

FOR SALE OR LEASE

Quality Design Building
390 E Corporate Drive
Meridian, ID



BUILDING INFORMATION:

- ✦ Attractive ± 16,987 SF block building
- ✦ ± 13,444 SF Office, research, design & testing
- ✦ ± 3,543 SF Warehouse
- ✦ Lots of 208 volt, 4 wire, 3 phase power
- ✦ 10x12' overhead door
- ✦ Large private offices, multiple conference rooms, proximity card entrances

SITE INFORMATION:

- ✦ 1.18 acres
- ✦ C-G Zoning, City of Meridian
- ✦ 45 on-site parking spaces

- ✦ Easy access to I-84 Meridian exit

SALE PRICE & TERMS:

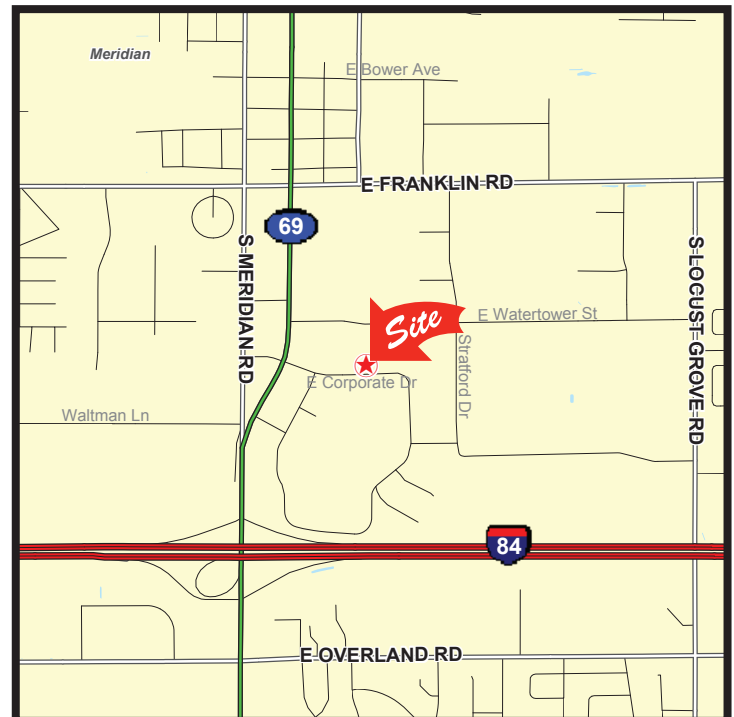
- ✦ **\$1,675,000**
- ✦ Seller will finance with 25% down @ 7%
- ✦ 20 year amortization
- ✦ 10 year term

LEASE PRICE & TERMS:

- ✦ \$12,000/month NNN (\$0.80 SF/month office \$0.40 SF/month warehouse)

REMARKS:

- ✦ Excellent facility for high tech R&D company.



FOR SALE WITH SELLER FINANCING

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