

# 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!

## JOHN STEVENS

208.947.0814  
john@tokcommercial.com

## CO-LISTED WITH

**NIK BUICH**  
208.866.3295  
nikbuich@gmail.com

**SANEL TUCAKOVIC**  
208.631.8372  
saneltucakovic@gmail.com

## 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.

CONTACT





## AVAILABLE SPACE

**FOR SALE:**      **Size**                      **Price**  
 14,954 SF                                      \$2,575,000

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

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

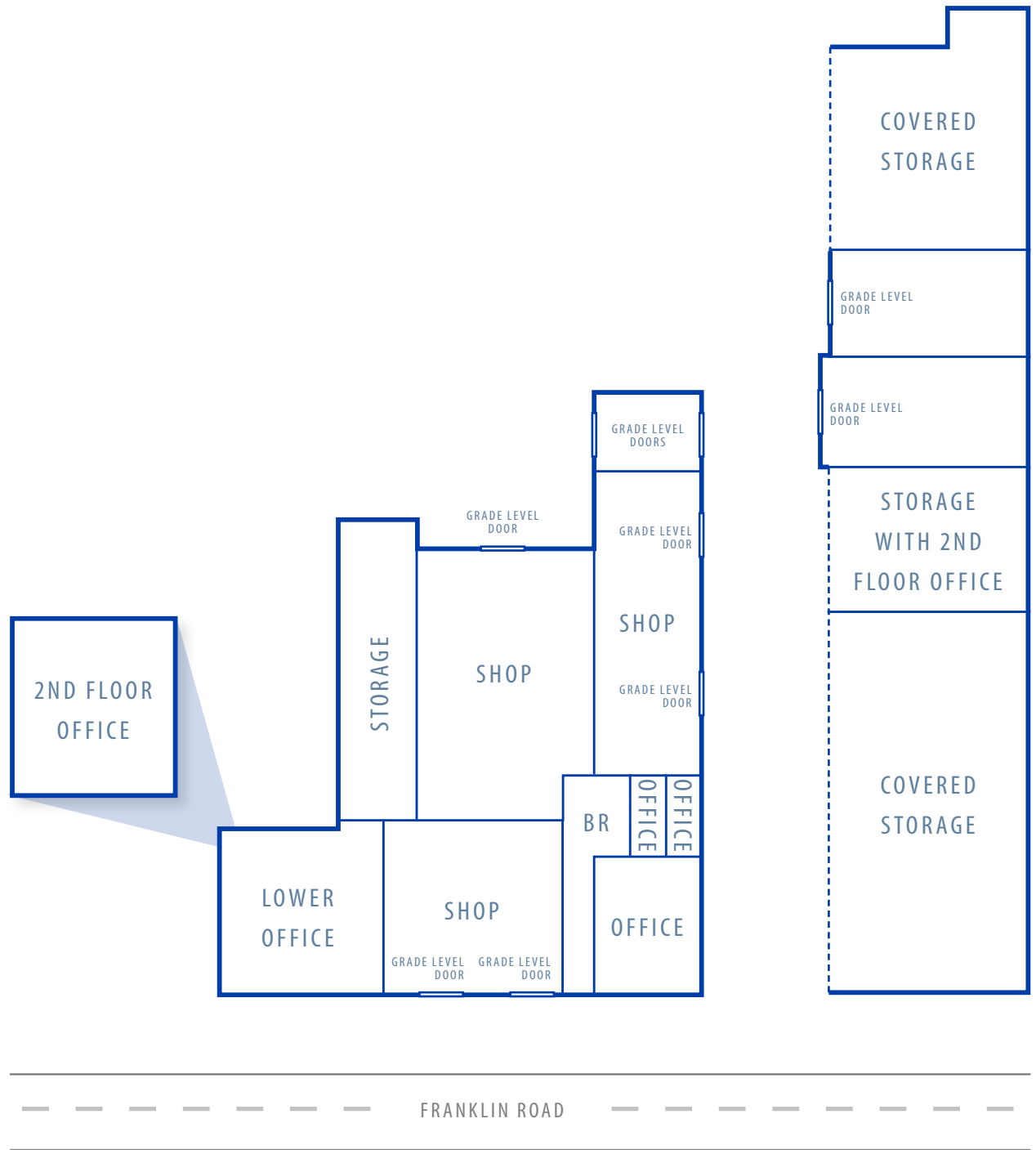
