



84,750 SF Industrial Space Airport Expansion Phase II

2546 SOUTH FRY ST. | BOISE, IDAHO




Property Highlights

- 84,750 SF Available for Lease
- Shell to Be Complete January 2026
- 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.

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



Contact

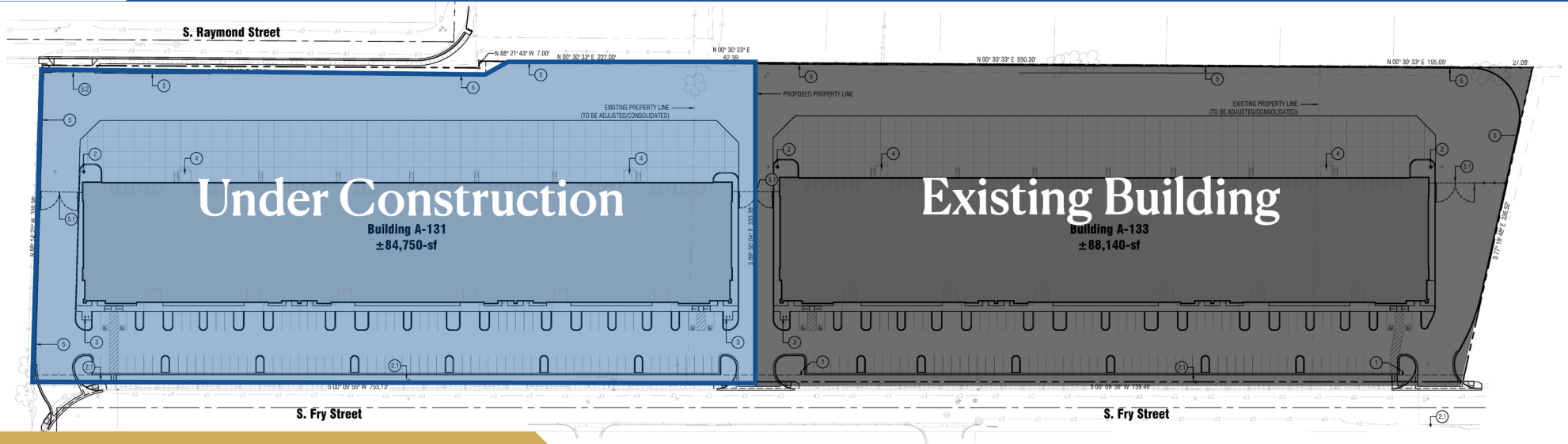
Charity Nelson – Director of Leasing
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Property information

