

For Lease

Madison Logistics Center

16677 Madison Road, Nampa, ID



Available Q2 2023

madisonlogisticscenter.com

Colliers

**Photo taken 3/10/23 - project on schedule*



Broker Incentive

Based on transaction size:

20,000 SF - 49,999 SF = \$5,000 Gift Card

50,000 SF - 74,999 SF = \$7,500 Gift Card

75,000 SF and up = \$10,000 Gift Card

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Property Overview

Property Type	Industrial
Building Size	345,024 SF (Three 115,008 SF Buildings)
Construction Type	Concrete Tilt
Year Built	2022
Land Size	20 Acres
Zoning	IL - Light Industrial
Yard	Yard/Trailer Parking Available
Ceiling Height	32'
Dock High Doors	84 (28 per building)
Grade Level Drive-In Doors	(4) 10' x 14' per building
Fire Suppression	ESFR
Parking	1 Stall /1,000 SF
Power	2,000 Amps of 480V 3 Phase
Lighting	High Bay Led
Column Spacing	50' x 54'

Space Available

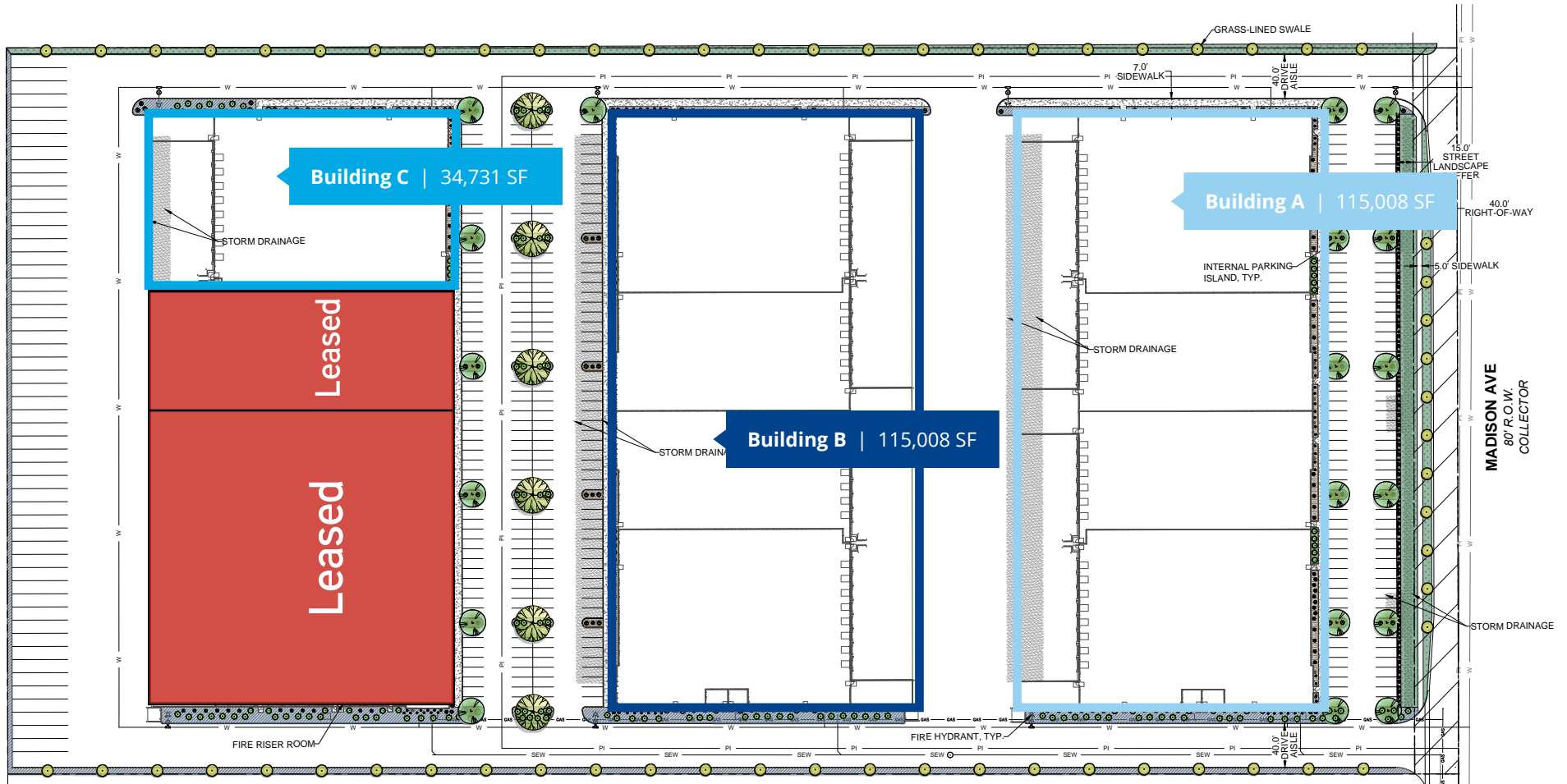
Space	Size	Rate
Building A	22,896 - 115,008 SF	Contact Agent
Building B	22,896 - 115,008 SF	Contact Agent
Building C	34,731 SF	Contact Agent



