



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




Contact

Charity Nelson – Director of Leasing
cnelson@adler-industrial.com

adler-industrial.com

 (+1) 208-506-7170

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



2.149 acres

Outdoor
Yard
1.00 acre

Building Footprint
25,500 SF

Charity Nelson – Director of Leasing
cnelson@adler-industrial.com



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



Convoys 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



ADLER
INDUSTRIAL

Visit adler-industrial.com for more information

90+

**PROPERTIES ACQUIRED OR
DEVELOPED IN BOISE MSA**



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

Charity Nelson – Director of Leasing
cnelson@adler-industrial.com

adler-industrial.com

 (+1) 208-506-7170

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