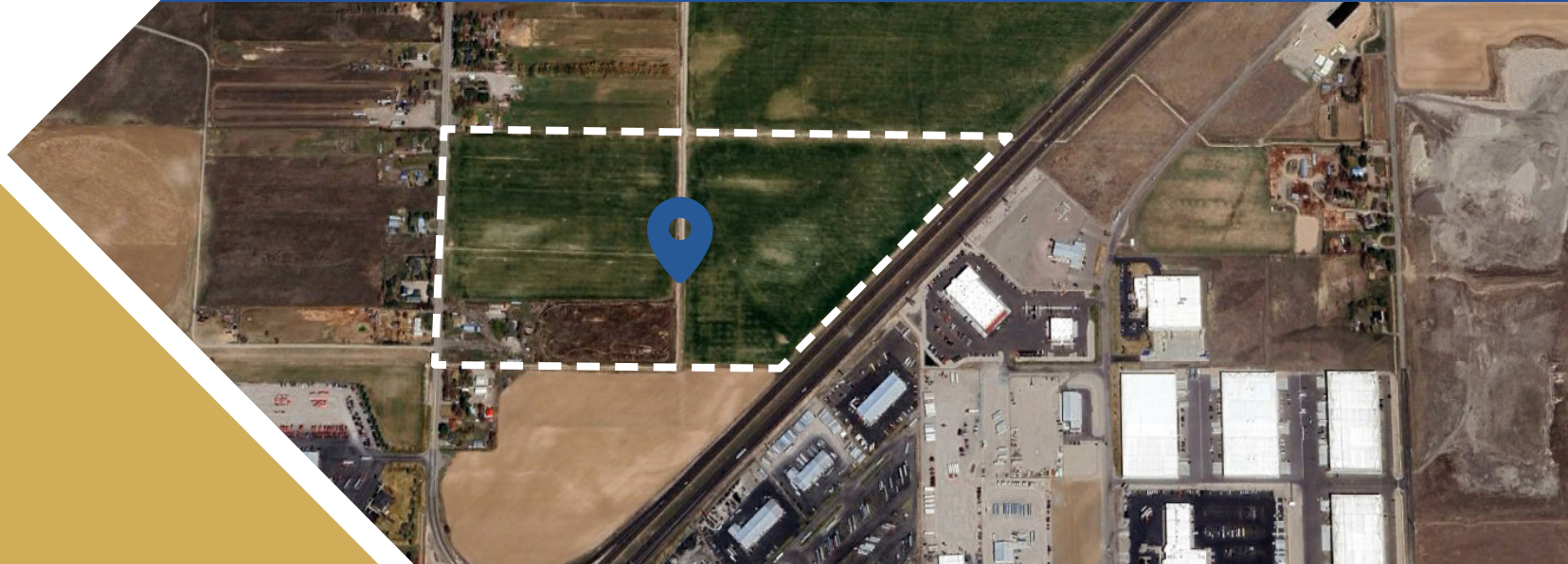




# +/- 70 Acres of Industrial Land Eagle Rock Industrial Park

**SOUTH 45TH ROAD WEST | IDAHO FALLS, IDAHO**



## Property Highlights

- 69.85 Acres
- Available Now
- Divisible down to 3 Acres
- Customizable Tenant Improvements Available
- Easily Accessible to the I-15, just 1 mile to the property




### Contact

**Charity Nelson** – Director of Leasing  
[cnelson@adler-industrial.com](mailto:cnelson@adler-industrial.com)

[adler-industrial.com](http://adler-industrial.com)