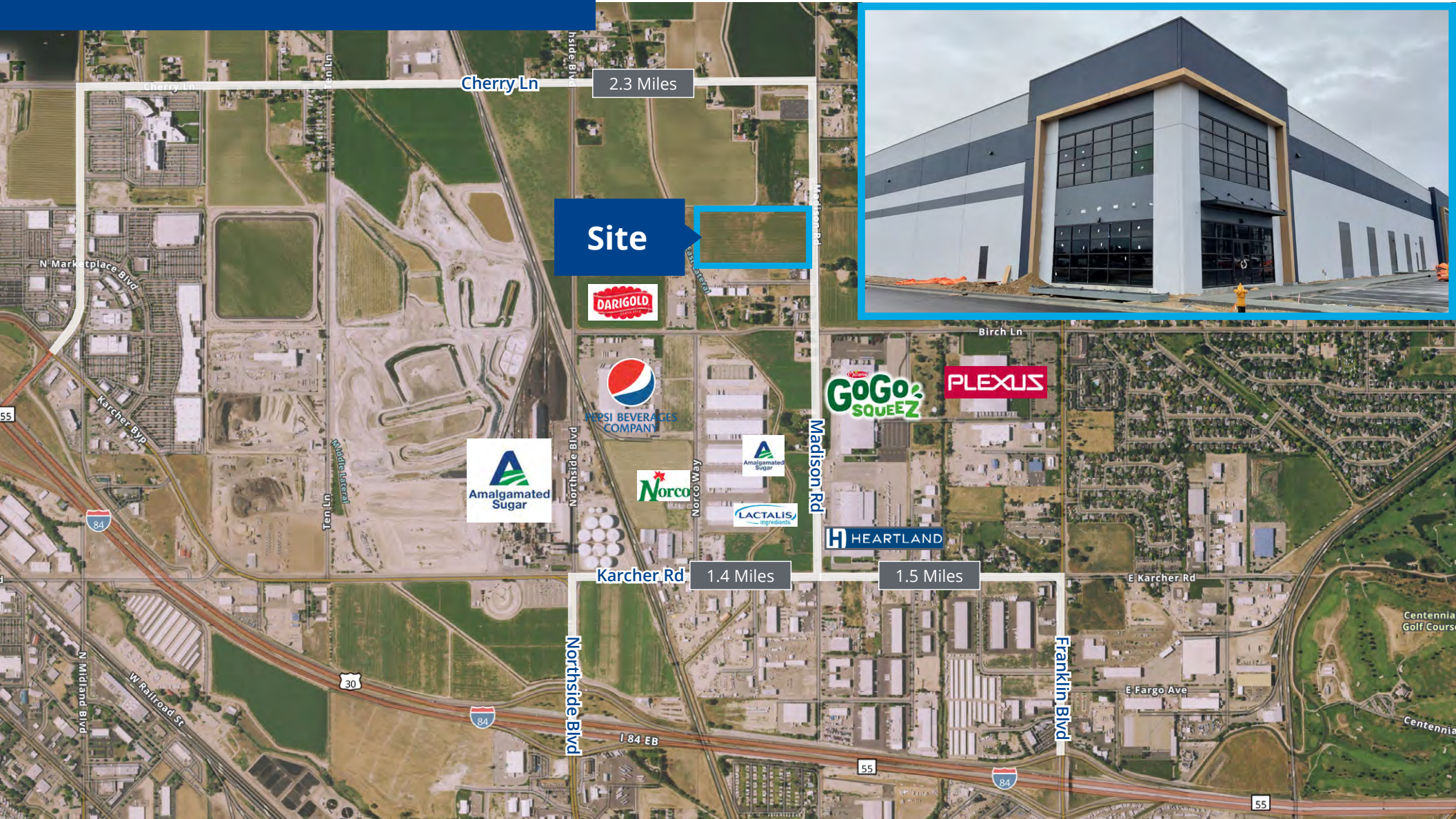
Key Highlights

- Delivery Q2 2023
- Available Size: 22,896 SF - 264,747 SF
- Brand New Efficient Construction
- Close Proximity to three I-84 Interchanges
- 54 trailer parking stalls / yard area
