



+/- 40,000 BTS Industrial Space

56 N. BENCHMARK AVE. | MERIDIAN, IDAHO

In partnership with



Property Highlights

- 30,000 SF Available for Lease
- Divisible to +/- 7,300 SF
- Shell Completion October 2025
- Customizable Tenant Improvements Available
- Easily Accessible to the I-84, just 1 mile to the property and 20 minutes to the Boise Airport.




Contact

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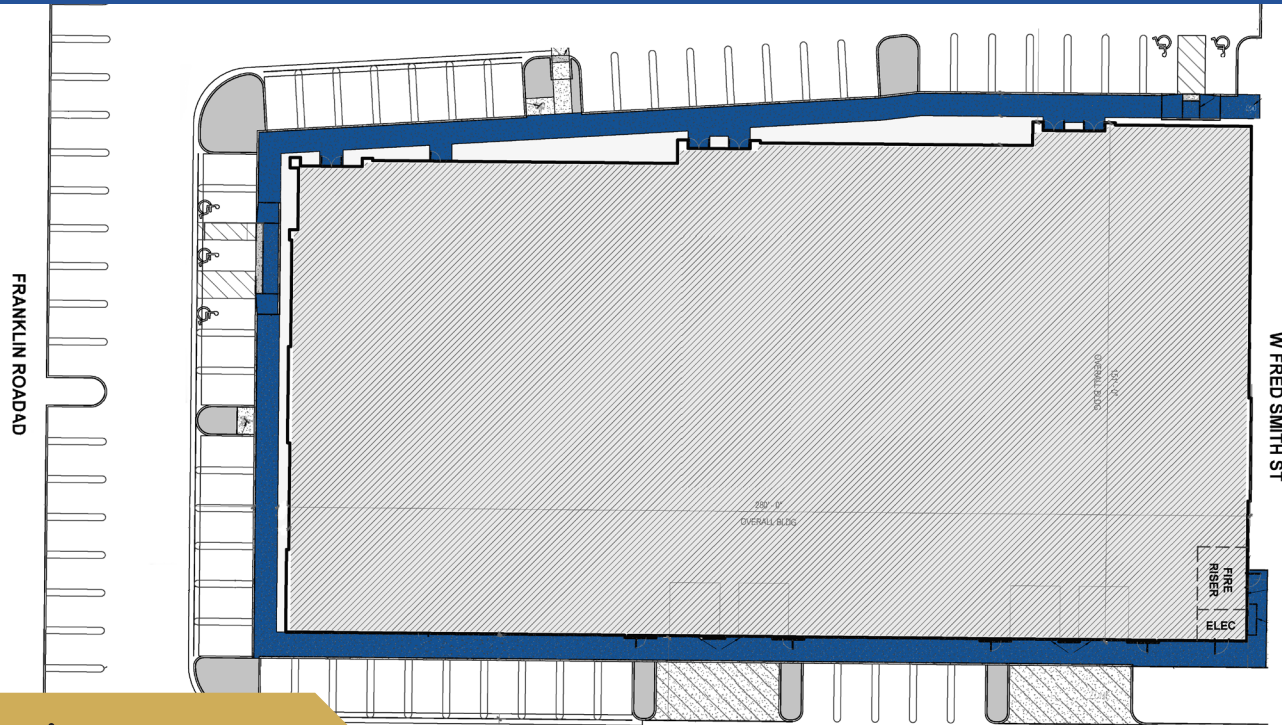
 8665 W. Emerald Street, Suite 200,
Boise, ID 83704, USA



+/- 40,000 SF Industrial Space

Available for lease

56 N. BENCHMARK AVE.
MERIDIAN, IDAHO



Property information

- **BUILDING SIZE:** +/- 40,000 SF
- **AVAILABLE FOR LEASE:** 30,000 SF
- **STATUS:** Target Completion Oct. 2025
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2025
- **LEASE TYPE:** NNN
- **CLEAR HEIGHT:** 24'
- **DOORS:** 4 Drive-In
- **LIGHTING:** LED Occupancy Sensors
- **POWER:** 1,000amps, 480v, 3-phase



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56 N. BENCHMARK AVE
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Access

Boise Airport	+/- 20 min / 12 miles
I-84 Interstate	+/- 4 min / 2 miles
Downtown Boise	+/- 20 min / 13 miles



ADLER
INDUSTRIAL

Visit 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.




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