



# 2.15 of Light Industrial Land Let Us Help Design Your Ideal Industrial Space

12509 W. MONSANTO ST. | BOISE, IDAHO




## Property Highlights

- 2.15 Acres of Light Industrial Land
- Yard Space Available
- Customizable Tenant Improvements Available
- Easily Accessible to I-84

[adler-industrial.com](https://adler-industrial.com)

 (+1) 208-506-7170

 8665 W. Emerald Street, Suite 200,  
Boise, ID 83704, USA



## Contact

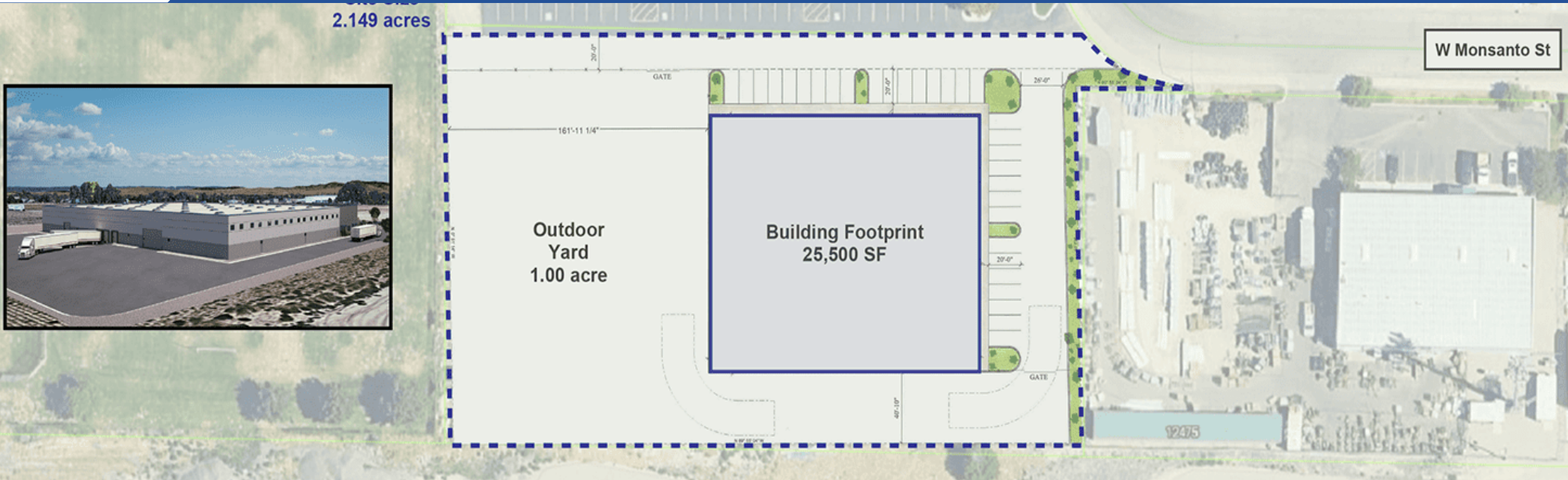
**Charity Nelson** – Director of Leasing  
[cnelson@adler-industrial.com](mailto:cnelson@adler-industrial.com)



# 2.15 Acres Industrial Land

## Outdoor Yard Space Available

12509 W. MONSANTO ST.  
BOISE, IDAHO



## Building Plan



**AVAILABLE:** 2.15 Acres



**LAND PLAN:** Industrial outdoor storage and Build-To- Suit industrial space



Part of a well-established industrial park



For rates, please  
contact our  
**Leasing Manager**







# 2.15 Acres of Industrial Land

Build-To-Suit or To Buy

 **12509 W. MONSANTO ST.  
BOISE, IDAHO**



## Access

Boise Airport	+/- 15 min / 8 miles
I-84 Interstate	+/- 10 min / 2 miles
Downtown Boise	+/- 17 min / 8 miles





**ADLER**  
INDUSTRIAL

**80+**

**PROPERTIES ACQUIRED OR  
DEVELOPED IN BOISE MSA**

Visit [adler-industrial.com](https://adler-industrial.com) for more information



**The largest industrial real estate  
development and management  
company in Idaho**

Adler Industrial specializes in vertically integrated solutions for Class “A” industrial development, including developing, constructing, leasing, investing, and property management. With over 4 million square feet of acquired or developed buildings and 1,000 acres of land for future projects, we lead the market in providing comprehensive industrial solutions. Our sister company, Adler Realty Investments, founded in 1996, has acquired or developed 5.9 million square feet of properties, across all asset types nationwide.




### Contact

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