- High bay LED lighting in warehouse
- 25 skylights in each building
- Roof prepped for solar panels if tenant desires
- Heavy duty pavement sections for truck traffic

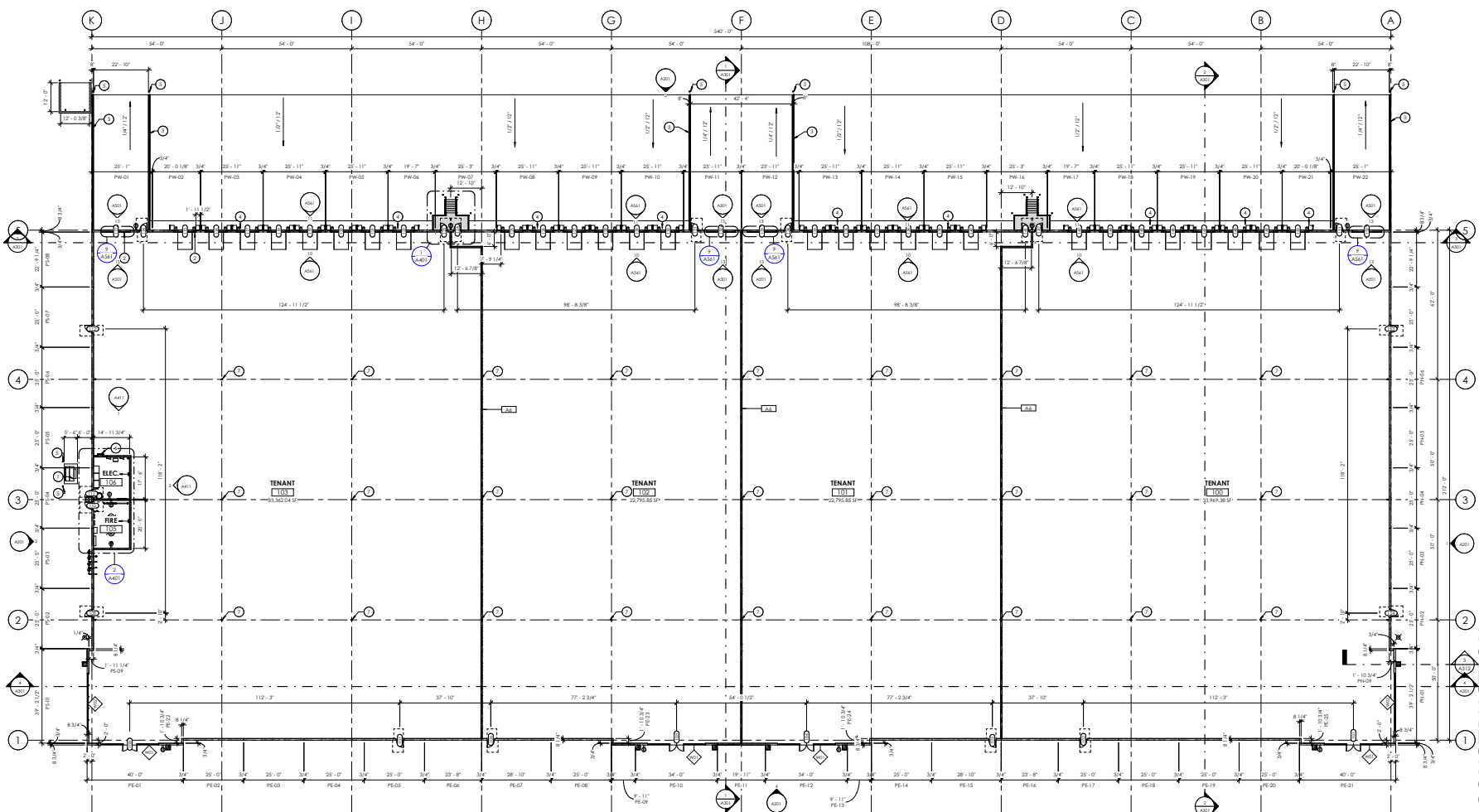
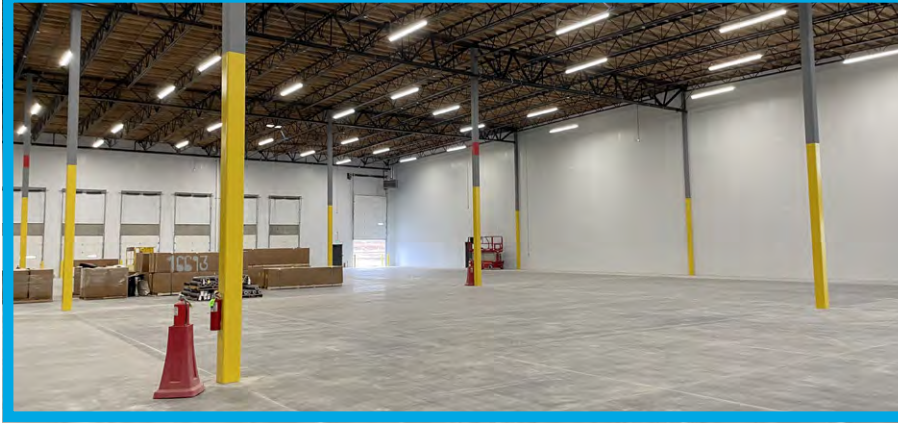
Site Plan



