



For Lease

16685 Madison Road | Nampa ID
Madison Logistics Center - Building B



Ready for Occupancy



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Property Overview

Property Type	Industrial
Building Size Office	115,008 SF (Divisible to 22,896 SF) Office built out - 1,345 SF
Construction Type	Concrete Tilt
Year Built	2023
Zoning	IL - Light Industrial
Yard	Yard/Trailer Parking Available
Ceiling Height	32'
Dock High Doors	28 Total, 14 with Dock Packages
Grade Level Drive-In Doors	10' x 14'
Fire Suppression	ESFR
Parking	1 Stall /1,000 SF
Power	480V 3 Phase (2,000 Amps)
Lighting	High Bay Led
Column Spacing	50' x 54'

Space Available

Space	Size	Rate
Building B	22,896 - 115,008 SF	Contact Agent

*NNN's estimated at \$0.20/SF



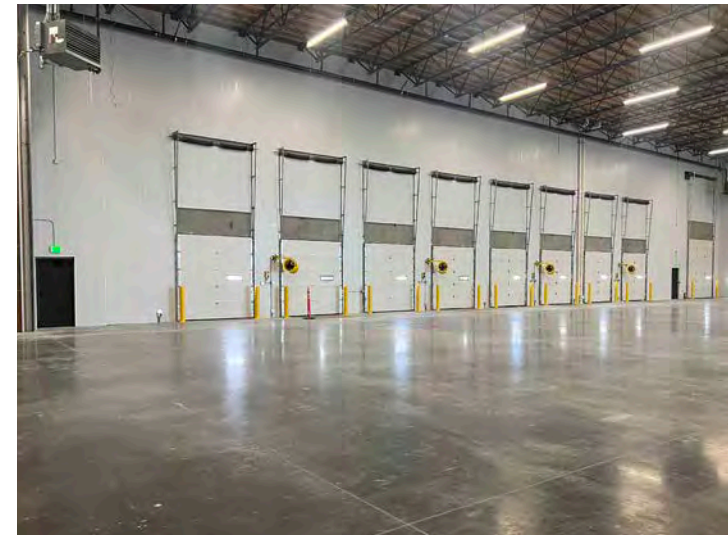
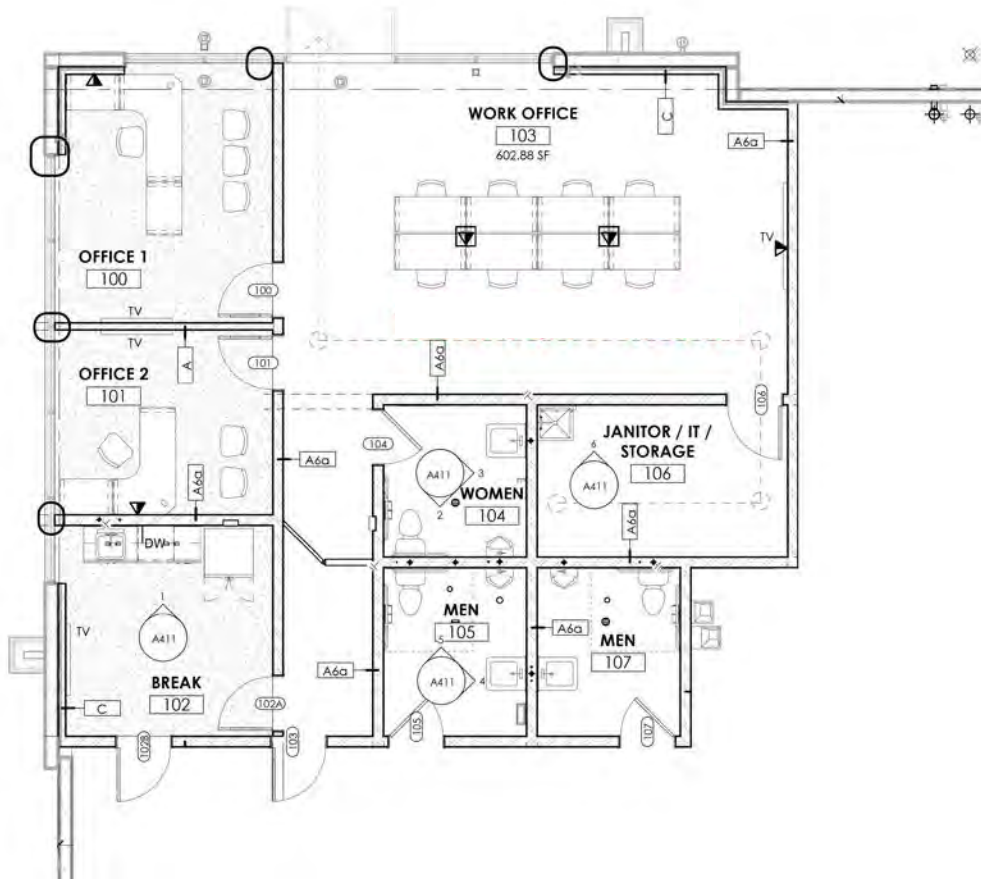
Key Highlights

