

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

AVAILABLE IMMEDIATELY

PRICE REDUCED

MADISON INDUSTRIAL COMPLEX

1208 & 1220 MADISON AVE. NAMPA, IDAHO 83687

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PROPERTY HIGHLIGHTS



Available SF

Total SF: ±30,975 SF
Building 1: 8,400 SF
Building 2: 10,500 SF
Building 3: 12,075 SF

Lease Rate

~~\$0.95/SF/MO~~ \$0.90/SF/MO

Est. NNNs

\$0.15-\$0.17/SF/MO

Tenant Improvements

Available

Year Built

1984, Renovated 2026

Dock Doors

Building 3: Four (4)

Grade Level Doors

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

Clear Height

16'-20'

Power

480/277v & 240/120v 3-Phase

Sprinklers

Buildings 2 & 3

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.



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.

±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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