



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

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

adler-industrial.com

 (+1) 208-506-7170

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



35,468 SF Industrial Space

Ten Mile Crossing Building 2

 2187 FRANKLIN ROAD
MERIDIAN, IDAHO

Property information

- **STATUS:** Shell Complete
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** I
- **YEAR BUILT:** 2023
- **BUILDING SIZE:** 260,000 SF with BTS Office
- **AVAILABLE FOR LEASE:** 260,000 SF
- **DIVISIBLE BY:** ~ 28,000 SF
- **LEASE TYPE:** NNN
- **SHELL LEASE RATE:** \$0.71-\$0.75 psf
- **CLEAR HEIGHT:** 32'
- **FIRE:** ESFR System with Fire Pump
- **DOORS:** 53 Dock High, 6 Drive-Ins
- **60' SPEED BAYS**
- **POWER:** 800 Amps—480/277 volt—3 Phase
- **LIGHTING:** LED with Motion Sensors
- **SKYLIGHTS:** 54
- **HEATING:** Cambridge Air Handling Units



39,750 SF Industrial space

Available for lease

 2545 S. FRY STREET
BOISE, IDAHO

Property information

- **BUILDING SIZE:** 92,750 SF
- **AVAILABLE FOR LEASE:** 39,750 SF
- **STATUS:** Shell Complete
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Food grade insulated metal panel
- **YEAR BUILT:** 2023
- **LEASE TYPE:** NNN
- **CLEAR HEIGHT:** 28'
- **DOORS:** 6 Dock-High, 2 Drive-In
- **LIGHTING:** LED with Motion Sensors



39,750 SF Industrial space

Available for lease

 2545 S. FRY STREET
BOISE, IDAHO

Building Plan



CLEAR HEIGHT: 28'



DOORS: 6 DOCK-HIGH, 2 DRIVE-IN



LIGHTING: LED WITH MOTION SENSORS



CLOSE TO I-84 FREEWAY



LOCAL AMENITIES



For rates, please contact our
Leasing Manager





26,992 SF Industrial Space

with 2,856 SF Office Space



2128 N. DEVLIN WAY
NAMPA, IDAHO

Building Plan



AVAILABLE FOR LEASE: 26,992 SF



MEZZANINE STORAGE: 627 SF



FLOORS: OFFICE 1ST FLOOR 1,664 SF.
OFFICE 2ND FLOOR: 992 SF.



AVAILABLE: MARCH 2024



For rates, please
contact our
Leasing Manager





35,468 SF Industrial Space

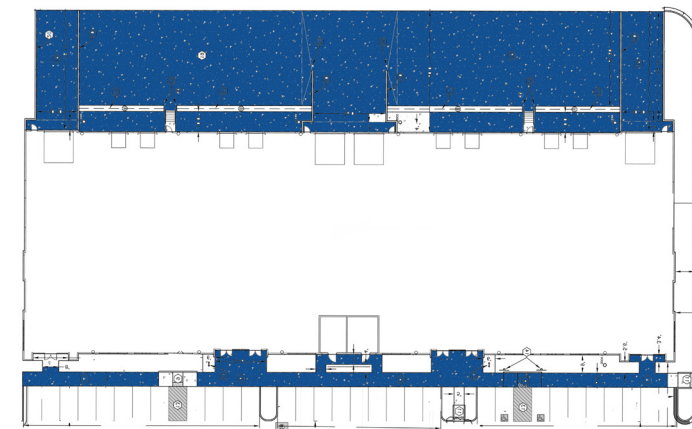
Ten Mile Crossing Building 2

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.



26,992 SF Industrial Space

with 2,856 SF Office Space



2128 N. DEVLIN WAY
NAMPA, IDAHO

Building Plan



AVAILABLE FOR LEASE: 26,992 SF



FLOORS: OFFICE 1ST FLOOR 1,664 SF.
OFFICE 2ND FLOOR: 992 SF.



