



# 88,140 SF Industrial Space AI Northside Industrial Park 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

**Charity Nelson** – Leasing Manager  
cnelson@adler-industrial.com

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

 (+1) 208-506-7170

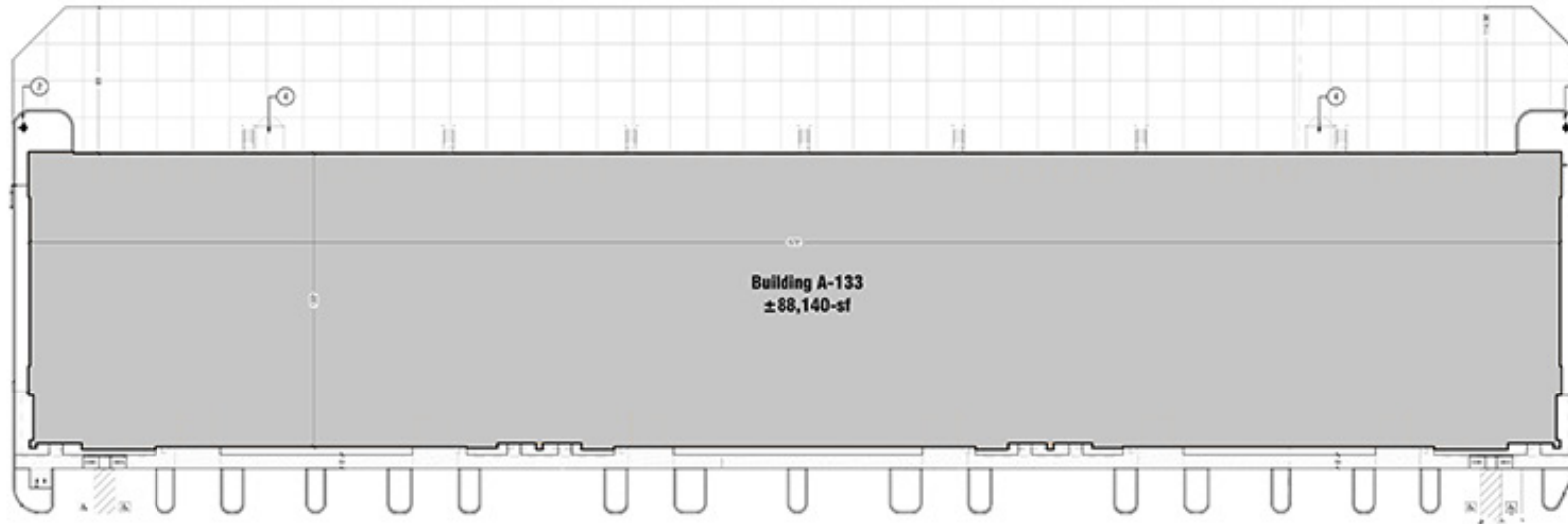
 8665 W. Emerald Street, Suite 200,  
Boise, ID 83704, USA



# 88,140 SF Industrial Space

## Airport Expansion Phase II

2674 SOUTH FRY ST.  
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



# 88,140 SF Industrial Space

## Airport Expansion Phase II

2674 SOUTH FRY ST.  
BOISE, IDAHO



### Access

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



**ADLER**  
INDUSTRIAL

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

**80+**

**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** – Leasing Manager  
[cnelson@adler-industrial.com](mailto:cnelson@adler-industrial.com)

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

 (+1) 208-506-7170

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