

TOK

COMMERCIAL

**Better
Homes**
and Gardens
REAL ESTATE

43° NORTH

8624 FRANKLIN ROAD

INDUSTRIAL SPACE FOR SALE OR LEASE / BOISE, IDAHO 83709



Assumable owner financing at 5% interest only,
available to qualified buyers!

CONTACT



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HIGHLIGHTS



Renovations and updates are currently underway, with an estimated completion of February 2025.

Rare, single-user industrial opportunity on primary arterial, Franklin Road, frontage.

Approx. 15,000 SF of industrial/flex space on 1.1 acres of land.

Interior and exterior remodel underway.

Amenities include grade doors, mezzanine office space, 16'-20' clear height space, and showroom capabilities.

Minutes to the Interstate and Boise Connector, Boise Town Square Mall, car dealerships, and other industrial services.

Contact agent for showing.

✓ AVAILABLE SPACE

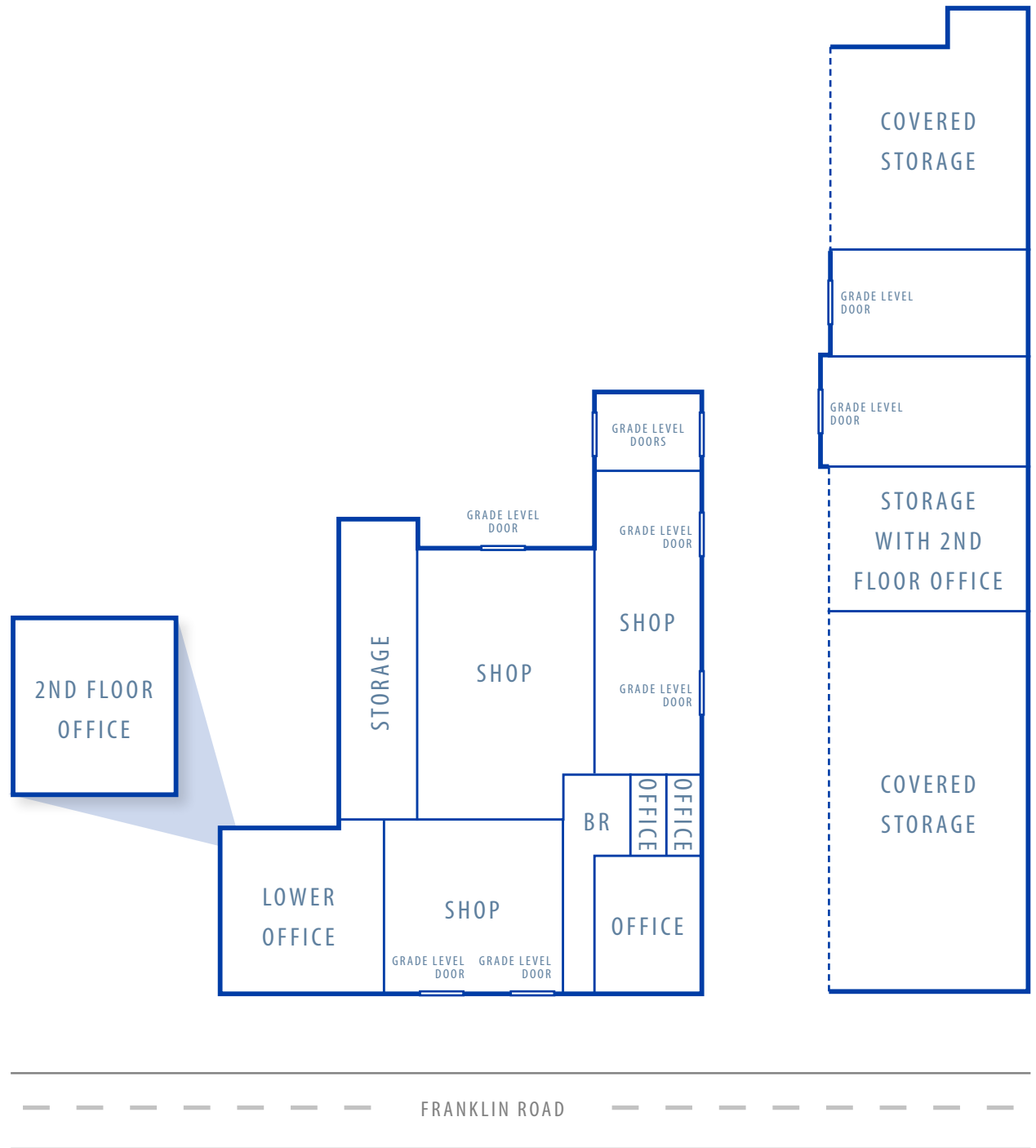
FOR SALE: **Size** **Price**
 14,954 SF \$2,850,000

