



48,587 SF Industrial Space Cloverdale Industrial Park

12212 & 12236 WEST MONSANTO ST. | BOISE, IDAHO

90+

PROPERTIES ACQUIRED OR
DEVELOPED IN BOISE MSA



Property Highlights

- 48,587 SF Available for Lease
- Available January 1, 2027
- Demisable to 34,775 SF & 13,812 SF
- Customizable Tenant Improvements Available
- Easily Accessible to the I-84, just 1.6 miles to the property and 15 minutes to the Boise Airport.



Contact

Charity Nelson
Vice President of Leasing & People
cnelson@adler-industrial.com

adler-industrial.com

 (+1) 208-506-7170

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



48,587 SF Industrial Space

Cloverdale Industrial Park



12212 & 12236
W MONSANTO ST.
BOISE, IDAHO



Property information

- | | | | |
|-------------------------------|---------------------------|------------------------|------------------------------|
| • STATUS: | Existing Building | • CLEAR HEIGHT: | 24' |
| • BUILDING TYPE: | Industrial Warehouse/Flex | • FIRE: | Provided |
| • CONSTRUCTION: | Concrete Tilt | • DOORS: | 10 Dock, 2 Grade Level |
| • YEAR BUILT: | 1997 | • COLUMN: | 53' 6" |
| • BUILDING SIZE: | 62,400 SF | • LIGHTING: | With Occupancy Sensors |
| • AVAILABLE FOR LEASE: | 48,587 SF | • HEATING: | Gas Fired Air Handling Units |
| • DEMISABLE TO: | 34,775 SF & 13,812 SF | • OFFICE: | ~ 400 SF |
| • LEASE TYPE: | NNN | | |



