

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) |
| 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

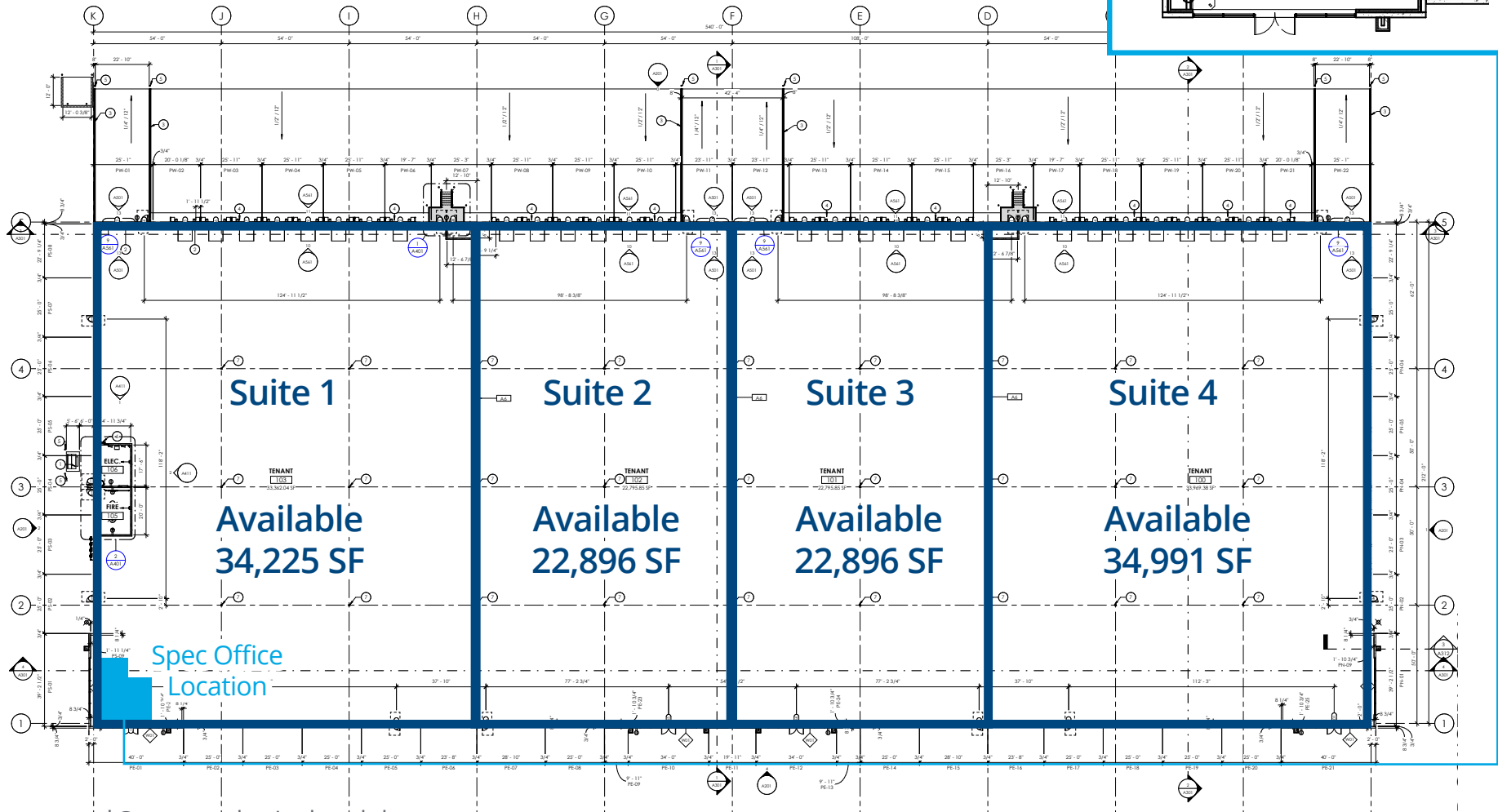
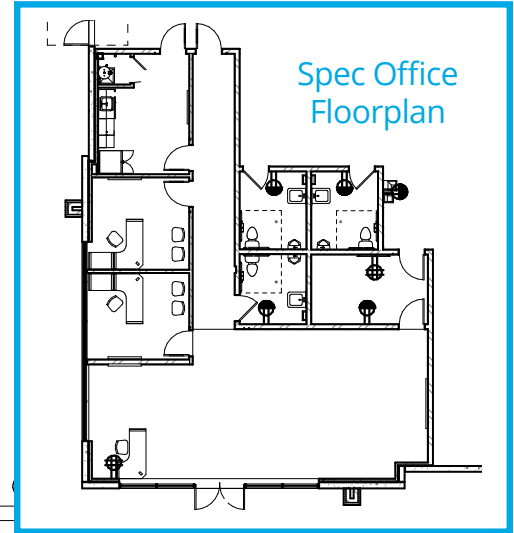
- Available Size: 22,896 - 115,008 SF
- 1,770 SF of spec office space completed and ready for occupancy
- Brand new efficient construction
- Close proximity to three I-84 interchanges
- High bay LED lighting in warehouse
- 25 skylights in each building
- Roof prepped for solar panels if tenant desires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

