



**ADLER**  
INDUSTRIAL

**+/- 40,000 BTS Industrial Space**  
**56 N. BENCHMARK AVE. | MERIDIAN, IDAHO**

In partnership with



## Property Highlights

- 30,000 SF Available for Lease
- Divisible to +/- 7,300 SF
- Shell Completion October 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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 (+1) 208-506-7170

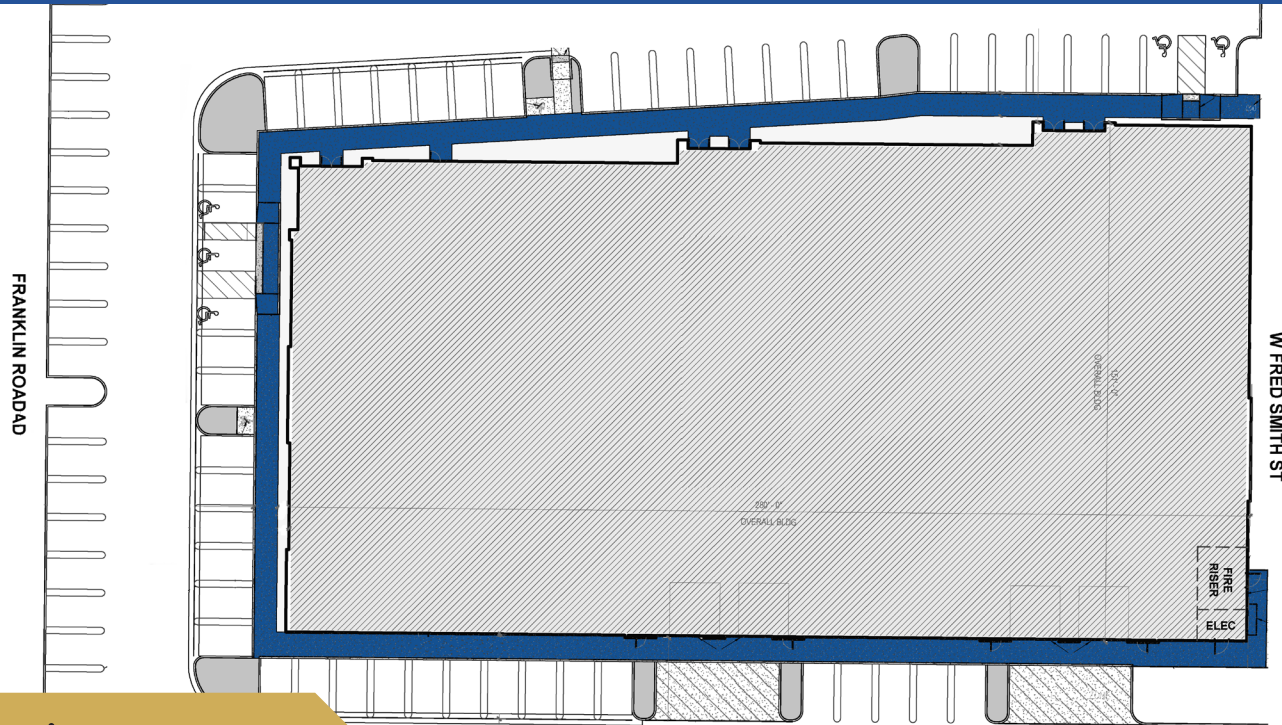
 8665 W. Emerald Street, Suite 200,  
Boise, ID 83704, USA



# +/- 40,000 SF Industrial Space

Available for lease

56 N. BENCHMARK AVE.  
MERIDIAN, IDAHO



## Property information

- **BUILDING SIZE:** +/- 40,000 SF
- **AVAILABLE FOR LEASE:** 30,000 SF
- **STATUS:** Target Completion Oct. 2025
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2025
- **LEASE TYPE:** NNN
- **CLEAR HEIGHT:** 24'
- **DOORS:** 4 Drive-In
- **LIGHTING:** LED Occupancy Sensors
- **POWER:** 1,000amps, 480v, 3-phase





# +/-40,000 SF BTS Industrial Space

 **56 N. BENCHMARK AVE  
MERIDIAN, IDAHO**



## Access

Boise Airport	+/- 20 min / 12 miles
I-84 Interstate	+/- 4 min / 2 miles
Downtown Boise	+/- 20 min / 13 miles





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INDUSTRIAL

Visit [adler-industrial.com](https://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 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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