

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

AVAILABLE IMMEDIATELY



SECURED PAVED OUTDOOR  
STORAGE PORTION

# MADISON INDUSTRIAL COMPLEX

## BUILDING 1

1208 MADISON AVE. NAMPA, IDAHO 83687

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**CBRE**

# PROPERTY HIGHLIGHTS



## BUILDING 1

<b>Available SF</b>	Warehouse: 7,825 SF
	Office: 575 SF
	Upstairs Office: 575 SF
	Paved Yard: ~5,000 SF
	<b>Total: 8,975 SF</b>
<b>Lease Rate</b>	\$1.15 PSF/MO
<b>Est. NNNs</b>	\$0.15-\$0.17 PSF/MO
<b>Year Built</b>	1984, Renovated 2026
<b>Grade Level Doors</b>	Three (3) Total, Two (2) 16'w x 14'h
<b>Clear Height</b>	+18'
<b>Power</b>	480v 3-Phase
<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.

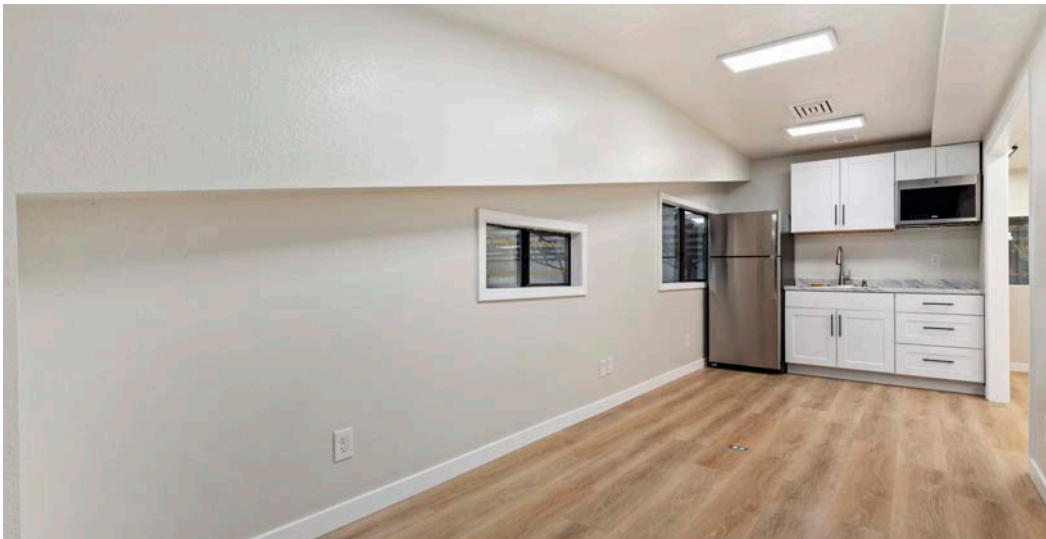


Flexible warehousing and secured yard space with the ability to scale operations over time.



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

# IMAGE GALLERY



# LOCATION HIGHLIGHTS



## 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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