



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

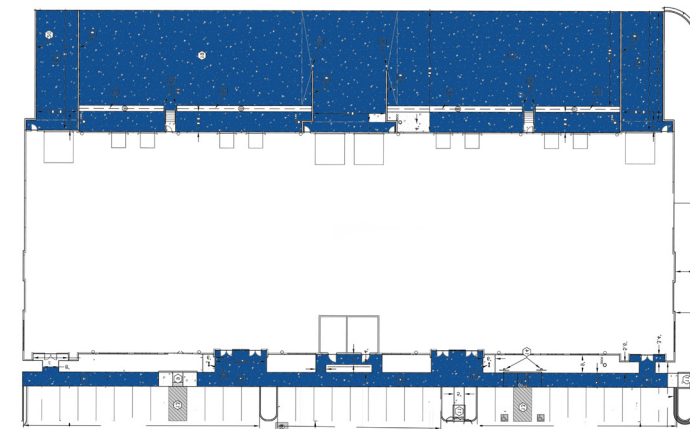
Ten Mile Crossing Building 2

2187 W. FRANKLIN ROAD
MERIDIAN, IDAHO



Building Plan

- | | | | |
|-------------------------------|--------------------------------|------------------------|----------------------------|
| • STATUS: | Under Construction | • 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: | 35,468 SF | | |
| • DIVISIBLE BY: | +/- 6,000 SF | | |
| • LEASE TYPE: | NNN | | |
| • POWER: | 1200 Amps - 480 volt - 3 Phase | | |



W. Peak Cloud Ln.



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





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80+

**PROPERTIES ACQUIRED OR
DEVELOPED IN BOISE MSA**



The largest industrial real estate
development and management
company in Idaho

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