[Contact Agent About Building Sale Opportunity](#)

Floor Plan Building A

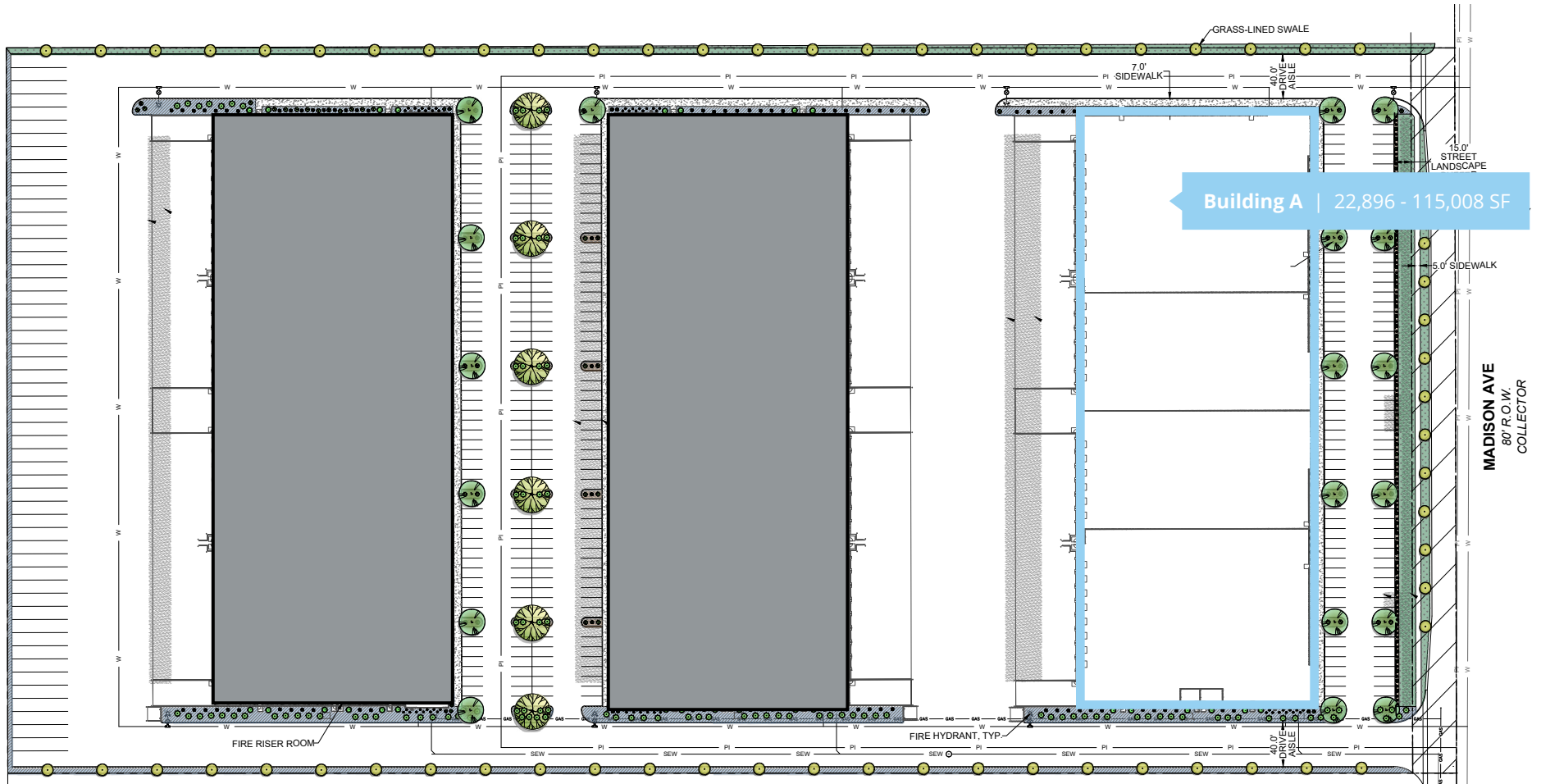
16677 Madison Road

22,896 - 115,008 SF



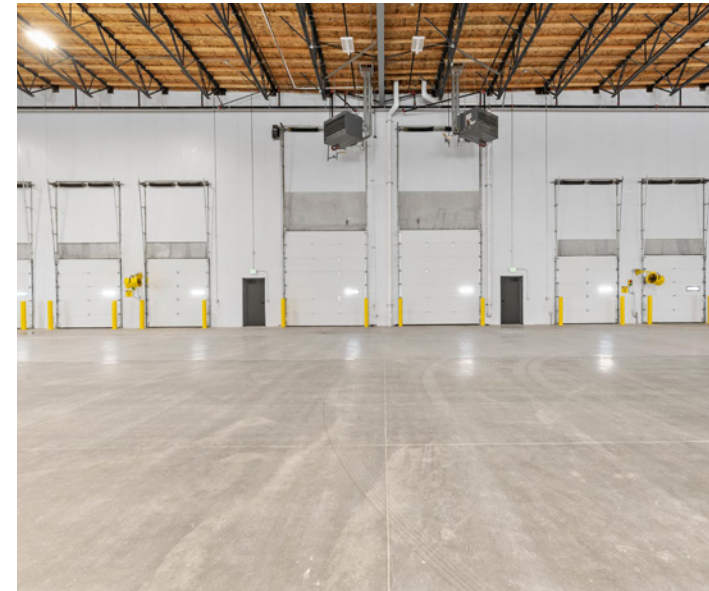
