNN
- ESTIMATED NNN: \$2.60 SF
- AVAILABLE SF: 5,242

BUILDING DATA

- BUILDING TYPE: OFFICE
- BUILDING SF: 8,392
- LOT SIZE: .97 AC
- ZONING: I-L
- TENANCY: MULTI-TENANT
- OCCUPANCY: 37.5%
- PARKING 43 FREE SURFACE SPACES
- PARCEL NUMBER: R5652601000
- SHOWING INSTRUCTIONS: CONTACT AGENT

LOCATION

GREAT LOCATION IN MERIDIAN NEAR THE INTERSECTION OF FRANKLIN AND LOCUST GROVE. QUICK FREEWAY ACCESS FOR EASY CONNECTIVITY THROUGHOUT THE VALLEY. THIS SPACE IS IDEAL FOR AN OFFICE AND CAN BE EASILY CONVERTED TO A FLEX SPACE.

HIGHLIGHTS

- EXCELLENTLY MAINTAINED PROPERTY
- EXCESS OF ON SITE PARKING
- EFFICIENT LAYOUT
- IN PLACE INCOME
- SPACES CAN BE DIVIDED INTO 5 SEPARATE INDIVIDUALLY METERED SUITES
- THREE PRIVATE OFFICES WITH 2 BATHROOMS
- 2 CONFERENCE ROOMS, BREAK ROOM, AND TECH ROOM
- POTENTIAL FLEX SPACE

EXTERIOR PICTURES



Chase Erkins
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INTERIOR PICTURES



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FLOOR PLAN



Sample Representation - Not to Scale

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TENANT PROFILE

THE CORE GROUP

TCG IS A TOP GENERAL CONTRACTOR WITH THE MISSION OF ADDING MORE VALUE TO ITS CUSTOMERS THAN ANY OTHER CONTRACTOR IN THE INDUSTRY. WE WORK CLOSELY WITH MUNICIPAL, FEDERAL, AND PRIVATE CUSTOMERS TO DELIVER MEANINGFUL PROJECTS THAT CREATE AND SUSTAIN REAL RESULTS. OUR MANDATE TO ADD MORE VALUE IS DRIVEN BY OUR DESIRE TO MEET THE NEEDS OF OUR CUSTOMERS THROUGH EFFECTIVE PROJECT MANAGEMENT, QUALITY EXECUTION, AND EFFICIENT PROCESSES AND SYSTEMS THAT ALLOW US TO COMPLETE PROJECTS SAFELY, ON SCHEDULE, AND WITHIN BUDGET.

TCG IS ALSO THE NORTH WESTERN STATES DEALER FOR THE TANK MANUFACTURER, TANK CONNECTION. TANK CONNECTION IS THE GLOBAL LEADER IN DRY BULK AND LIQUID STORAGE SYSTEMS. THEY DESIGN AND MANUFACTURE ALL FOUR MAJOR STEEL STORAGE TANK TYPES INCLUDING BOLTED TANKS, FIELD WELDED TANKS, SHOP WELDED TANKS AND HYBRID STORAGE TANKS.