FOR LEASE: **Size** **Rate**
 14,954 SF \$14,000/mo

EST. NNN: \$0.18/SF
 + Insurance
 + Maintenance

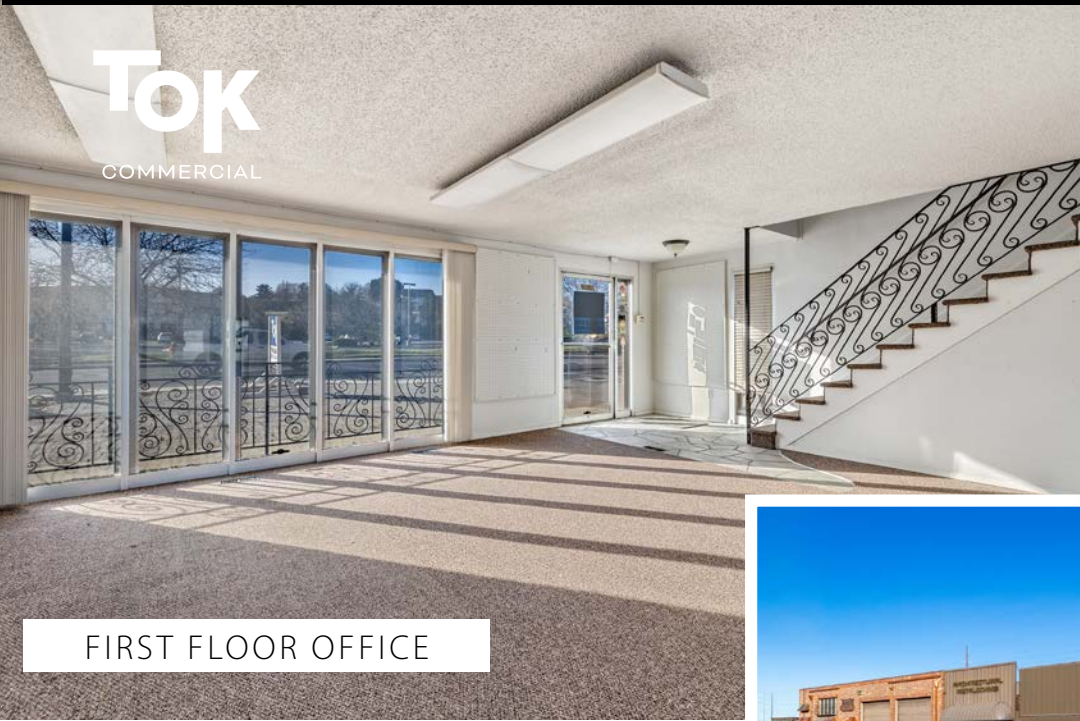
LEASE TYPE: NNN

TI ALLOWANCE: Negotiable



🏠 PROPERTY DETAILS

PROPERTY TYPE: Industrial Flex
ZONING: I-1
UTILITES: Yes
POWER: 120V & 277V | 3-Phase
CLEAR HEIGHT: 16'- 20'
GRADE LEVEL: 8 | Outdoor Loading Platform
LOT SIZE: 1.11 Acres
 +1.8 Acres Yard (For Lease)