**LEASE TYPE:**      NNN

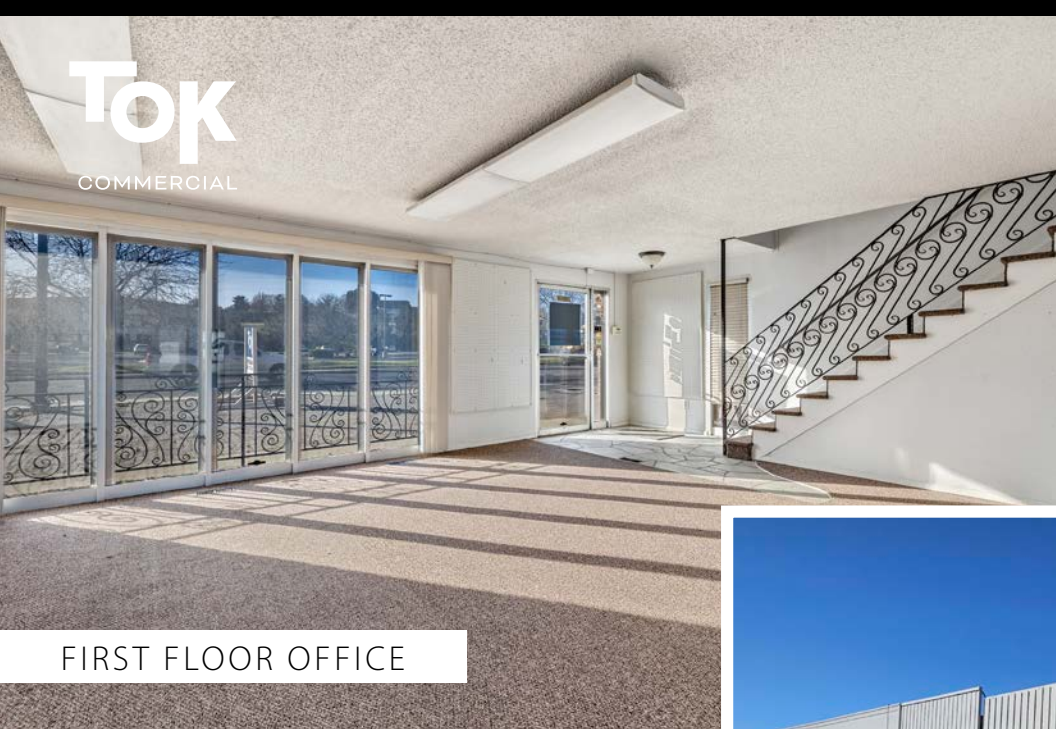
**TI ALLOWANCE:**      Negotiable



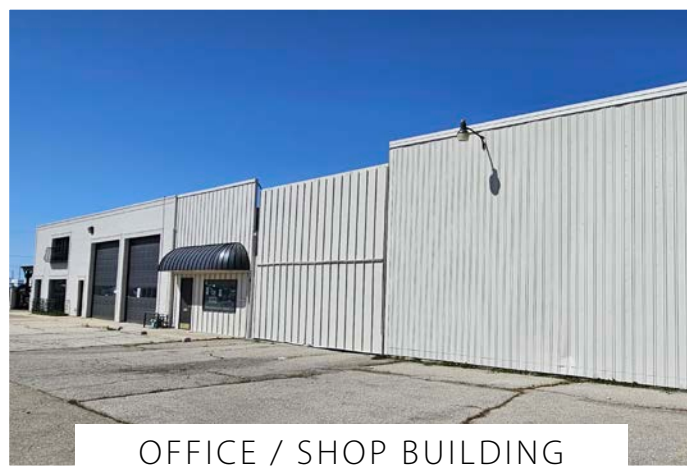
## PROPERTY DETAILS

**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)





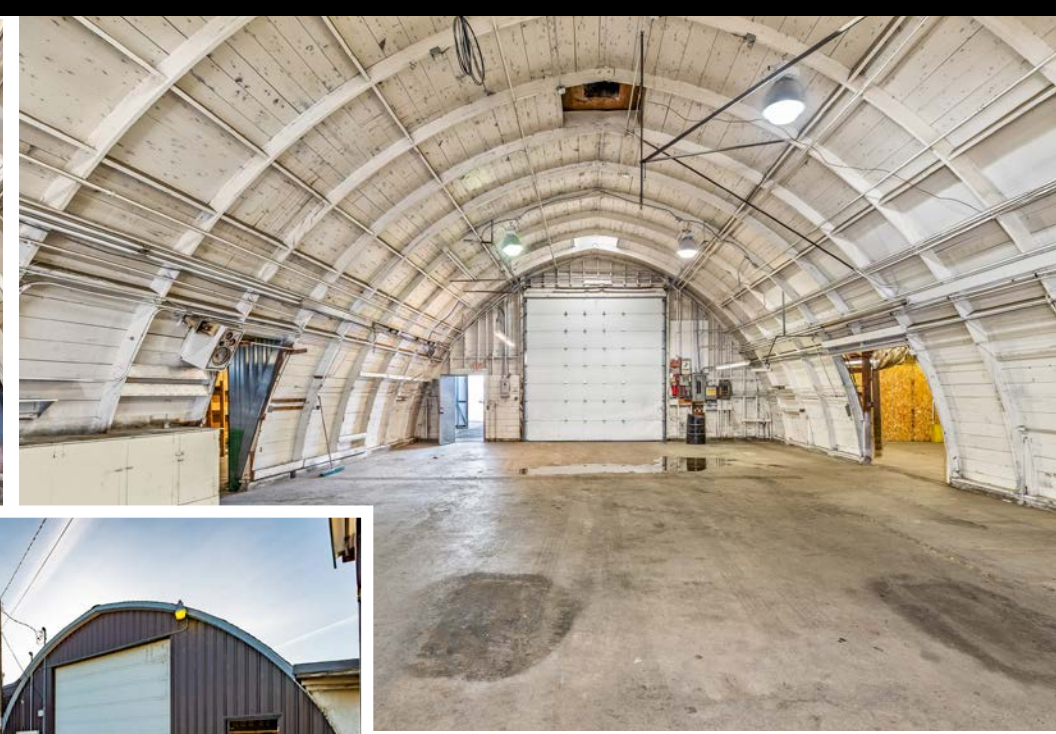
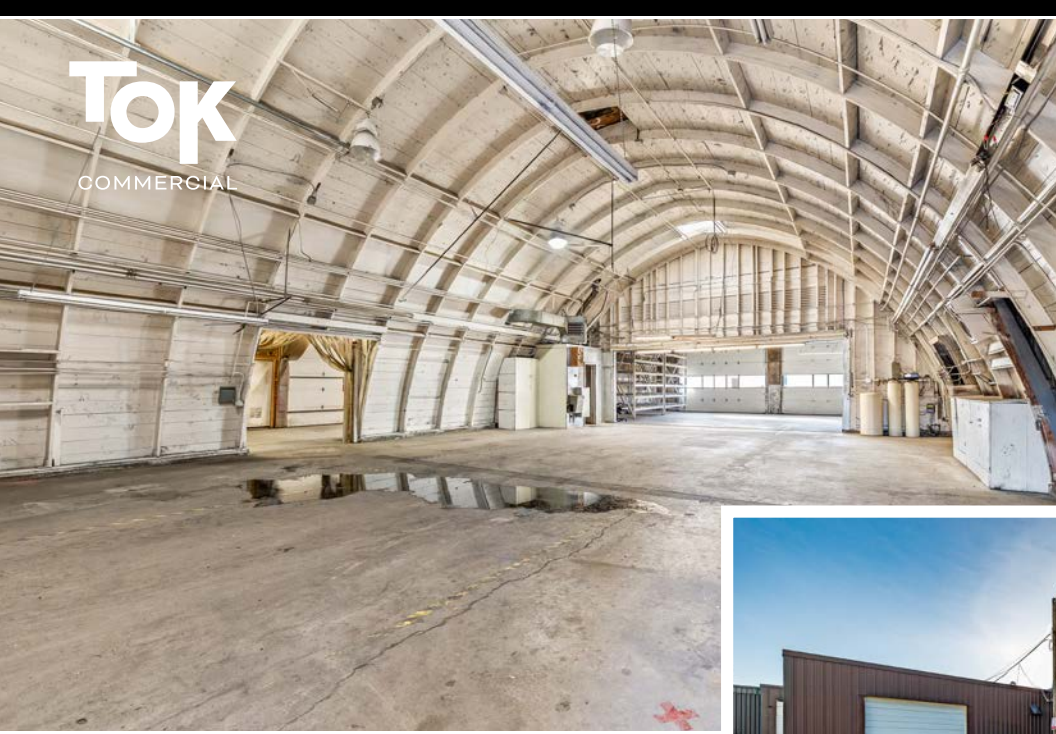
FIRST FLOOR OFFICE