Area Overview



Floor Plan







Local Area Overview - Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.

Resources:

canyonco.org

Bestplaces.net



Estimated
population

229,849



Best State to Live
Livability, 2020

#1



Median Home Price

\$232,700



Median Age

33

Area Overview

Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Commuting in the Valley

The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation

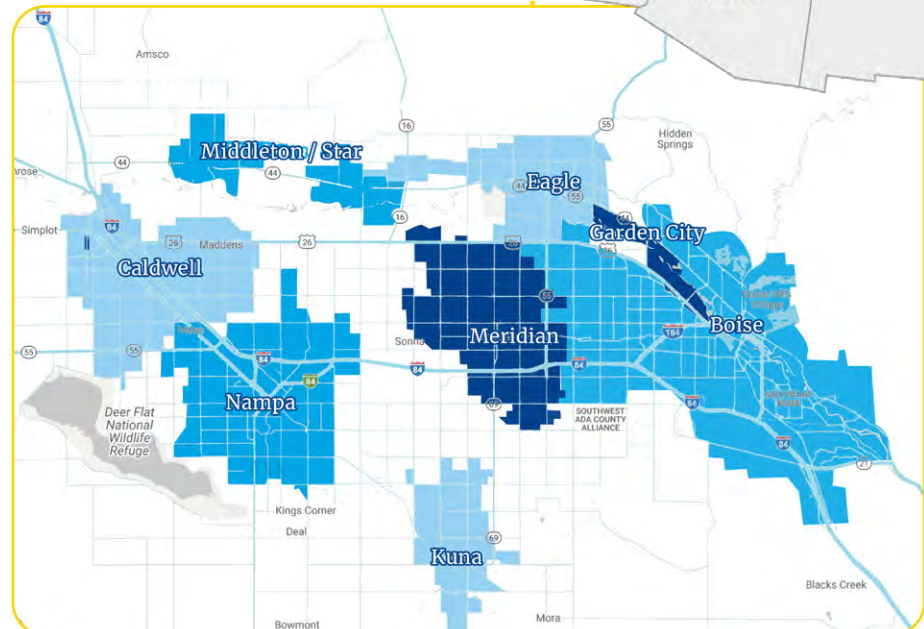
The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you’ll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.

