



# 88,140 SF Industrial Space Airport Expansion Phase II

2674 SOUTH FRY ST. | BOISE, IDAHO



## Property Highlights

- 88,1400 SF Available for Lease
- Shell Completed October 2024
- Divisible to 7,345 SF
- Customizable Tenant Improvements Available
- Easily Accessible to the I-84, just 2 miles to the property and 8 minutes to the Boise Airport.



## Contact

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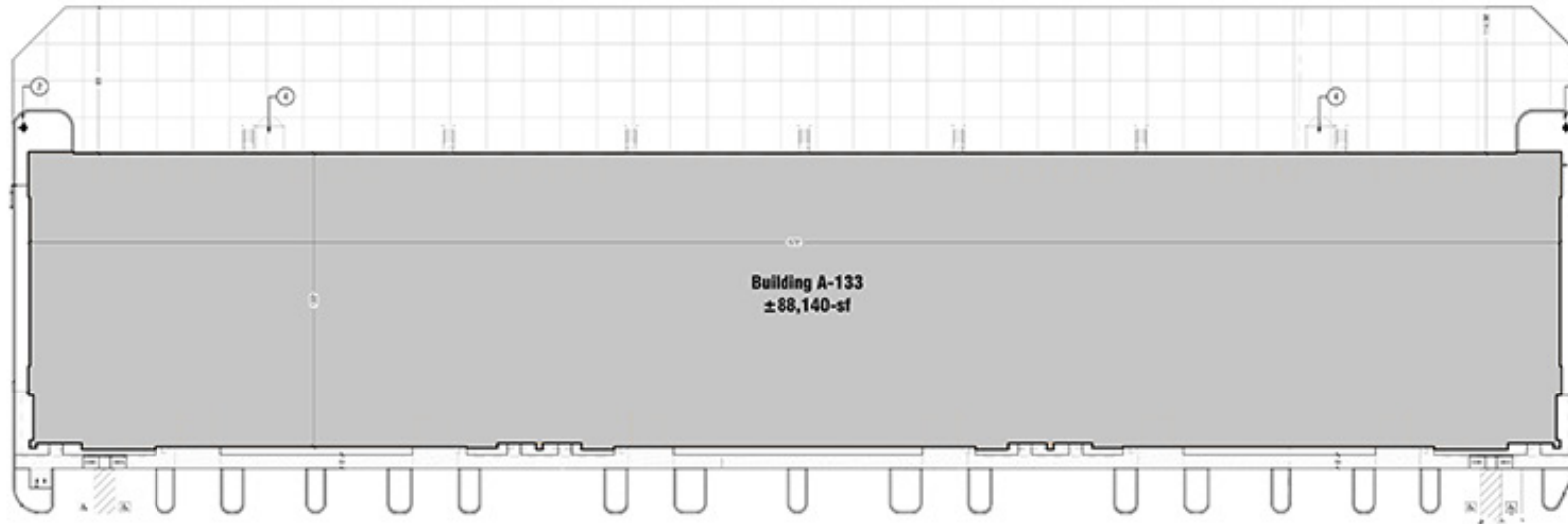
 8665 W. Emerald Street, Suite 200,  
Boise, ID 83704, USA



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BOISE, IDAHO



## Property information

- **STATUS:** Shell Complete
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2024
- **BUILDING SIZE:** 88,140 SF
- **AVAILABLE FOR LEASE:** 88,140 SF
- **DIVISIBLE BY:** 7,345 SF
- **LEASE TYPE:** NNN
- **CLEAR HEIGHT:** 24'
- **FIRE:** ESFR
- **DOORS:** 28 Dock High, 6 Drive-Ins
- **POWER:** 480/277 volt—3 Phase
- **LIGHTING:** LED with Motion Sensors
- **PARKING:** 102 Stalls
- **HEATING:** Gas Fired



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### Access

Boise Airport	+/- 7 min / 3 miles
I-84 Interstate	+/- 8 min / 2 miles
Downtown Boise	+/- 15 min / 8 miles



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DEVELOPED IN BOISE MSA**



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