

±30,975 SF FLEXIBLE MULTI-BUILDING  
INDUSTRIAL SPACE FOR LEASE

AVAILABLE IMMEDIATELY



# MADISON INDUSTRIAL COMPLEX

1208 & 1220 MADISON AVE. NAMPA, IDAHO 83687

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**CBRE**

# PROPERTY HIGHLIGHTS



	Total SF: ±30,975 SF Building 1: 8,400 SF Building 2: 10,500 SF Building 3: 12,075 SF
<b>Available SF</b>	
<b>Lease Rate</b>	\$0.95 PSF/MO
<b>Est. NNNs</b>	\$0.15-\$0.17 PSF/MO
<b>Tenant Improvements</b>	Negotiable
<b>Year Built</b>	1984, Renovated 2026
<b>Dock Doors</b>	Four (4)  Building 1: Three (3) Total, Two (2) 16'w x 14'h Building 2: One (1) 16'w x 14'h Building 3: One (1) 16'w x 14'h Five (5) Total
<b>Grade Level Doors</b>	
<b>Clear Height</b>	16'-20'
<b>Power</b>	480/277v & 240/120v 3-Phase
<b>Sprinklers</b>	Buildings 2 & 3
<b>Zoning</b>	I-L Light Industrial
<b>Showing Instructions</b>	Contact Broker



Property improvements complete, featuring new asphalt throughout the site, enhanced office and warehouse lighting, upgraded loading doors, refreshed office interior, and more.



Multi-building configuration provides flexible layouts suitable for a variety of operations and growth requirements.



Ideal for light manufacturing and assembly, trade service companies, equipment rental suppliers, and distribution.

# SITE PLAN

±30,975 SF AVAILABLE



# IMAGE GALLERY



# LOCATION HIGHLIGHTS



## EFFICIENT LOGISTICS & CONNECTIVITY

- » Property located just moments from Franklin Rd. on-ramp off-ramps, providing direct and efficient connection to I-84
- » Central to the Treasure Valley with convenient routes to Boise, Meridian, Caldwell

## BOOMING INDUSTRIAL ENVIRONMENT

- » Access to a growing workforce in industrial, warehousing, and manufacturing trades
- » Close to fuel, food, lodging, convenience retail, and commercial support services





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