



ADLER  
INDUSTRIAL

# 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](http://adler-industrial.com)



(+1) 208-506-7170



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

### Contact

**Charity Nelson** – Director of Leasing  
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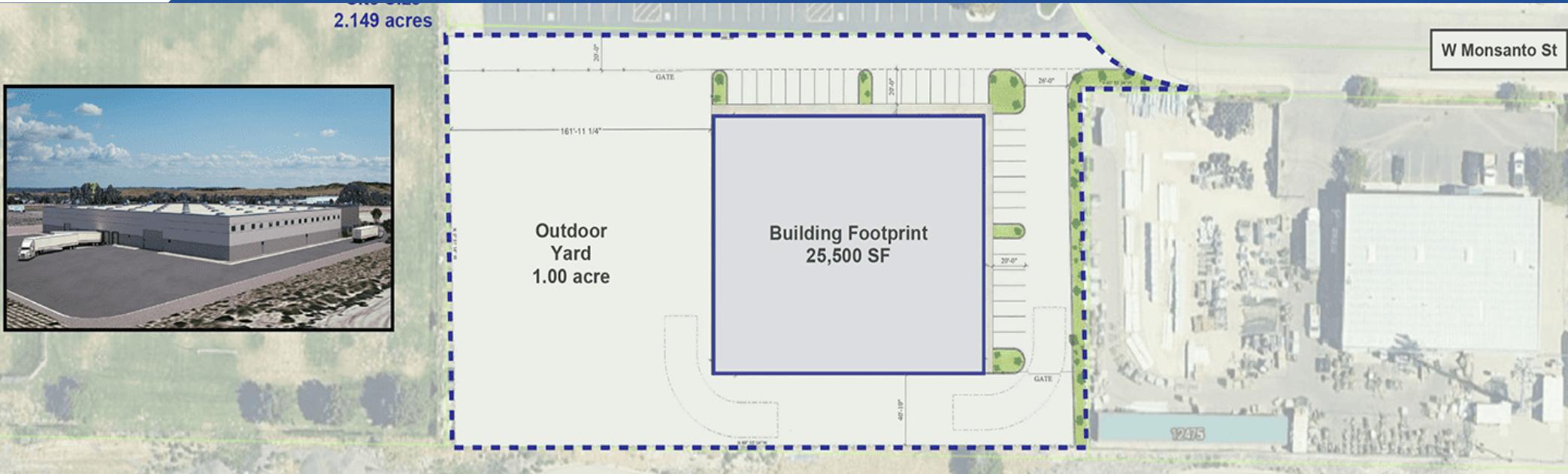


# 2.15 Acres Industrial Land

## 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 **Director of Leasing**





# Recent Adler Industrial Construction

## Build to Suit Projects



**Johnson Thermal Systems**

NAMPA, IDAHO | 170,000 SF MANUFACTURING



**White Cap**

BOISE, IDAHO | 30,000 SF WAREHOUSE/SALES



**Convoy Supply**

NAMPA, IDAHO | 35,000 SF WAREHOUSE/DISTRIBUTION



**Frito Lay**

BOISE, IDAHO | 90,000 SF DISTRIBUTION



# 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



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INDUSTRIAL

90+

PROPERTIES ACQUIRED OR  
DEVELOPED IN BOISE MSA

Visit [adler-industrial.com](http://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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