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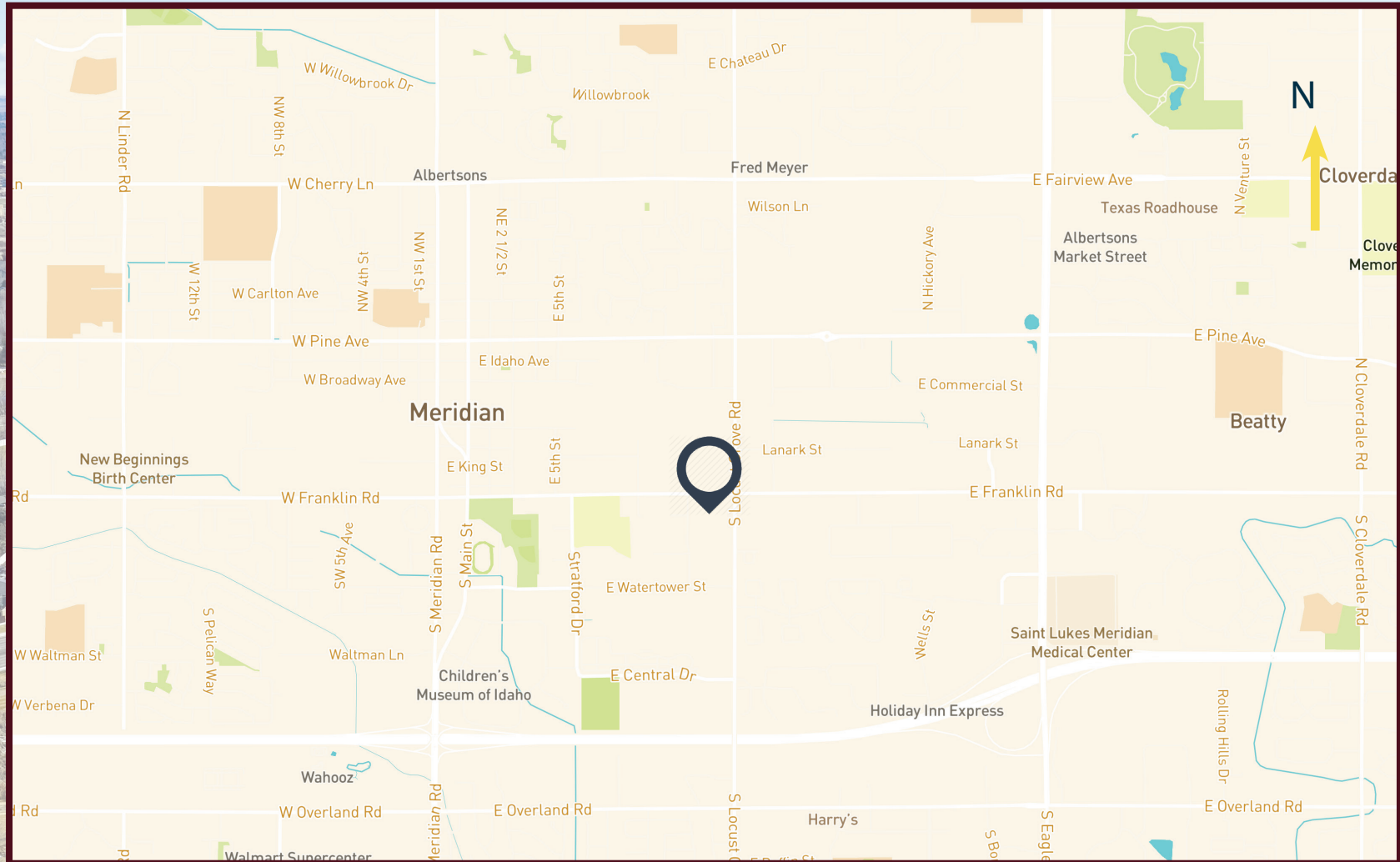


LOCATION MAP

Approx. 5 minutes to I-84

Approx. 15 minutes to Boise Airport

Approx. 15 minutes to Downtown Boise



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Traffic Counts

E. Franklin Road 16,479 VPD

S. Locust Grove Road 17,054 VPD

RETAIL MAP



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MARKET HIGHLIGHTS | MERIDIAN SUBMARKET | ADA COUNTY

- 2.5 % Unemployment Rate
- Future job growth over the next 10 years is expected to be 57.5%
- 52% increase in population since 2000
- Fastest growing city in Idaho, and 6th fastest growing city in the U.S.
- 2nd lowest property tax in the country, 6th best economic outlook
- Expected to grow to 150k by 2029
- 3rd most improved state for business, and 1st most friendly state for small business

* Statistics derived from commerce.idaho.gov

Demographics gathered from CoStar

DEMOGRAPHICS

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an 81.5% increase in population since 2000. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.

Meridian and the Boise Valley are home to some of the region's top employers such as Micron Technology, JR Simplot, Blue Cross of Idaho, Hewlett Packard and Bodybuilding.com. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business, high quality of life, raising a family, entertainment and recreation.

MERIDIAN | AREA OF RAPID GROWTH

DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population Est:	7,301	85,278	191,316
2024 Population Projection:	8,193	94,355	211,233
Pop Growth 2019-2024:	12.22%	10.64%	10.41%
Average Age:	36.50	36.30	36.80
HOUSEHOLDS			
2019 Total Households:	2,650	30,643	67,280
HH Growth 2019-2024:	12.98%	11.25%	10.66%
Median Household Inc.:	\$61,422	\$68,478	\$68,219
Avg Household Size:	2.70	2.80	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$246,472	\$234,569	\$239,682
Median Year Built:	2002	1991	1998

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FOR MORE INFORMATION
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