



115,469 SF Industrial Space Boise Airport Industrial Park

2475 S BEVERLY ST. | BOISE, IDAHO



Property Highlights

- 115,469 SF Available for Lease
- Shell To Be Complete by Mid 2027
- Divisible to ~17,000 SF
- Customizable Tenant Improvements Available
- Easily Accessible to the I-84, just 1.6 miles to the property and 7 minutes to the Boise Airport.



Contact

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



115,469 SF Industrial Space

Boise Airport Industrial Park



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BOISE, IDAHO



Property information

- | | | | |
|-------------------------------|--------------------------|------------------------|------------------------------|
| • STATUS: | In Design Phase | • CLEAR HEIGHT: | 24' |
| • BUILDING TYPE: | Industrial - Class A | • FIRE: | ESFR System |
| • CONSTRUCTION: | Concrete Tilt | • DOORS: | 38 Dock High, 6 Drive-Ins |
| • YEAR BUILT: | 2026/2027 | • COLUMN: | 49' 6" |
| • BUILDING SIZE: | 115,469 SF | • LIGHTING: | LED with Occupancy Sensors |
| • AVAILABLE FOR LEASE: | 115,469 SF | • HEATING: | Gas Fired Air Handling Units |
| • DIVISIBLE BY: | ~ 17,000 SF - 115,469 SF | • YARD: | Available |
| • LEASE TYPE: | NNN | | |



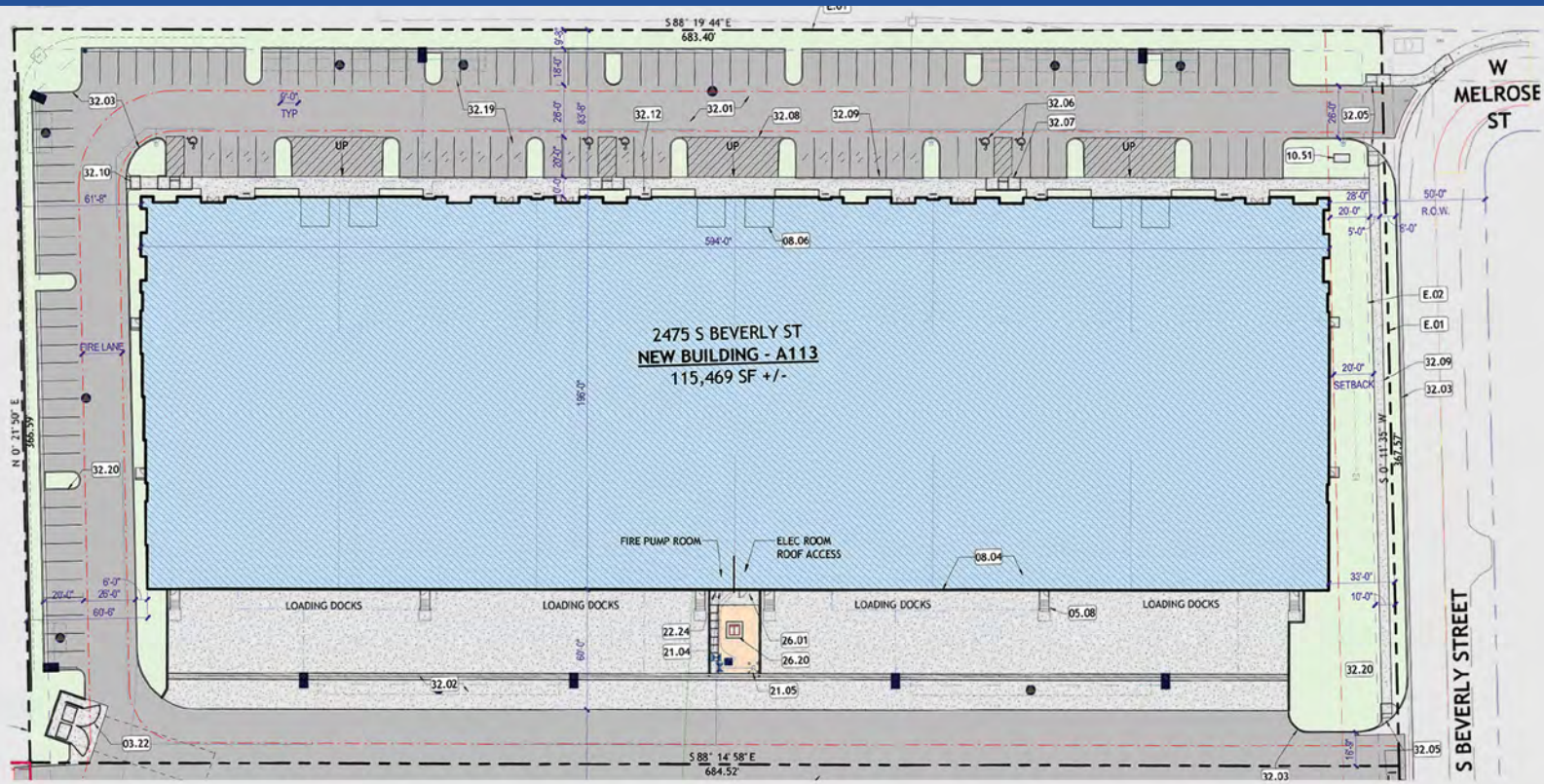


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Building Plan



AVAILABLE FOR LEASE: 115,469 SF



AVAILABLE: Estimated Mid-2027



For rates, please
contact our
Director of Leasing





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Access

Boise Airport	+/- 7 min / 3.1 miles
I-84 Interstate	+/- 5 min / 1.6 miles
Downtown Boise	+/- 17 min / 7.6 miles





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 investing, developing, constructing, leasing, and property management. With over **6 million square feet of acquired, developed or sold buildings in Idaho and 1,000 acres of land for future projects**, we lead the market in providing comprehensive industrial solutions.

Our sister company, **Adler Realty Investments**, has **owned and managed 8.5 million square feet of properties** across all asset types nationwide, since it was founded in 1996.



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