MEZZANINE STORAGE: 627 SF

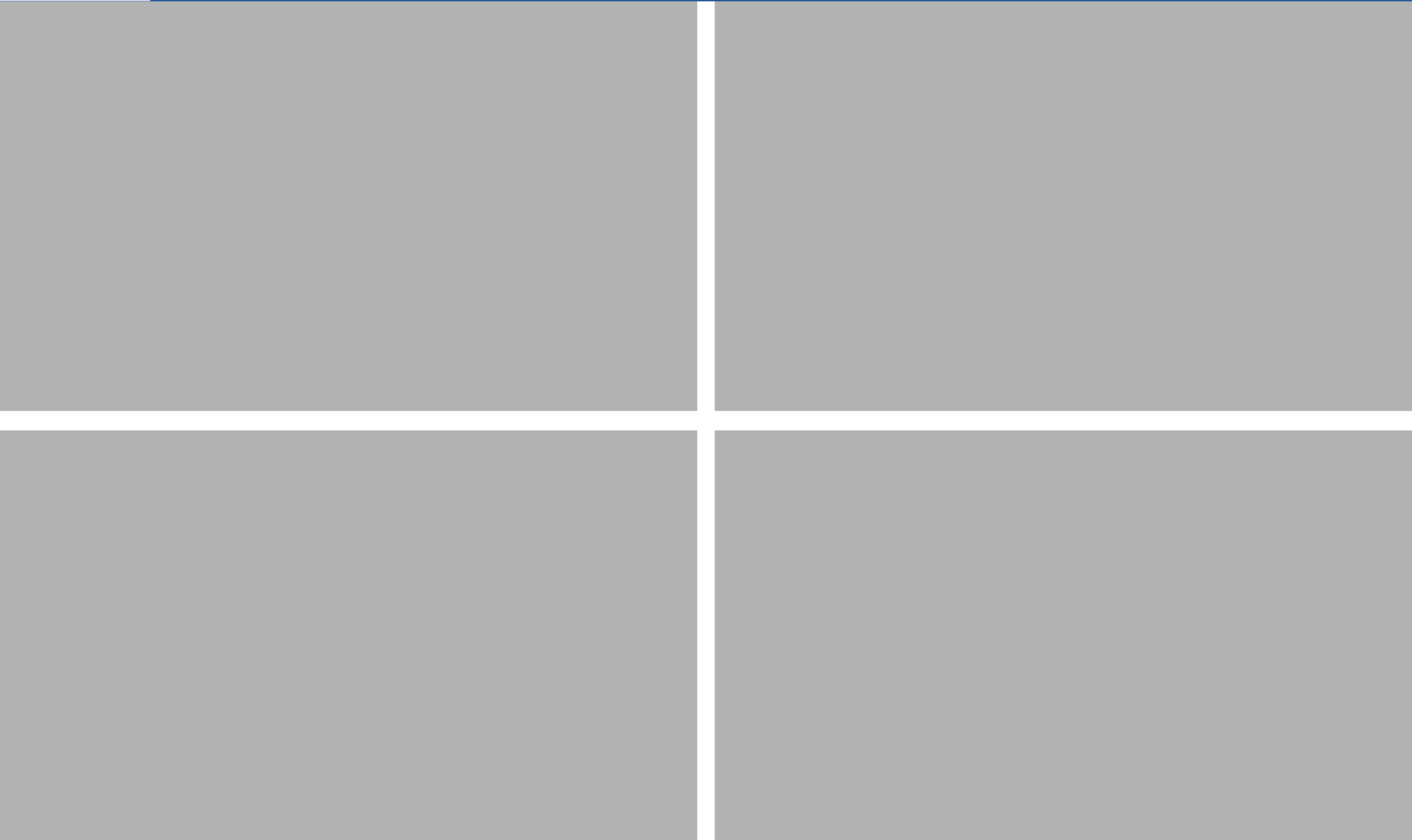




35,468 SF Industrial Space

Ten Mile Crossing Building 2

 2187 FRANKLIN ROAD
MERIDIAN, IDAHO





35,468 SF Industrial Space

Ten Mile Crossing Building 2

2187 FRANKLIN ROAD
MERIDIAN, IDAHO



Access

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




Contact

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

adler-industrial.com

 (+1) 208-506-7170

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