



35,468 SF Industrial Space Ten Mile Crossing Building 2

2187 W. FRANKLIN ROAD | MERIDIAN, IDAHO

In partnership with



Property Highlights

- 35,468 SF Available for Lease
- Shell Completion 2025
- Customizable Tenant Improvements Available
- Easily Accessible to the I-84, just 1 mile to the property and 20 minutes to the Boise Airport.




Contact

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35,468 SF Industrial Space

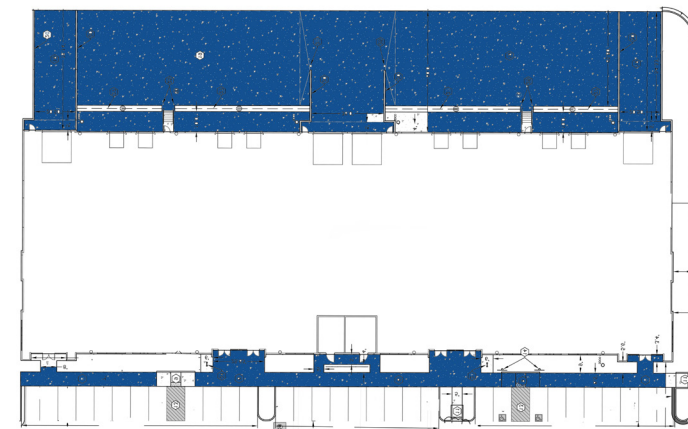
Ten Mile Crossing Building 2

2187 W. FRANKLIN ROAD
MERIDIAN, IDAHO



Building Plan

- | | | | |
|-------------------------------|--------------------------------|------------------------|----------------------------|
| • STATUS: | Under Construction | • LIGHTING: | LED with Occupancy Sensors |
| • BUILDING TYPE: | Industrial - Class A | • CLEAR HEIGHT: | 24' |
| • CONSTRUCTION: | Concrete Tilt | • FIRE: | ESFR |
| • YEAR BUILT: | 2025 | • HEATING: | Gas Fired Units |
| • BUILDING SIZE: | 35,468 SF | • DOORS: | 8 Dock High
4 Drive-Ins |
| • AVAILABLE FOR LEASE: | 35,468 SF | | |
| • DIVISIBLE BY: | +/- 6,000 SF | | |
| • LEASE TYPE: | NNN | | |
| • POWER: | 1200 Amps - 480 volt - 3 Phase | | |



W. Peak Cloud Ln.



35,468 SF Industrial Space

Ten Mile Crossing Building 2



2187 FRANKLIN ROAD
MERIDIAN, IDAHO



Access

Boise Airport	+/- 20 min / 19 miles
I-84 Interstate	+/- 2 min / 2 miles
Downtown Boise	+/- 20 min / 20 miles





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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.




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