



+/- 11,380 SF Industrial Space Ten Mile Crossing Building 1

100 S. BENCHMARK WAY | MERIDIAN, IDAHO



In partnership with
SCS ✦ **BRIGHTON**

Property Highlights

- +/- 11,380 SF Available for Lease
- Available Now
- 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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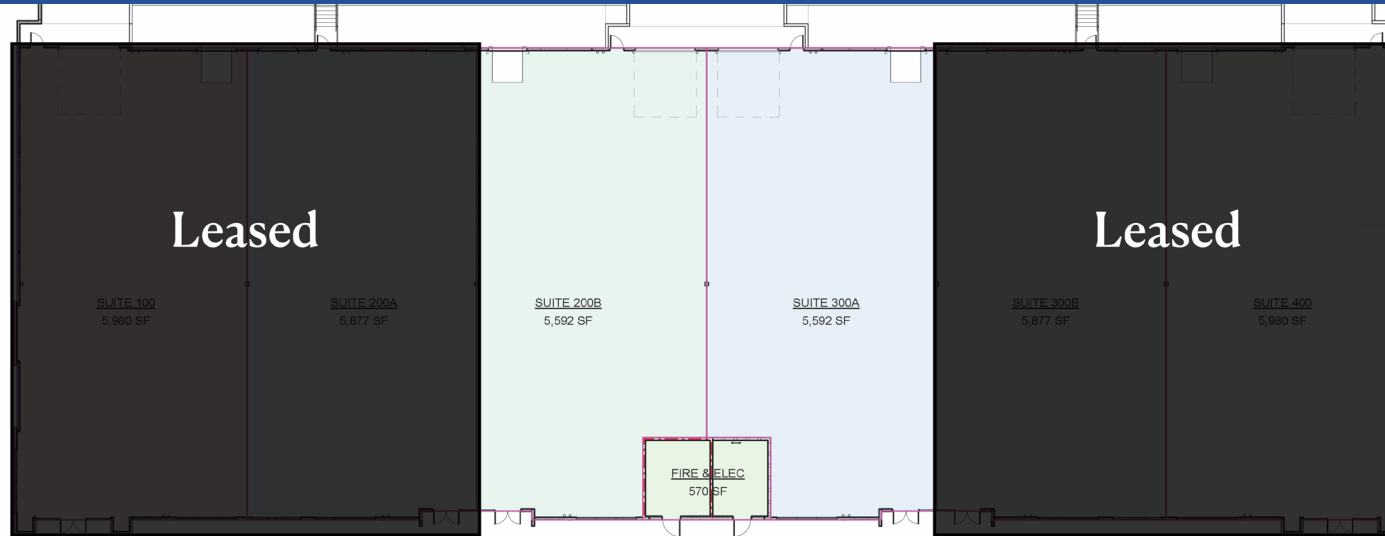
 8665 W. Emerald Street, Suite 200,
Boise, ID 83704, USA



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Property Information

TMX-1

- | | | | |
|-------------------------------|--------------------------------|------------------------|----------------------------|
| • STATUS: | Available Now | • LIGHTING: | LED with Occupancy Sensors |
| • BUILDING TYPE: | Industrial - Class A | • CLEAR HEIGHT: | 24' |
| • CONSTRUCTION: | Concrete Tilt | • FIRE: | ESFR |
| • YEAR BUILT: | 2025 | • HEATING: | Gas Fired Units |
| • BUILDING SIZE: | 35,468 SF | • DOORS: | 8 Dock High
4 Drive-Ins |
| • AVAILABLE FOR LEASE: | +/- 11,380 SF | | |
| • DIVISIBLE BY: | +/- 6,000 SF | | |
| • LEASE TYPE: | NNN | | |
| • POWER: | 1200 Amps - 480 volt - 3 Phase | | |



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Access

Boise Airport	+/- 20 min / 19 miles
I-84 Interstate	+/- 2 min / 2 miles
Downtown Boise	+/- 20 min / 20 miles



ADLER
INDUSTRIAL

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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 4.3 million square feet of acquired or developed buildings and 1,100 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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