What about logistics?

There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. They are aided by the state’s regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.



Area Overview- Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable package.



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.



The median sale price for a single-family home in Ada County **increased by 45%** from May 2020 to May 2021. In 2021, it passed \$500,000 for the first time ever.



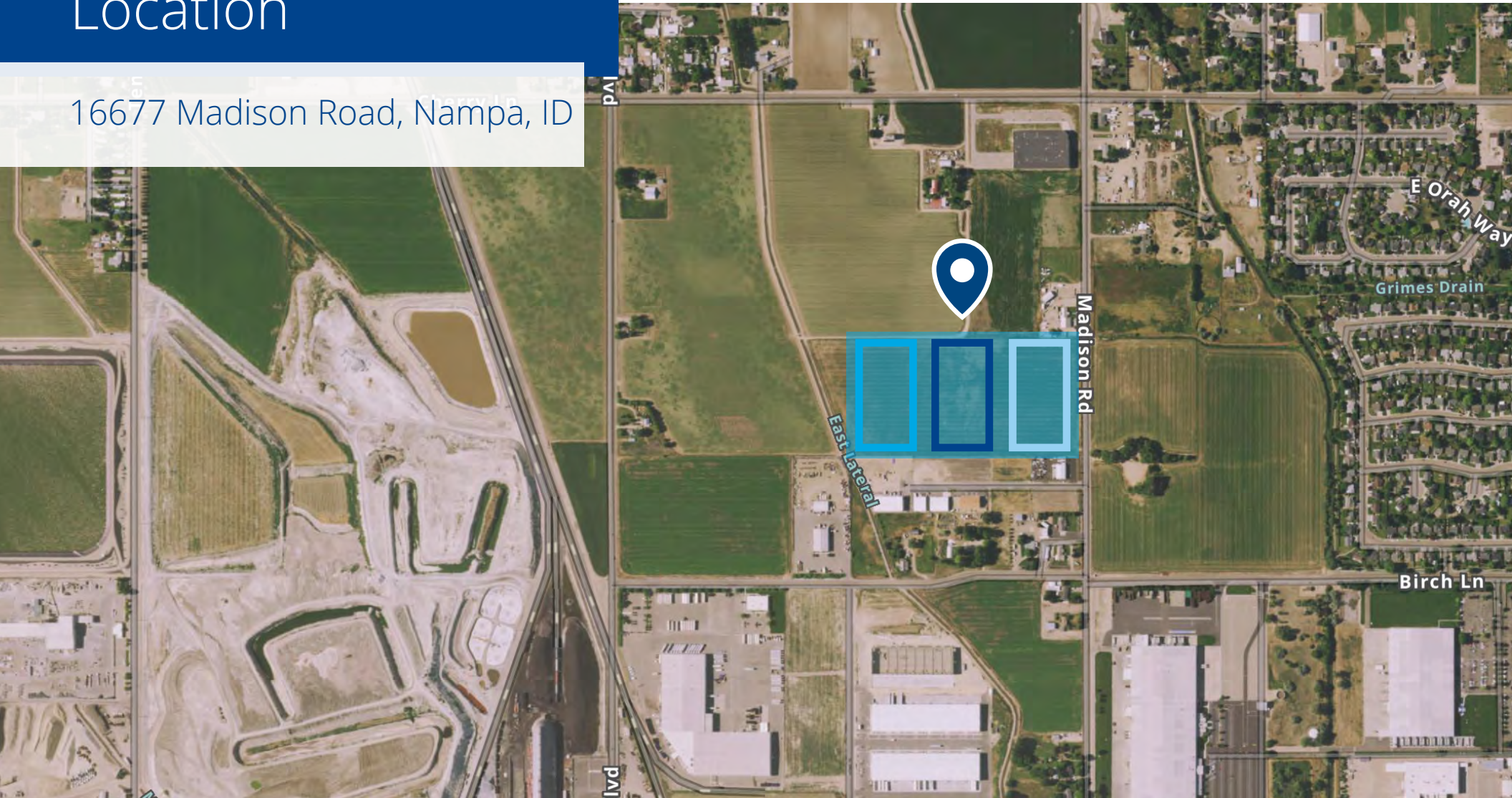
Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.





Location

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