



# 35,468 SF Industrial Space Ten Mile Crossing Building 2

2187 W. FRANKLIN ROAD | MERIDIAN, IDAHO



In partnership with



## Property Highlights

- 35,468 SF Available for Lease
- Shell Completion 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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# 35,468 SF Industrial Space

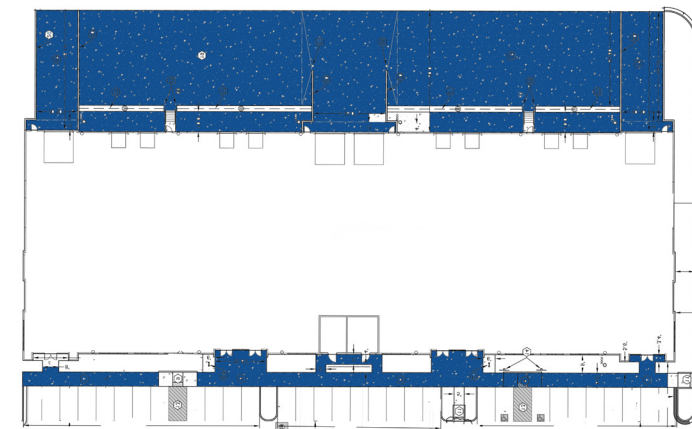
## Ten Mile Crossing Building 2

**2187 W. FRANKLIN ROAD**  
**MERIDIAN, IDAHO**



## Building Plan

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



W. Peak Cloud Ln.





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MERIDIAN, IDAHO**



### Access

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





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**80+**

**PROPERTIES ACQUIRED OR  
DEVELOPED IN BOISE MSA**



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