 (+1) 208-506-7170

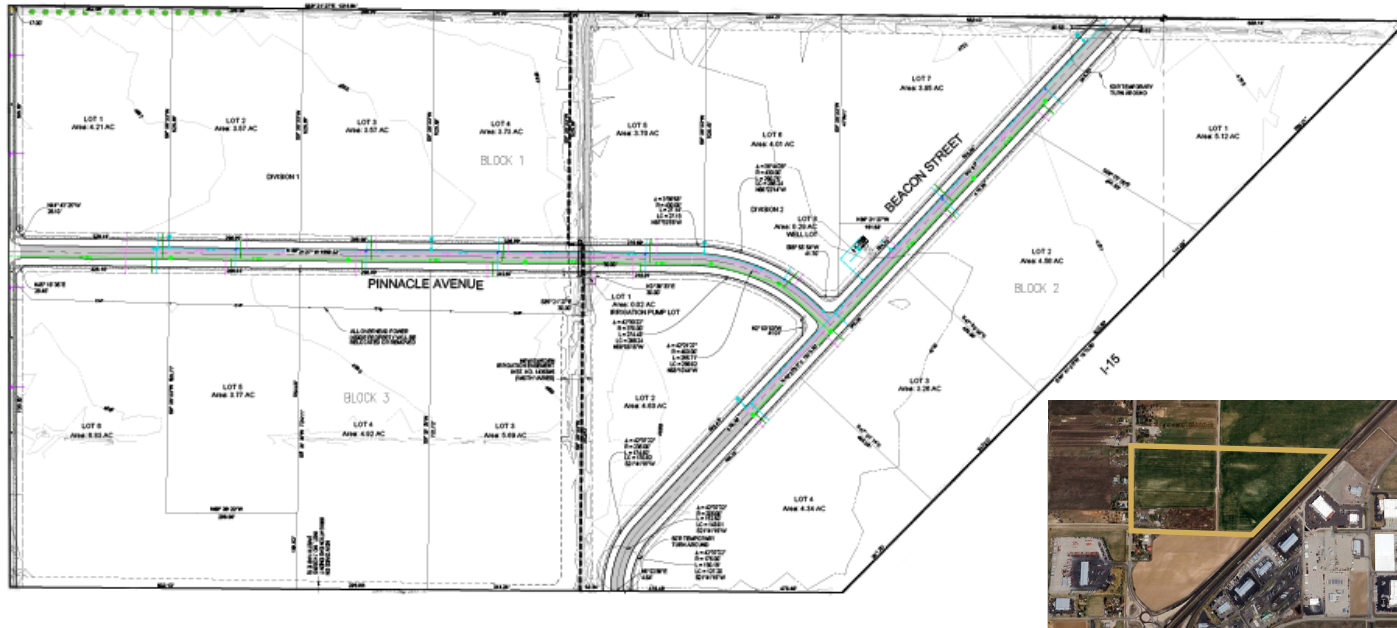
 8665 W. Emerald Street, Suite 200,  
Boise, ID 83704, USA



# +/- 70 Acres of Industrial Land

## Divisible Down to 3 Acres

**SOUTH 45TH ROAD WEST  
IDAHO FALLS, IDAHO**



## Building Plan

Adler Industrial is excited to present our new 69.85 acre industrial park in Idaho Falls located at South 45th Road West, just north of West 65th South. This incredible opportunity to either expand your existing business or make a jump into a new market!



For rates, please  
contact our  
**Director of Leasing**



# Recent Adler Industrial Construction

## Build to Suit Projects



**SOUTH 45TH ROAD WEST  
IDAHO FALLS, IDAHO**



**Johnson Thermal Systems**  
NAMPA, IDAHO | 170,000 SF MANUFACTURING



**White Cap**  
BOISE, IDAHO | 30,000 SF WAREHOUSE/SALES



**Convoy Supply**  
NAMPA, IDAHO | 35,000 SF WAREHOUSE/DISTRIBUTION



**Frito Lay**  
BOISE, IDAHO | 90,000 SF DISTRIBUTION



# +/- 70 Acres of Industrial Land

## Eagle Rock Industrial Park

 **SOUTH 45TH ROAD WEST**  
**IDAHO FALLS, IDAHO**



### Access

Idaho Falls Airport	+/- 12 min / 8 miles
I-15 Interstate	+/- 2 min / 0.6 miles
Downtown Idaho Falls	+/- 10 min / 7 miles



Visit [adler-industrial.com](https://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

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