

Madison Logistics Center

16677 Madison Rd. | Nampa, ID

For Lease

Building A ±115,008 SF



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Building A

Property Type	Industrial
Building Size	115,008 SF (Divisible to 22,896 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) - Up to 1 megawatt of power available
Lighting	High Bay Led
Column Spacing	50' x 54'

Space Available

Space	Size	Lease Rate
Building A	22,896 – 115,008 SF*	Contact Agent

*NNN's estimated at \$0.17/SF

**1,770 SF of spec office space completed and ready for occupancy



Key Highlights

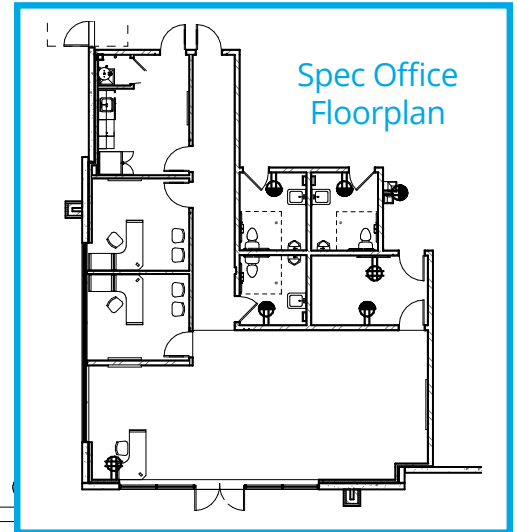
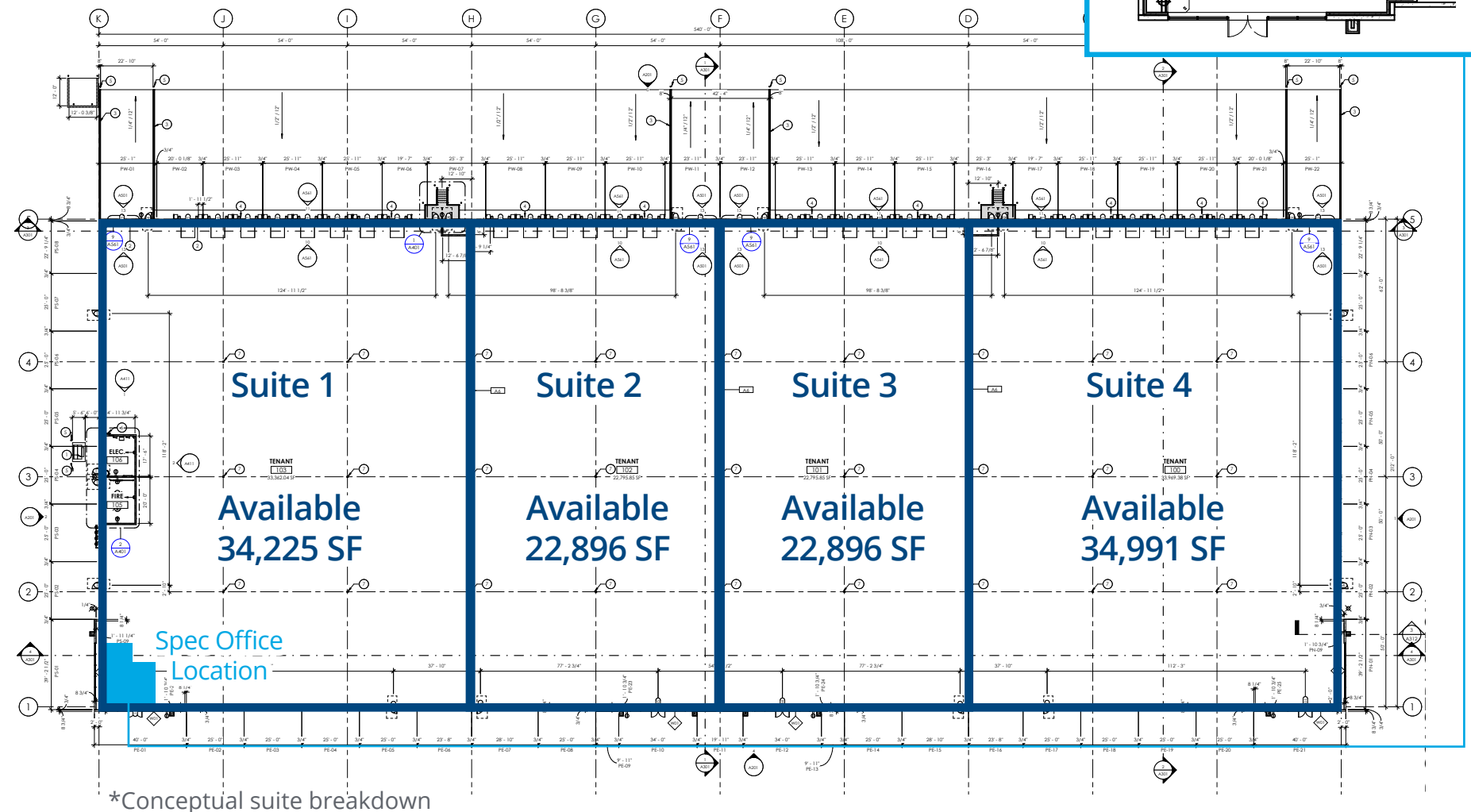
- Available Size: 22,896 - 115,008 SF
- 1,770 SF of spec office space completed and ready for occupancy
- Brand new efficient construction
- Close proximity to three I-84 interchanges
- High bay LED lighting in warehouse
- 25 skylights in each building
- Roof prepped for solar panels if tenant desires
- Heavy duty pavement sections for truck traffic
- Full dock packages included