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

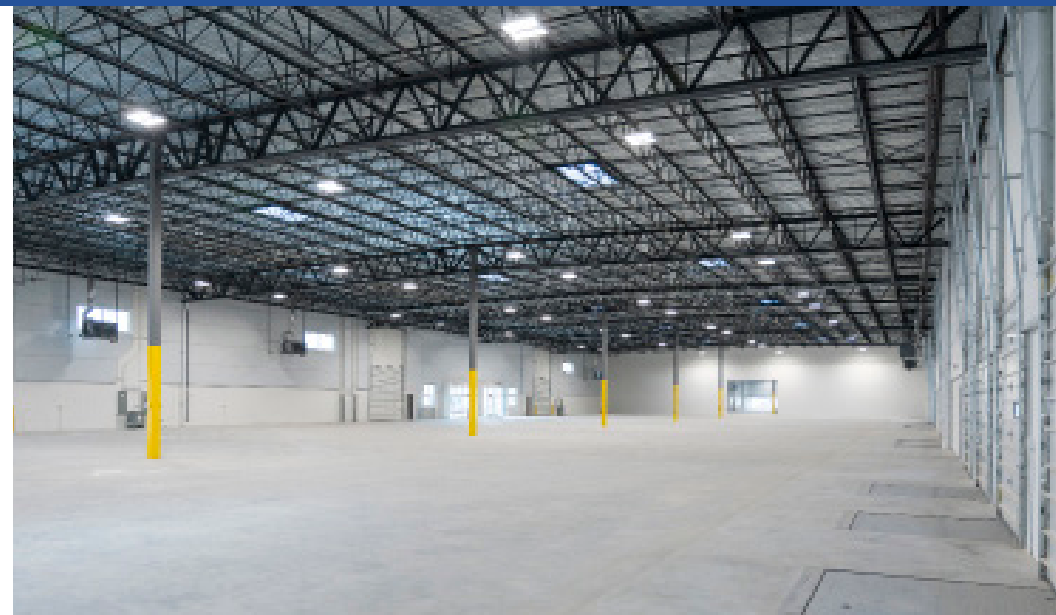


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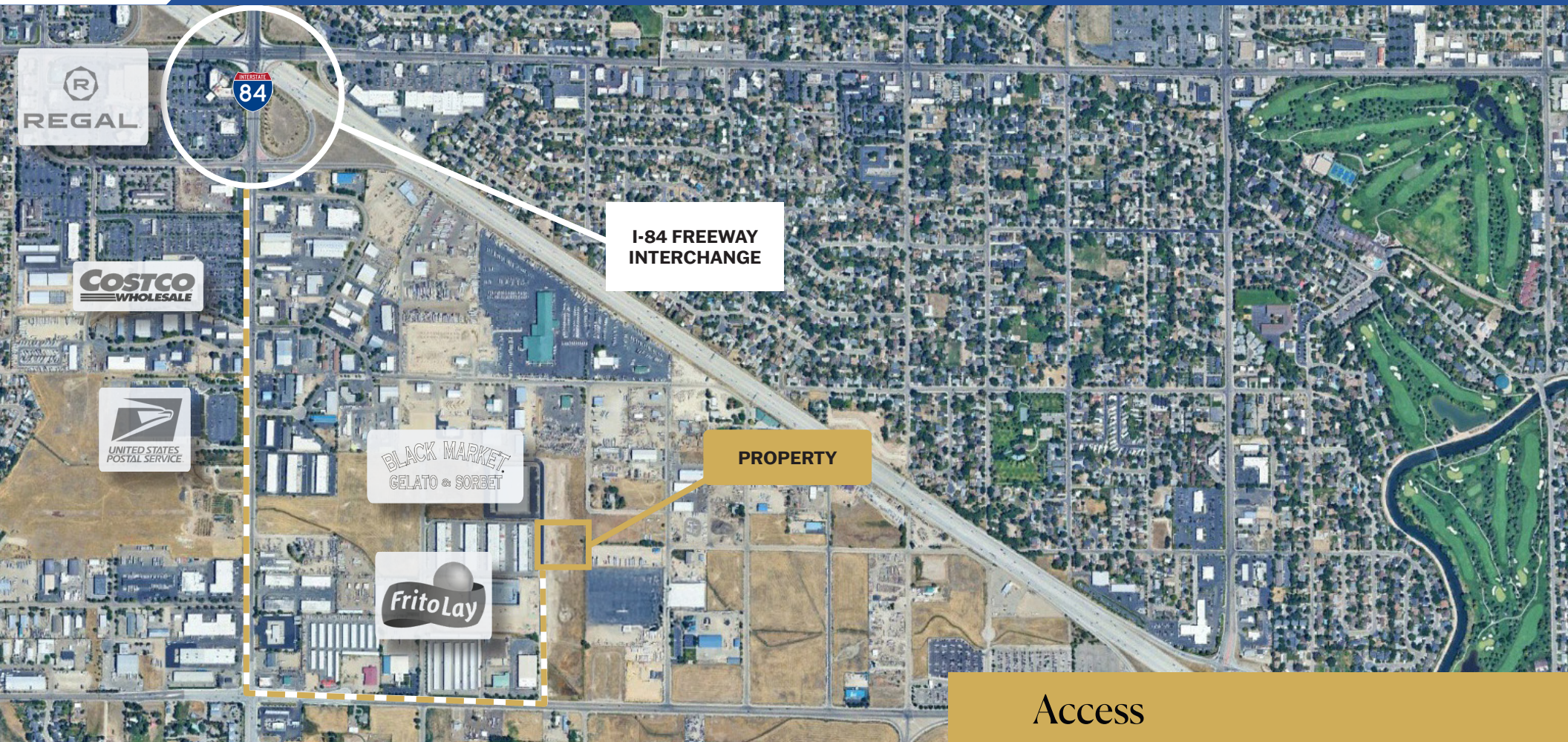


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Access

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





ADLER
INDUSTRIAL

80+

**PROPERTIES ACQUIRED OR
DEVELOPED IN BOISE MSA**

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development and management
company in Idaho

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