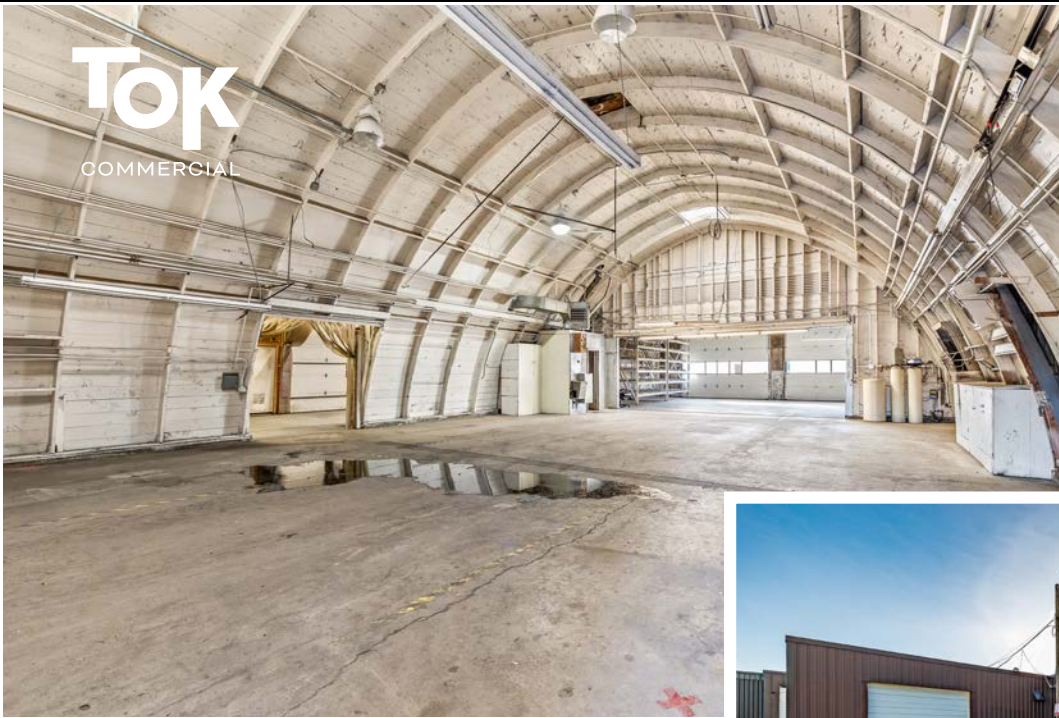
FIRST FLOOR OFFICE



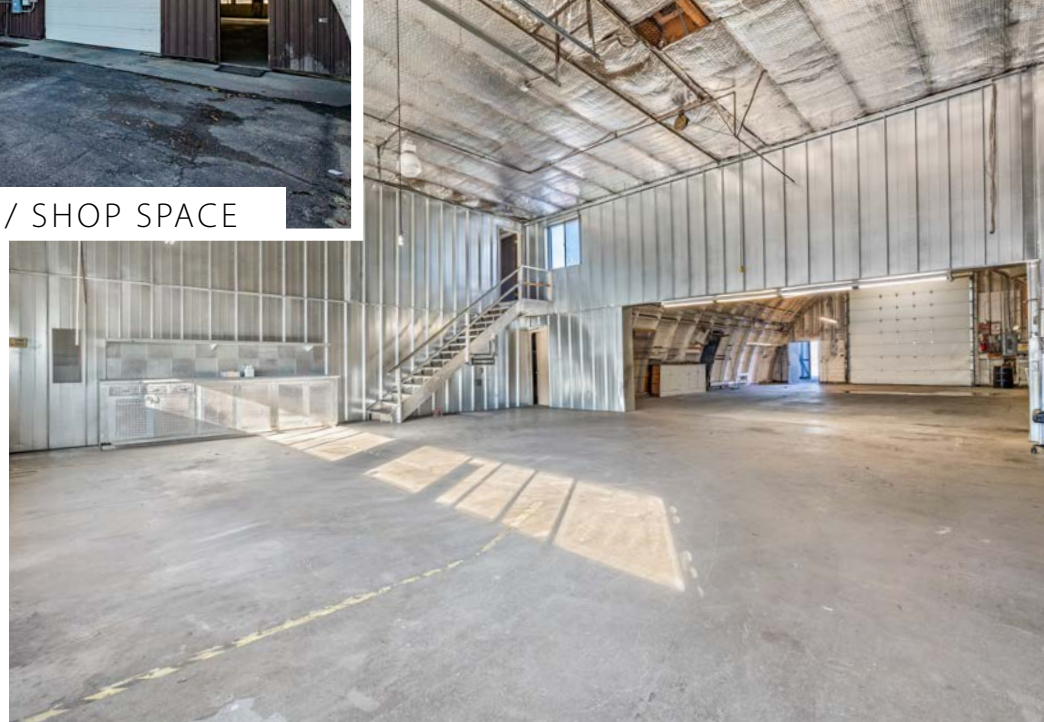
OFFICE / SHOP BUILDING



SECOND FLOOR OFFICE



WAREHOUSE / SHOP SPACE



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STORAGE & 2ND FLOOR OFFICE





1.1 ACRE PARCEL FOR SALE



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SITE

WESTPARK PLAZA

BOISE TOWNE SQUARE

FRANKLIN TOWNE PLAZA



Maple Grove Rd

Maple Grove Rd

Emerald St

Milwaukee St

Franklin Rd

Cole Rd

EXIT 1A



17,594 vpd

14,950 vpd

20,829 vpd

35,284 vpd