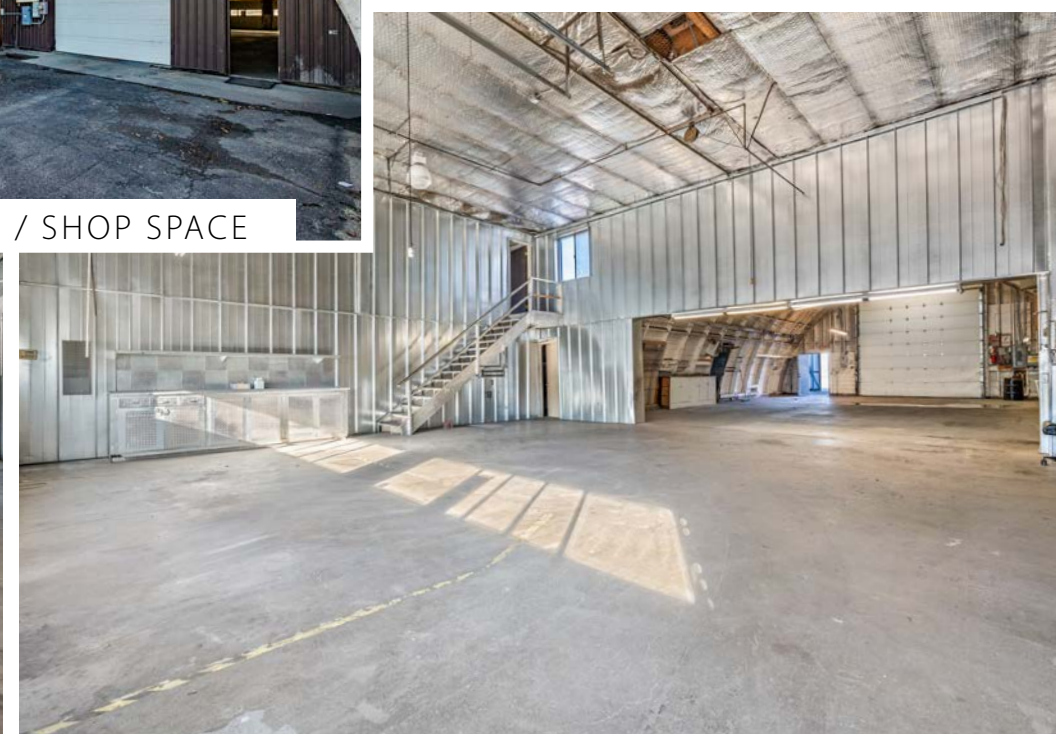
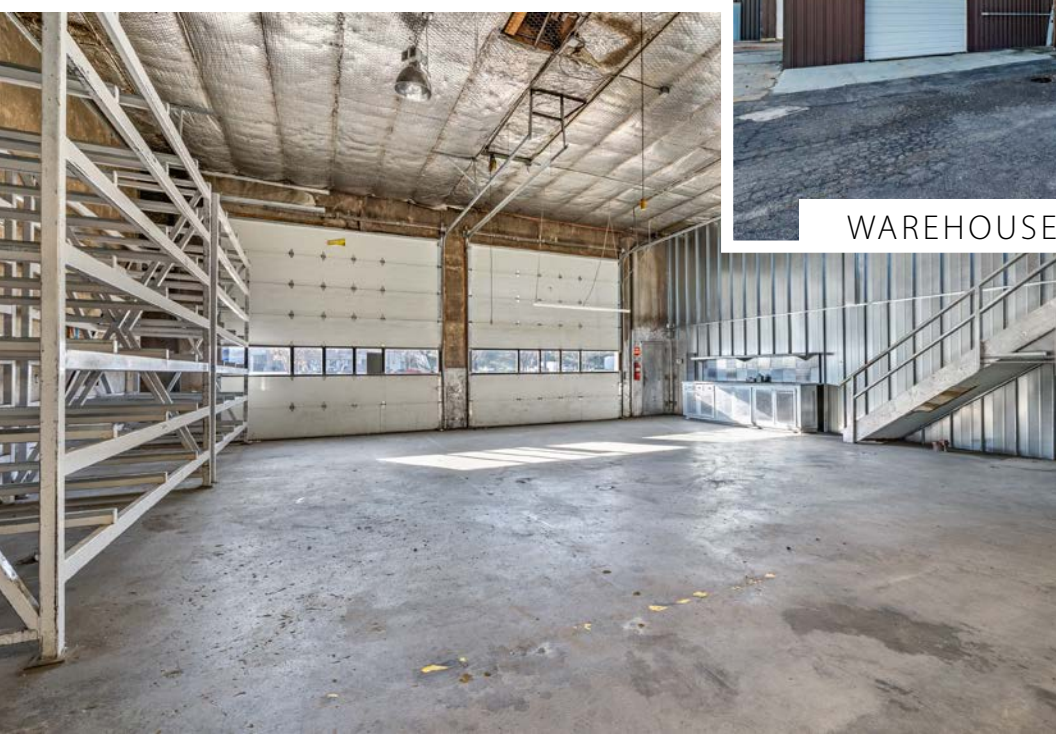
OFFICE / SHOP BUILDING



SECOND FLOOR OFFICE



WAREHOUSE / SHOP SPACE





STORAGE & 2ND FLOOR OFFICE





1.1 ACRE PARCEL FOR SALE





**SITE**

- REI
- DICK'S SPORTING GOODS
- CHIPOTLE MEXICAN GRILL
- TARGET
- BIG 5 SPORTING GOODS
- ROSS DRESS FOR LESS
- Red Robin GOURMET HANGAR BURGERS & BEERS
- FedEx
- golden corral Buffet & Grill

**WESTPARK PLAZA**

- The Cheesecake Factory
- SEPHORA
- Dillard's
- H&M
- jcrew
- macy's
- KOHL'S
- Talbots
- jcpenny
- PETSMART

**BOISE TOWNE SQUARE**

- ULTA
- NOODSTRON
- rack
- OLD NAVY
- DSB
- Olive Garden
- OGE

**FRANKLIN TOWNE PLAZA**

- Michaels Where Creativity Happens
- BEST BUY
- OfficeMax
- DSW DESIGNER SHOES WAREHOUSE
- TJX
- Cabela's
- Panera BREAD
- alapeño's Bar & Grill
- HomeGoods
- Starbucks
- LONGHORN STEAKHOUSE