- Available Size: 22,896 - 115,008 SF
- Brand New Efficient Construction
- Close Proximity to three I-84 Interchanges
- 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
- Full dock packages included

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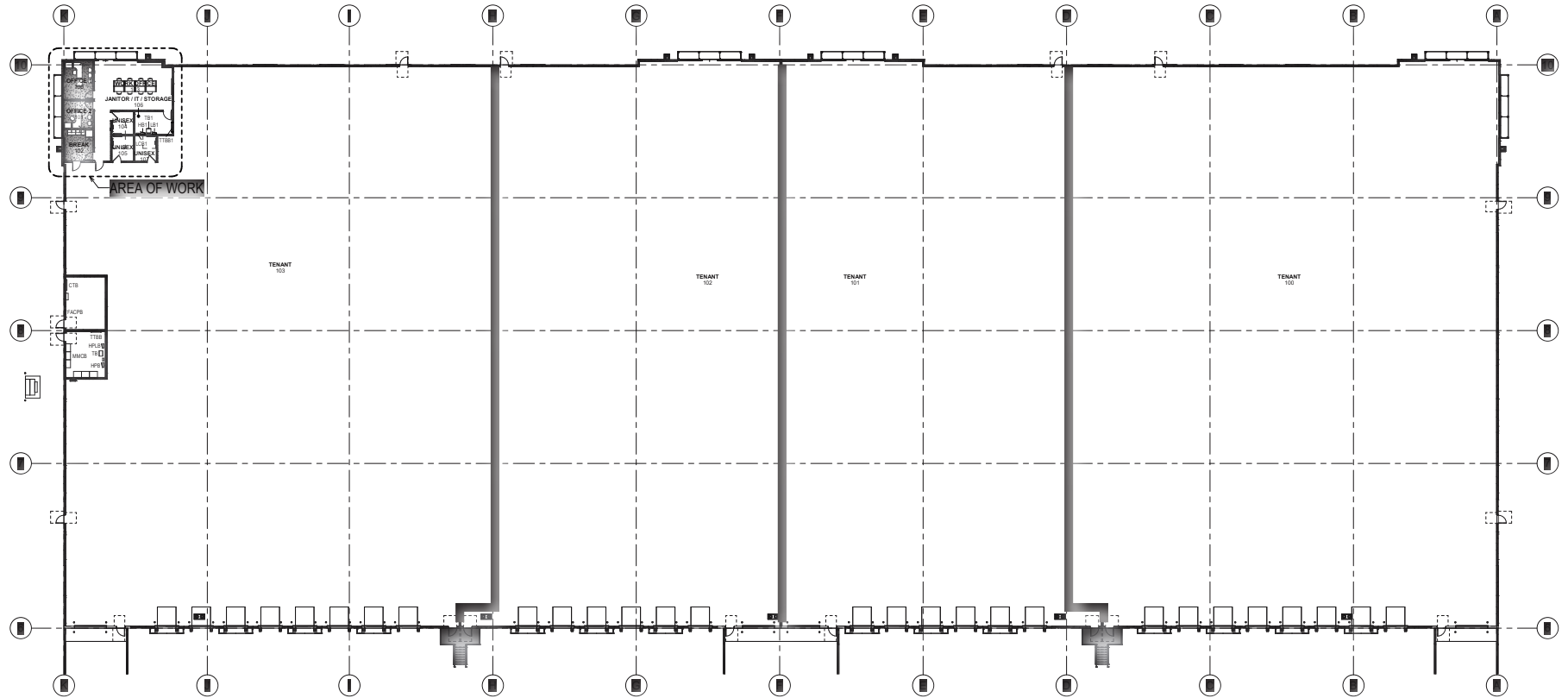
Office Floor Plan & Gallery

Office Build Out | 1,345 SF



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Floor Plan



Area Overview



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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