

Industrial Building & Yard *for Lease*

1970 W Franklin Road, Meridian, Idaho 83642

Devin Ogden, MBA, CCIM, SIOR
+1 208 472 1668
devin.ogden@colliers.com

Michelle Torres Ogden, CCIM
+1 208 514 7121
michelle.ogden@colliers.com

PROPERTY OVERVIEW

Construction Type	Metal
Year Built	2005
Zoning	I-L (Light Industrial)
Yard Space	46,174 SF (1.06 acres)
Ceiling Height	18’
Power	220/110 Three Phase (800 Amps)
Heating & Cooling	HVAC in office, gas forced air in the warehouse
Fire Sprinklers	None

SPACE AVAILABLE

	Size		Rate
Industrial Building	Warehouse Office	7,200 SF 1,628 SF	$1.27/SF *($11,212 monthly)*
	Total:	8,828 SF	
Fenced Yard		46,174 SF	$0.15/SF *($6,926 monthly)*
Total Monthly Base Rent			$18,138 Monthly NNN

NNN Expenses Estimated at $0.14/SF Monthly

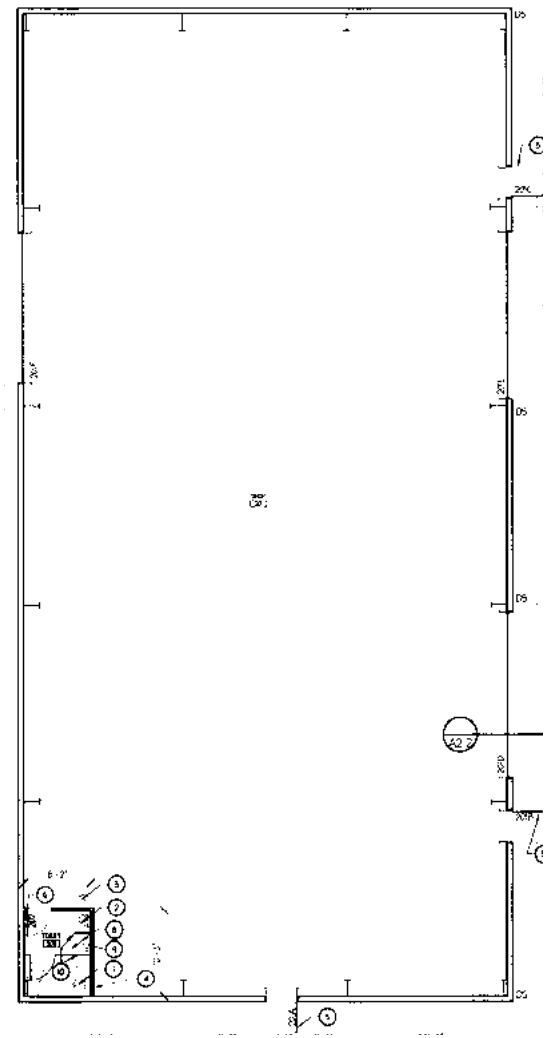


KEY HIGHLIGHTS

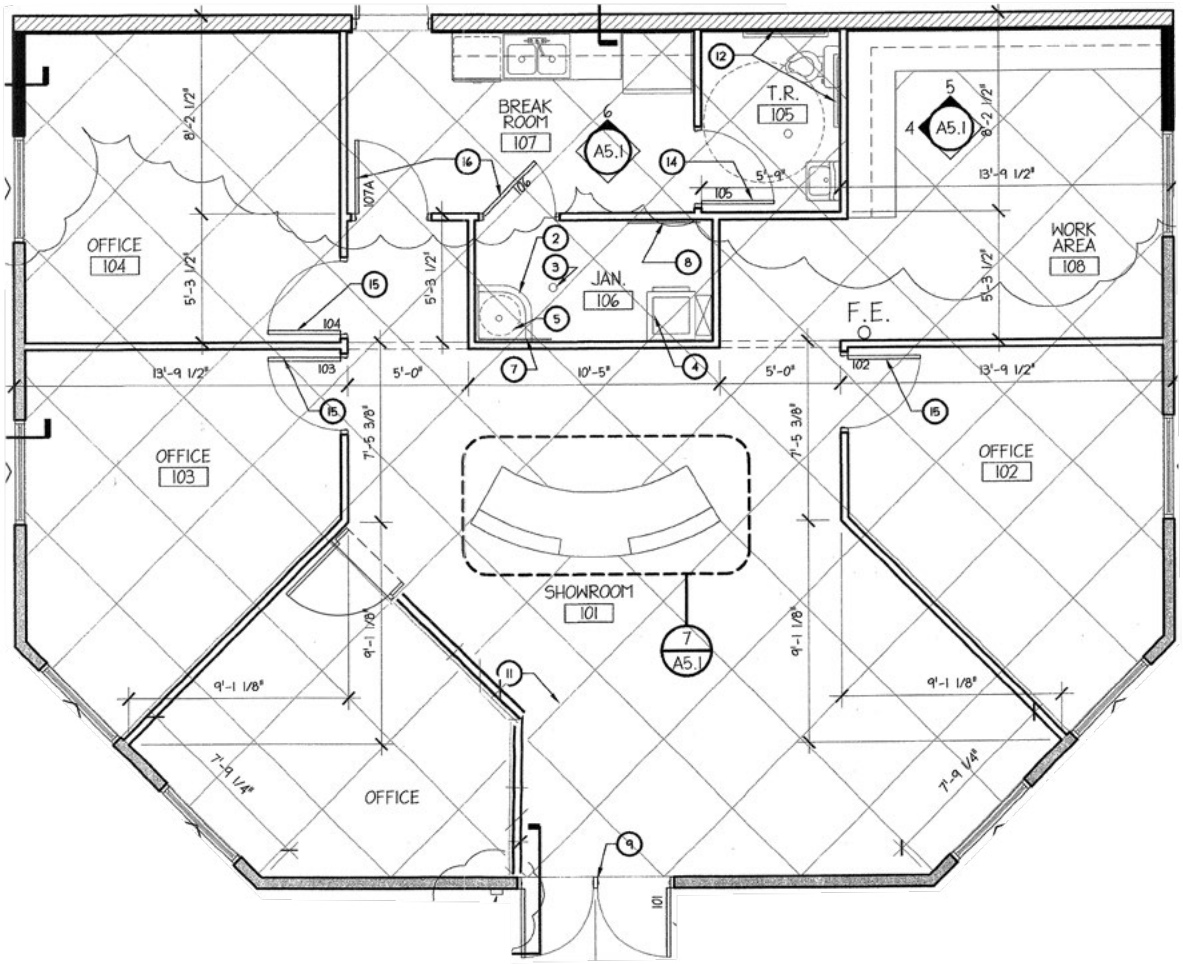
- Yard area with two access points allowing for drive through of long haulers
- Free span warehouse
- Office has 5 private offices and a breakroom
- Two 20’x14’ loading doors
- Great freeway accessibility to both Meridian Rd & Ten Mile Rd interchanges
- Meridian (center of the valley) is in very high demand from users
- 5-Ton bridge crane
- Nice office build-out
- Signage on Franklin Rd

