

QUALITY MERIDIAN INDUSTRIAL FLEX BUILDING FOR SALE

1938 E FRANKLIN RD

MERIDIAN, ID 83642

CALL FOR OFFERS



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

ADDRESS	1938 E Franklin Rd Meridian, ID 83642
PROPERTY TYPE	Industrial / Flex Warehouse
PARCEL SIZE	±0.66 Acres
BUILDING SIZE	Total: ±11,600 SF Office: ±2,800 SF Warehouse: ±8,800 SF
YEAR BUILT	2014
ZONING	C-G
PURCHASE PRICE	\$2,900,000 (\$250/SF)
INCOME	\$16,000/month + NNN
CAP RATE	6.62% on current income

HIGHLIGHTS

- Rare flex industrial purchase opportunity in Meridian
- Owner-user or investor potential
- High-quality construction and finishes
- Minutes from the I-84 interchange at Eagle Road
- Monument signage on Franklin Road (21,461 VPD)
- Three, 12 ft roll-up doors; 16 ft clear height
- Seller will leaseback for up to one year at \$16,000/month NNN

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

BEN FULCHER

208.859.7407 | ben@rallensrealty.com

CALL FOR OFFERS - TERMS

- All offers due on or before

April 21, 2026

- Seller will review all offers received and reserves the right to accept, reject, or negotiate any offer.
- If an acceptable offer is received in advance of the date, Seller has the right to accept the offer.
- Seller will consider all terms.
- **Submit all offers!**

- **BEST AND FINAL:**

Seller reserves the right to issue a “best and final” round of offers to the top bidders should there be tight competition between offers. This notification, if needed, will be done in writing to all bidders with clear terms of submittal.

- **PLEASE DO NOT DISTURB TENANTS!**

- **CONTACT AGENTS TO SCHEDULE TOUR.**

- **FOR ANY QUESTIONS:**

Please contact Brian Rallens or Ben Fulcher.

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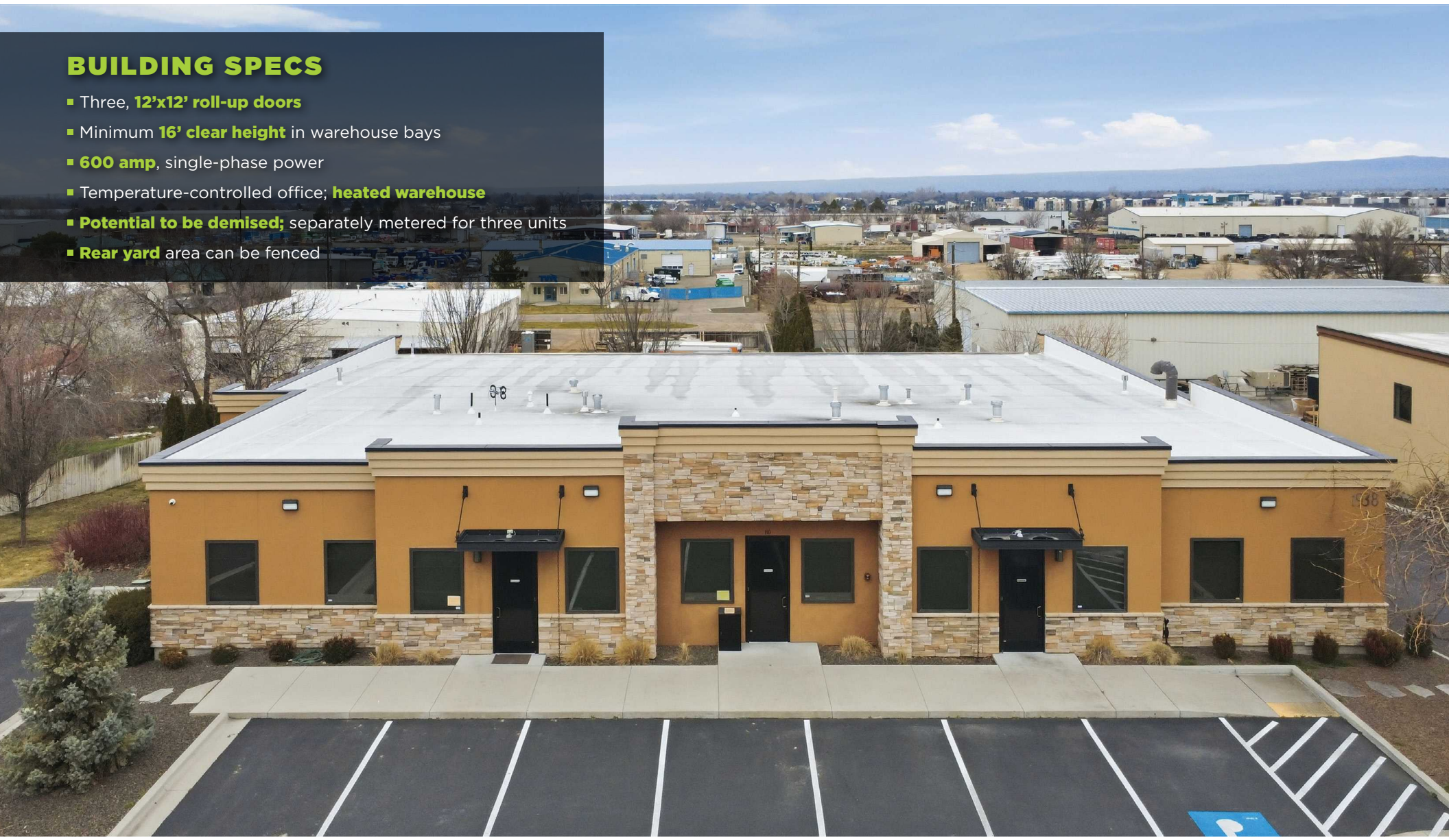
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BUILDING SPECS