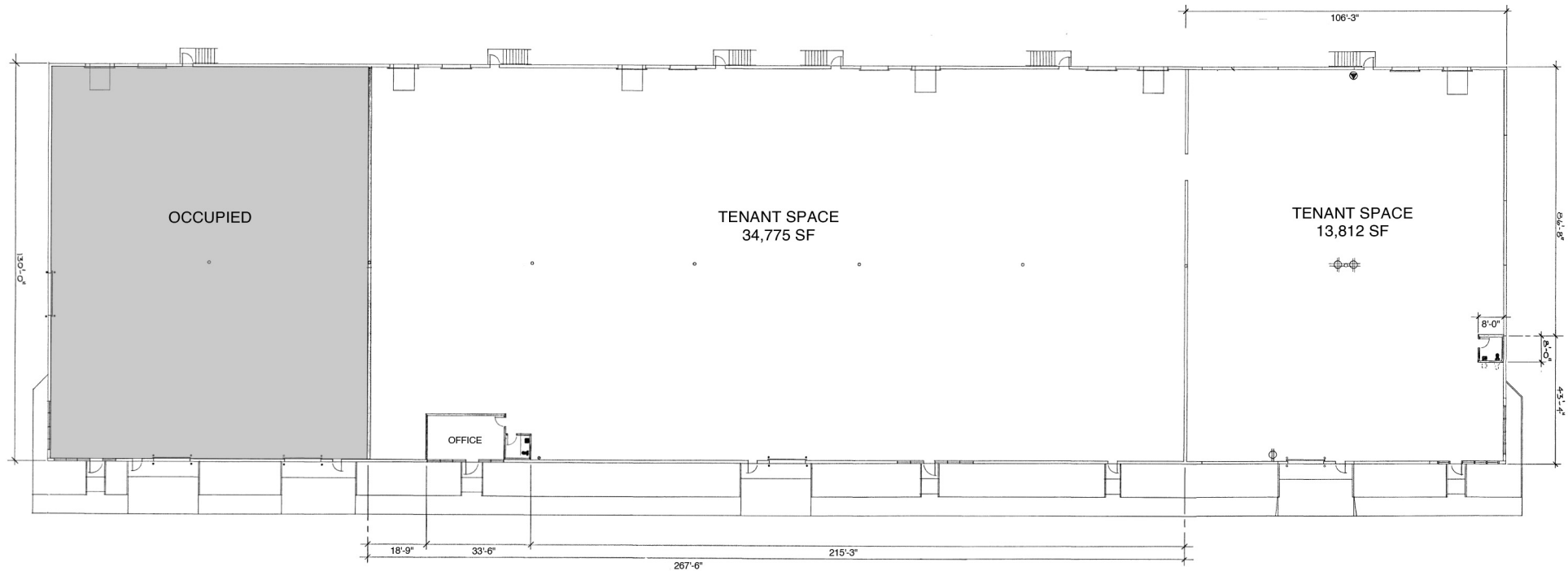


48,587 SF Industrial Space

Cloverdale Industrial Park



12212 & 12236
W MONSANTO ST.
BOISE, IDAHO



Building Plan



AVAILABLE FOR LEASE: 48,587 SF



AVAILABLE: January 1, 2027



For rates, please
contact our
**Vice President of
Leasing & People**

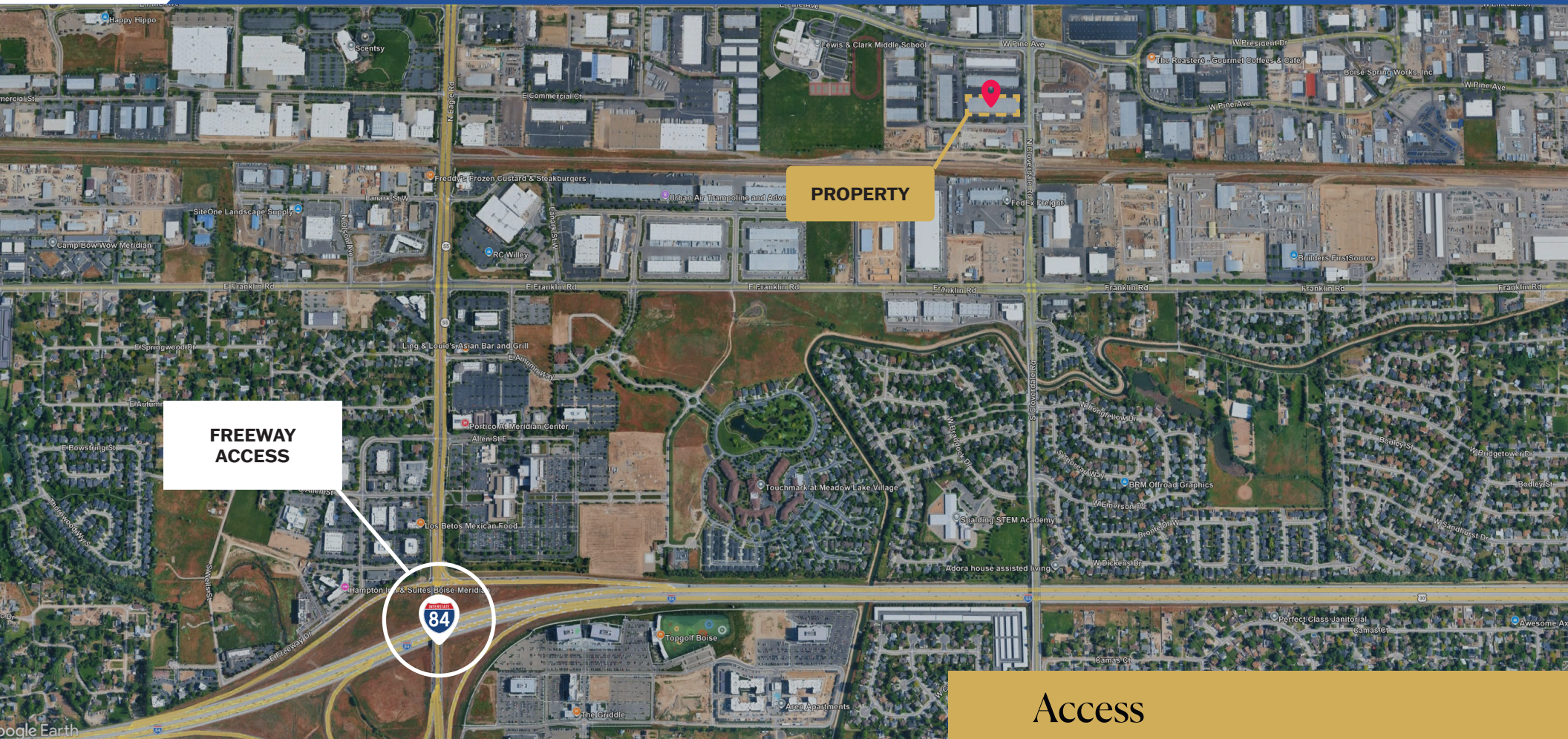




48,587 SF Industrial Space

Cloverdale Industrial Park

**12212 & 12236
W MONSANTO ST.
BOISE, IDAHO**



Access

Boise Airport	+/- 13 min / 8.1 miles
I-84 Interstate	+/- 6 min / 2.1 miles
Downtown Boise	+/- 16 min / 8.1 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.



Contact

Charity Nelson
Vice President of Leasing & People
cnelson@adler-industrial.com

adler-industrial.com

 (+1) 208-506-7170

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