[Contact Agent About Building Sale Opportunity](#)

Floor Plan Building A

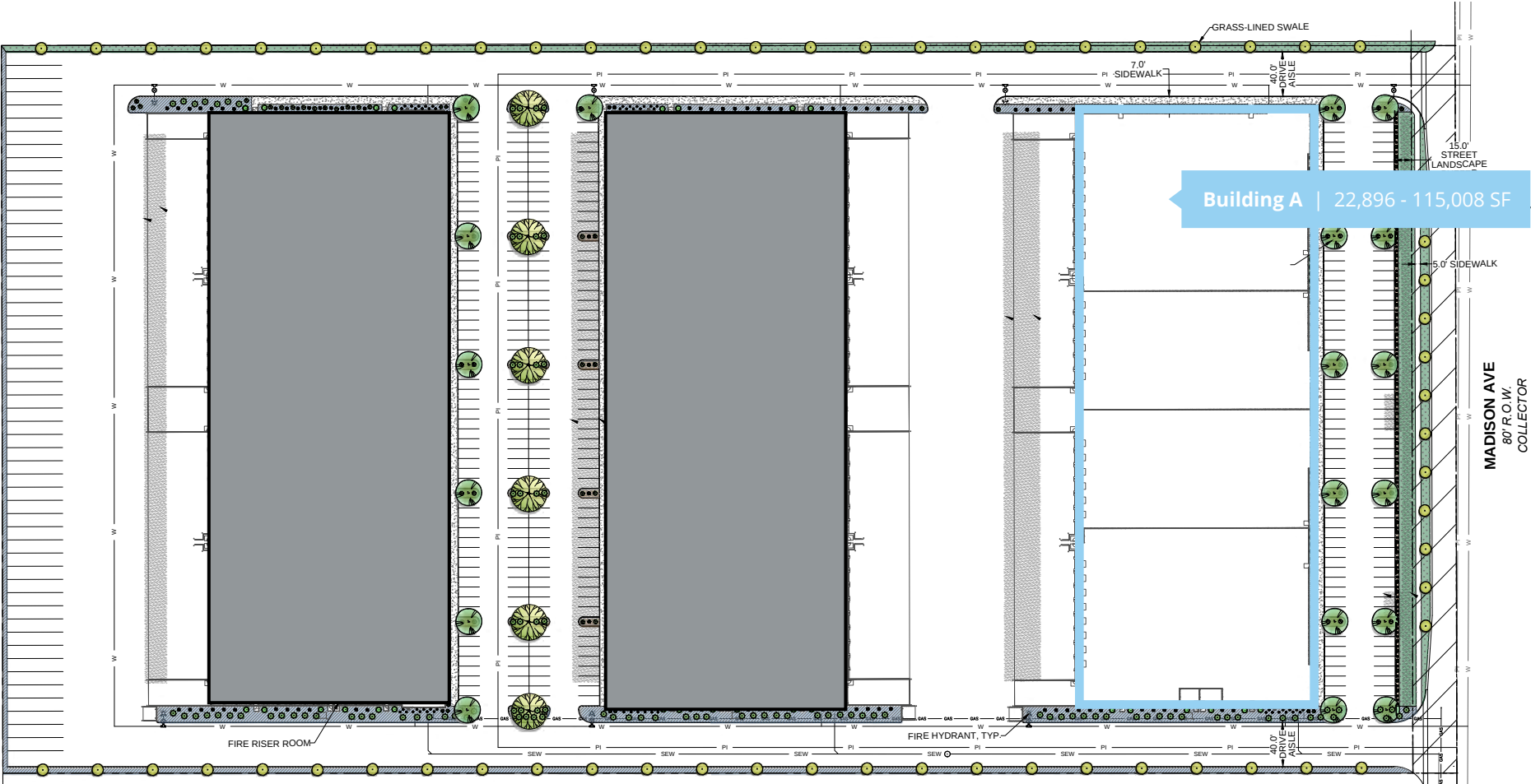
16677 Madison Road

22,896 - 115,008 SF



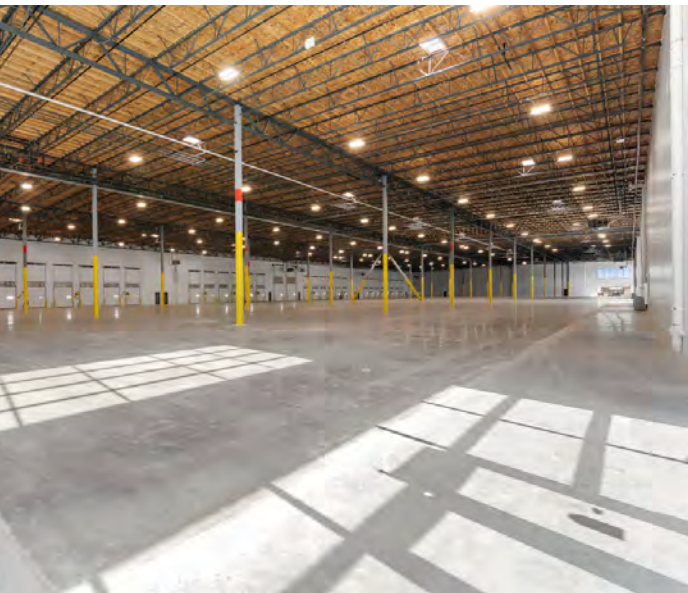