- Three, **12'x12'** roll-up doors
- Minimum **16' clear height** in warehouse bays
- **600 amp**, single-phase power
- Temperature-controlled office; **heated warehouse**
- **Potential to be demised**; separately metered for three units
- **Rear yard** area can be fenced



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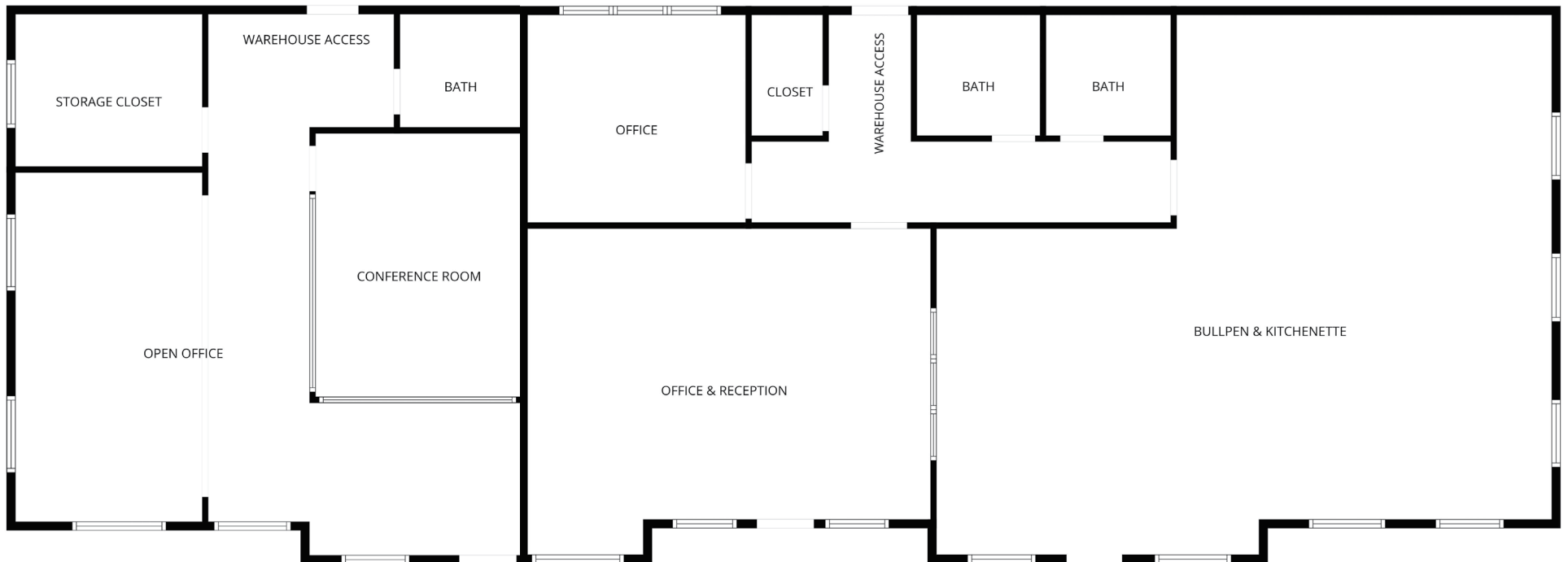
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OFFICE FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

