



# 81 Total Acres of Industrial Land Airport Expansion Phase I

S. COLE ROAD & W. VICTORY ROAD | BOISE, IDAHO



- ~ 81 Total Acres
- ~ 63 Acres Available for Development
- Permit ready

- Customizable Tenant Improvements Available
- +/- 10 Miles to Micron Technology Headquarters



## Contact

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# 81 Total Acres of Industrial Space

## Build To Suit - Airport Expansion Phase I



**S. COLE RD. & W. VICTORY RD.  
BOISE, IDAHO**

Adler Industrial is excited to present an 81 acre industrial park with +/- 63 acres of available land located off of West Victory Road, between South Cole Road and North Orchard Street in Boise, Idaho. The Airport Expansion Phase I offers a variety of sized properties making it the ideal place for your next business adventure.



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



# 81 Total Acres of Industrial Land

Build To Suit - Airport Expansion Phase I

S. COLE RD. & W. VICTORY RD.  
BOISE, IDAHO



Boise Airport            +/- 5 min / 4 miles  
I-84 Interstate           +/- 2 min / .5 miles  
Downtown Boise       +/- 12 min / 7 miles

**Gold - Available Properties**



**ADLER**  
INDUSTRIAL

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



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