



# 70,519 SF Industrial Space Boise Airport Industrial Park

2543 S BEVERLY ST. | BOISE, IDAHO

# 90+

PROPERTIES ACQUIRED OR  
DEVELOPED IN BOISE MSA



## Property Highlights

- 70,519 SF Available for Lease
- Shell To Be Complete by Mid 2027
- Divisible to ~ 4,770 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



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### Property information

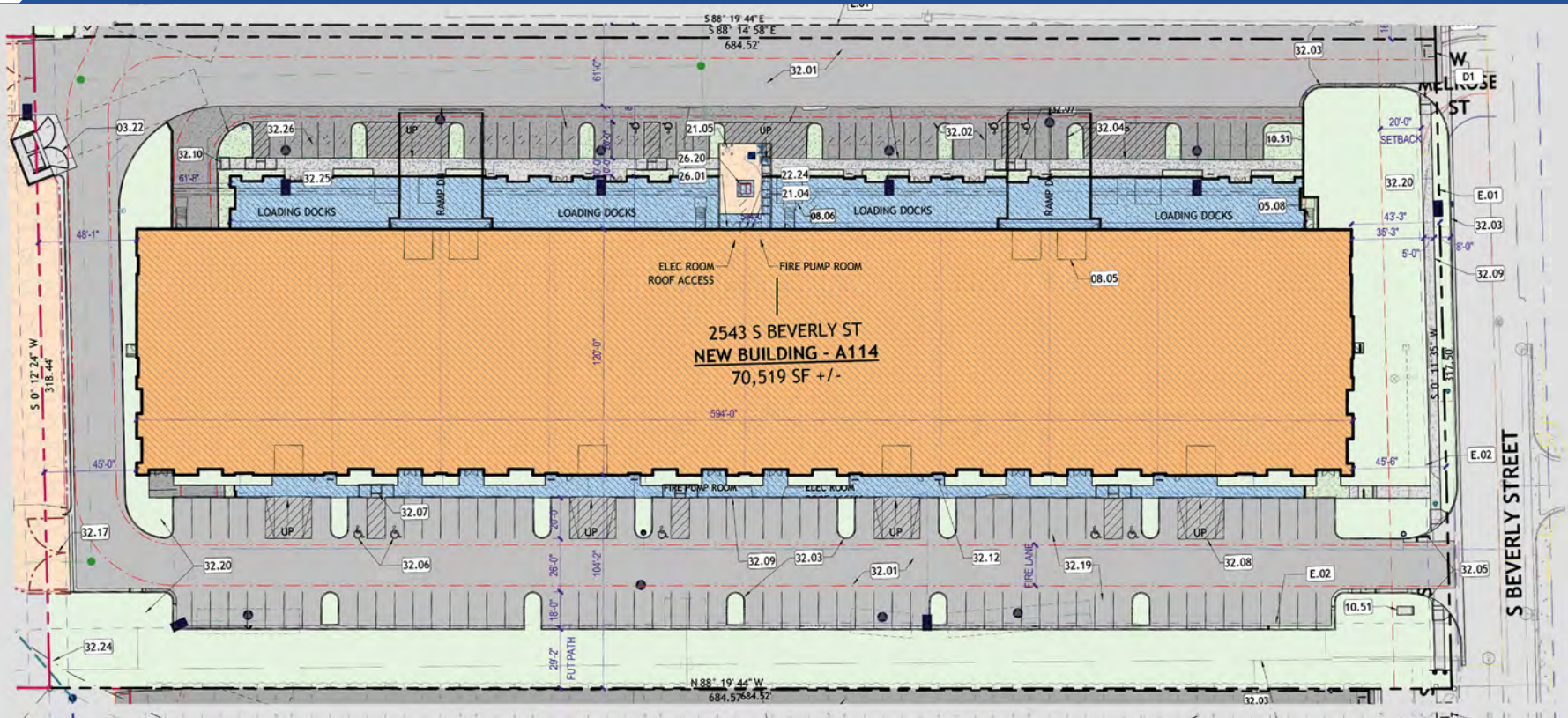
- **STATUS:** In Design Phase
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2026/2027
- **BUILDING SIZE:** 70,519 SF
- **AVAILABLE FOR LEASE:** 70,519 SF
- **DIVISIBLE BY:** ~ 4,770 SF - 70,519 SF
- **LEASE TYPE:** NNN
- **CLEAR HEIGHT:** 24'
- **FIRE:** ESFR System
- **DOORS:** 28 Dock High, 8 Drive-Ins
- **COLUMN:** 47' 9" and 53'
- **LIGHTING:** LED with Occupancy Sensors
- **HEATING:** Gas Fired Air Handling Units
- **YARD:** Available



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## Building Plan



**AVAILABLE FOR LEASE:** 70,519 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



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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 **6 million square feet** of acquired or developed buildings and **1,100 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.




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