*Conceptual suite breakdown

Site Plan

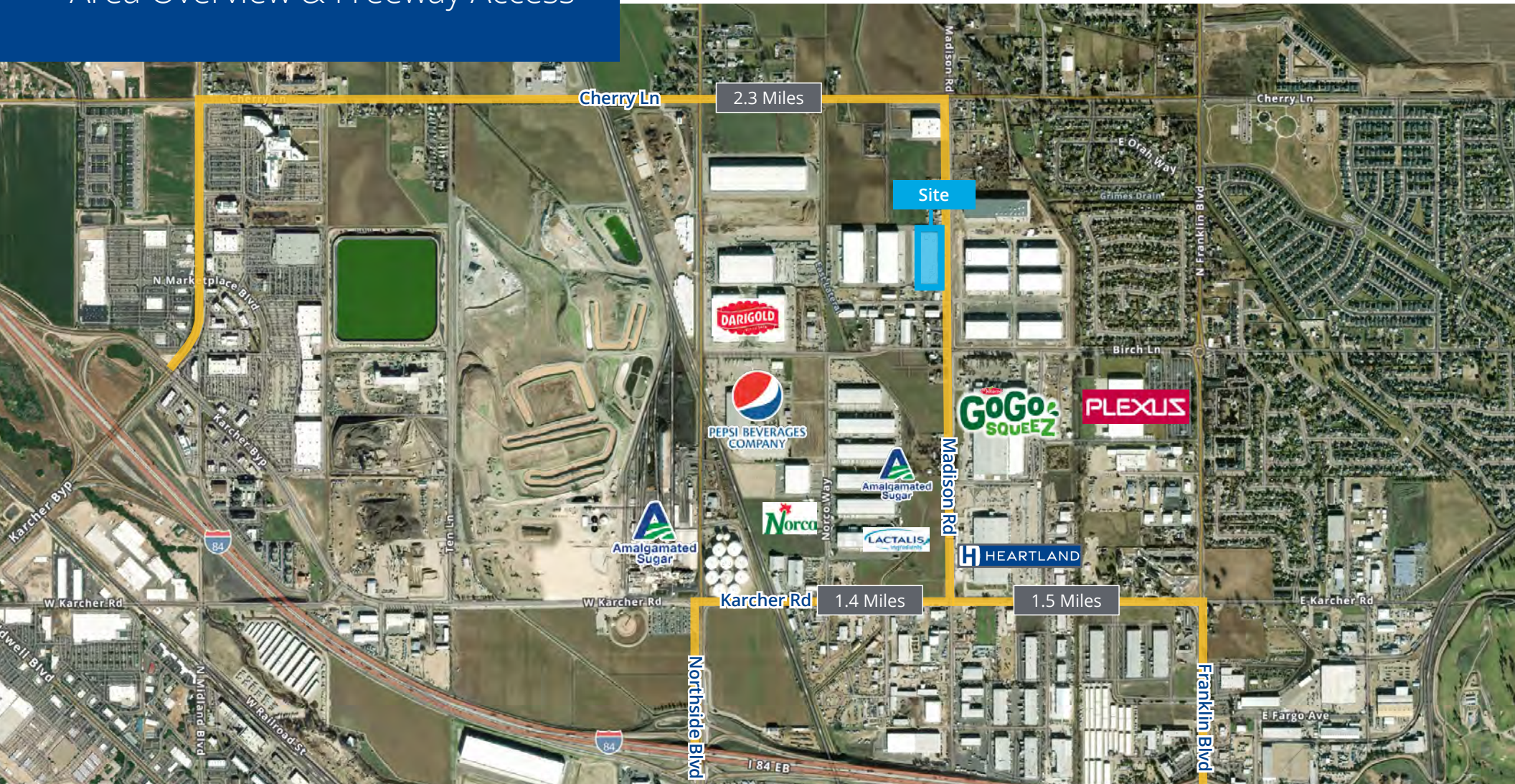


Madison Logistics Center

Property Gallery | Building A



Area Overview & Freeway Access



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