



56,500 SF Industrial Space Airport Expansion Phase II

2546 SOUTH FRY ST. | BOISE, IDAHO




Property Highlights

- 56,500 SF Available for Lease
- Available Now
- Divisible to 7,062 SF
- Customizable Tenant Improvements Available
- Easily Accessible to the I-84, just 2 miles to the property and 8 minutes to the Boise Airport.

adler-industrial.com

 (+1) 208-506-7170

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



Contact

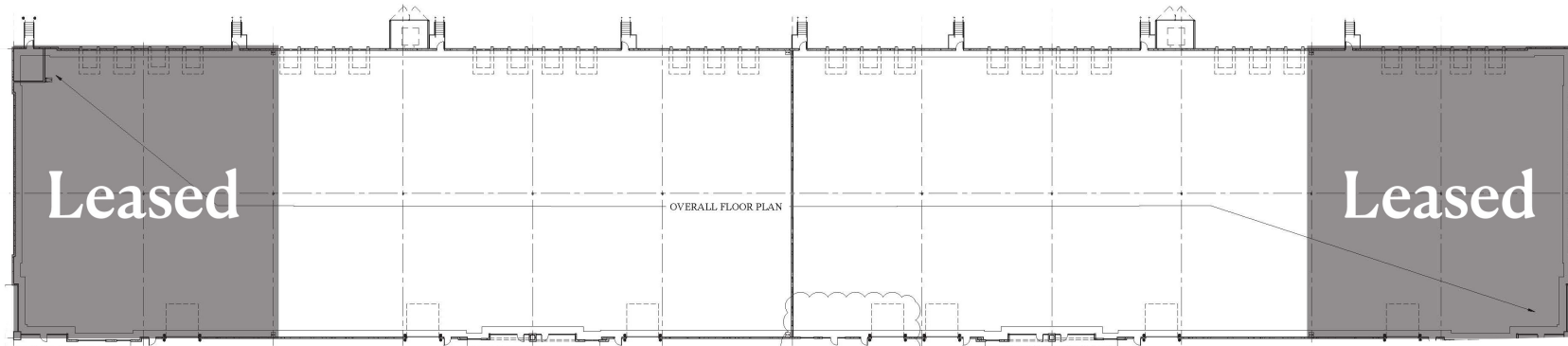
Charity Nelson – Director of Leasing
cnelson@adler-industrial.com



56,500 SF Industrial Space

Airport Expansion Phase II

2546 SOUTH FRY ST.
BOISE, IDAHO



Property Information

- **STATUS:** Shell Complete
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2026
- **BUILDING SIZE:** 84,750 SF
- **AVAILABLE FOR LEASE:** 56,500 SF
- **DIVISIBLE BY:** 7,062 SF
- **LEASE TYPE:** NNN
- **CLEAR HEIGHT:** 24'
- **FIRE:** ESFR
- **DOORS:** 28 Dock High, 7 Drive-Ins
- **POWER:** 480/277 volt—3 Phase
- **LIGHTING:** LED with Motion Sensors
- **PARKING:** 102 Stalls
- **HEATING:** Gas Fired



56,500 SF Industrial Space


Airport Expansion Phase II

 2546 SOUTH FRY ST.
BOISE, IDAHO



adler-industrial.com

 (+1) 208-506-7170

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

Charity Nelson – Director of Leasing
cnelson@adler-industrial.com



56,500 SF Industrial Space

Airport Expansion Phase II

2546 SOUTH FRY ST.
BOISE, IDAHO



Access

Boise Airport	+/- 7 min / 3 miles
I-84 Interstate	+/- 8 min / 2 miles
Downtown Boise	+/- 15 min / 8 miles



ADLER
INDUSTRIAL

Visit adler-industrial.com for more information

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 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 – Director of Leasing
cnelson@adler-industrial.com

adler-industrial.com

 (+1) 208-506-7170

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