WAREHOUSE/FLEX FLOORPLAN



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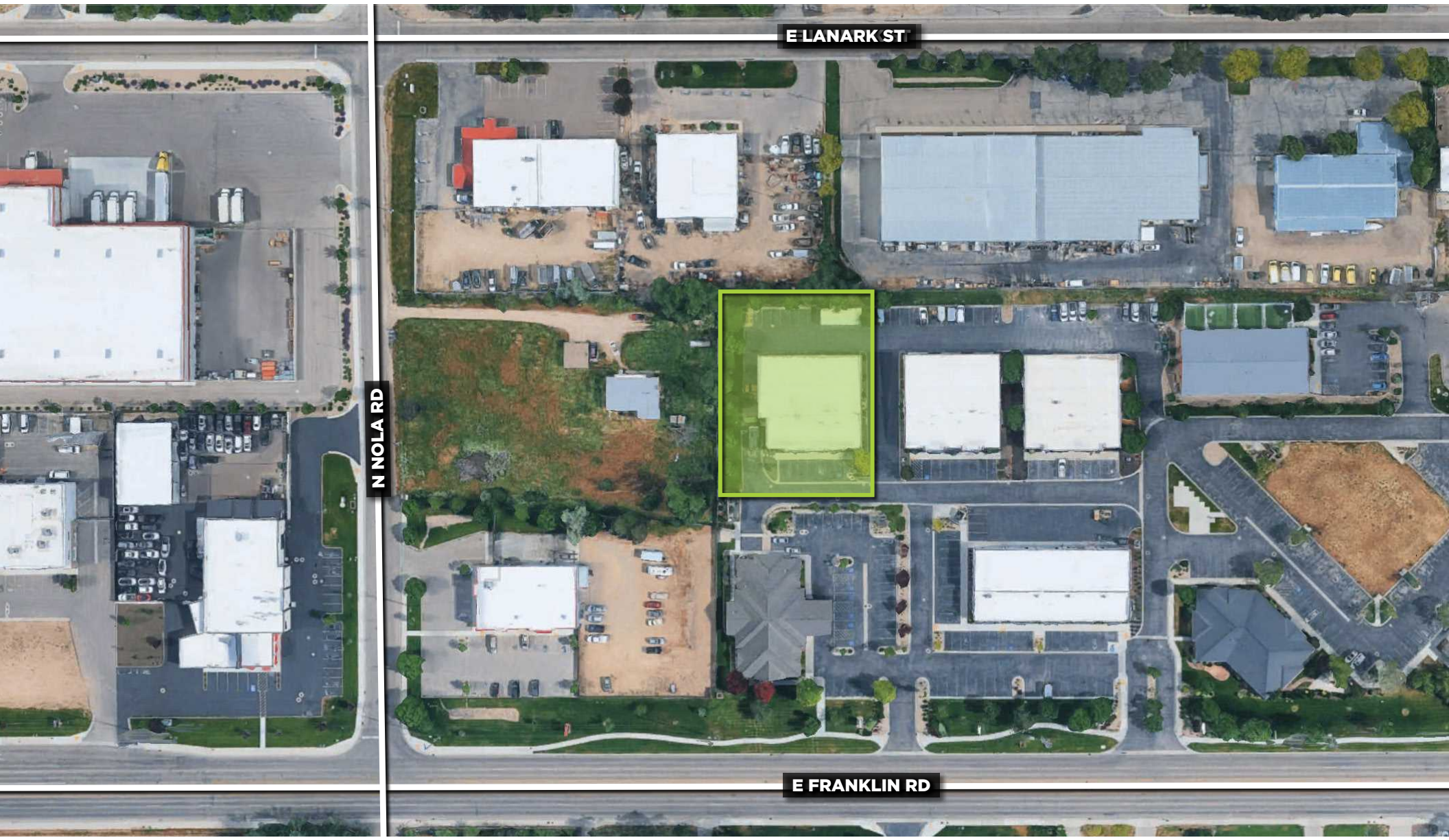
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