Floor Plans

WAREHOUSE



OFFICE



Property Gallery





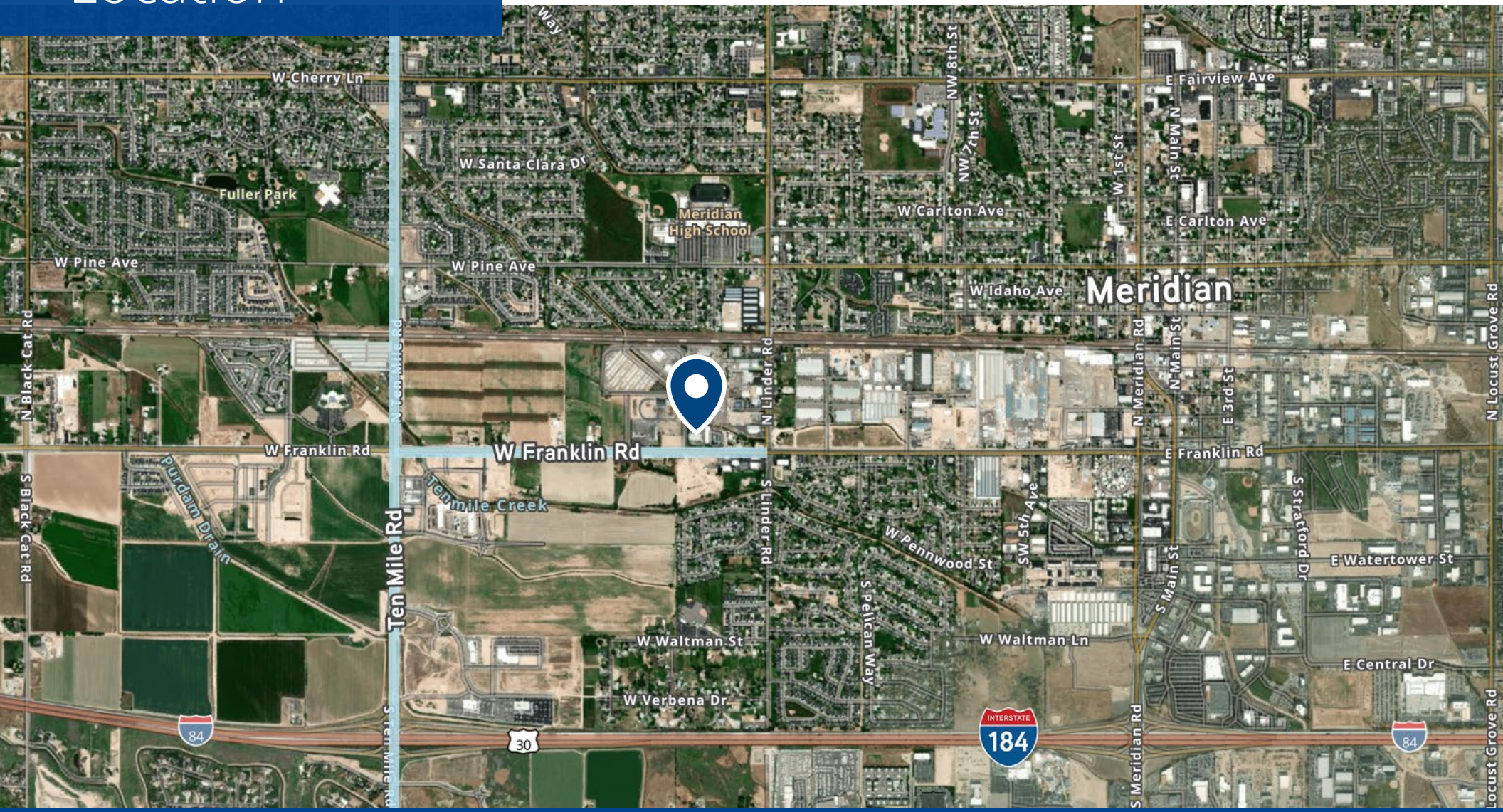






Location

Google Map Street View



Colliers

1211 W. Myrtle St., Suite 200
Boise, ID 83702
+1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.