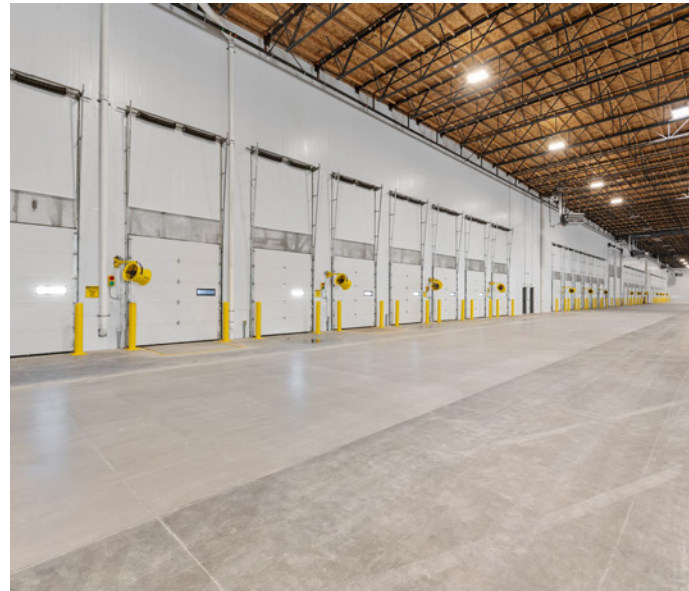
*Conceptual suite breakdown

Site Plan



Madison Logistics Center

Property Gallery | Building A



Area Overview & Freeway Access



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