

±8,975 SF FLEXIBLE MULTI-BUILDING
INDUSTRIAL SPACE FOR LEASE

AVAILABLE IMMEDIATELY

PRICE REDUCED

SECURED PAVED OUTDOOR
STORAGE PORTION

MADISON INDUSTRIAL COMPLEX

BUILDING 1

1208 MADISON AVE. NAMPA, IDAHO 83687

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PROPERTY HIGHLIGHTS



BUILDING 1

Available SF

Warehouse: 7,825 SF

Office: 575 SF

Upstairs Office: 575 SF

Paved Yard: ~5,000 SF

Total: 8,975 SF

Lease Rate

~~\$1.15/SF/MO~~ \$1.10/SF/MO

Est. NNNs

\$0.15-\$0.17/SF/MO

Year Built

1984, Renovated 2026

Grade Level Doors

Three (3) Total, Two (2) 16'w x 14'h

Clear Height

+18'

Power

480v 3-Phase

Zoning

I-L Light Industrial

Showing Instructions

Contact Broker



Extensive property improvements recently completed, including new asphalt throughout the site, heating and cooling systems, upgraded lighting, improved loading doors, office finishes, and more.



Flexible warehousing and secured yard space with the ability to scale operations over time.



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

IMAGE GALLERY



LOCATION HIGHLIGHTS



MADISON INDUSTRIAL COMPLEX

1208 & 1220 MADISON AVE. NAMPA, IDAHO 83687

FRANKLIN BLVD
WESTBOUND OFF-RAMP

FRANKLIN BLVD
EASTBOUND ON-RAMP

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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