



# Madison Logistics Center

16677-16685 Madison Rd. | Nampa, ID

## For Lease & For Sale

Building A ±115,008 SF

Building B ±81,536 SF (Immediate Occupancy)



**Devin Ogden, MBA, CCIM, SIOR**  
208 472 1668  
devin.ogden@colliers.com

**Michael McNeight**  
208 472 2865  
michael.mcneight@colliers.com

# 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

[Contact Agent About Building Sale Opportunity](#)



## Key Highlights

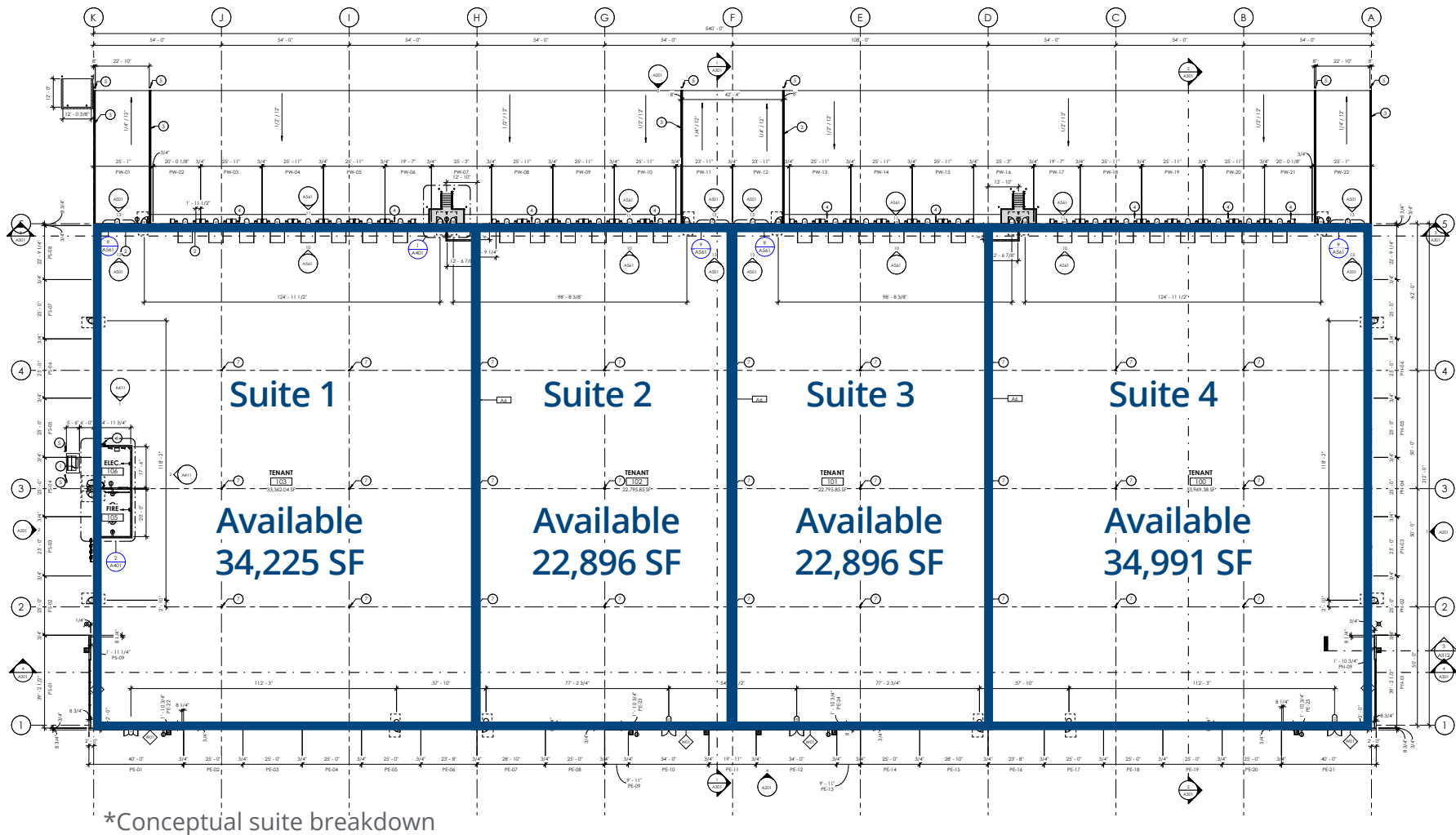
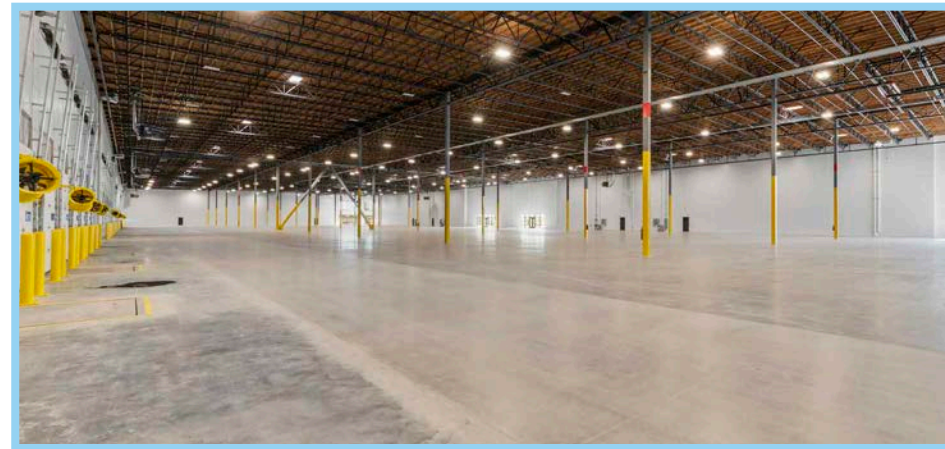
- Available Size: 22,896 - 115,008 SF
- Brand new efficient construction
- Close proximity to three I-84 interchanges
- High bay LED lighting in warehouse
- 25 skylights in each building
- Roof prepped for solar panels if tenant desires
- Heavy duty pavement sections for truck traffic
- Full dock packages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

Madison Logistics Center

# Floor Plan Building A

16677 Madison Road

22,896 - 115,008 SF



\*Conceptual suite breakdown

# Building B

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	Rate
Building B	22,896 - 81,536 SF	Contact Agent

\*NNN's estimated at \$0.17/SF

[Contact Agent About Building Sale Opportunity](#)



## Key Highlights

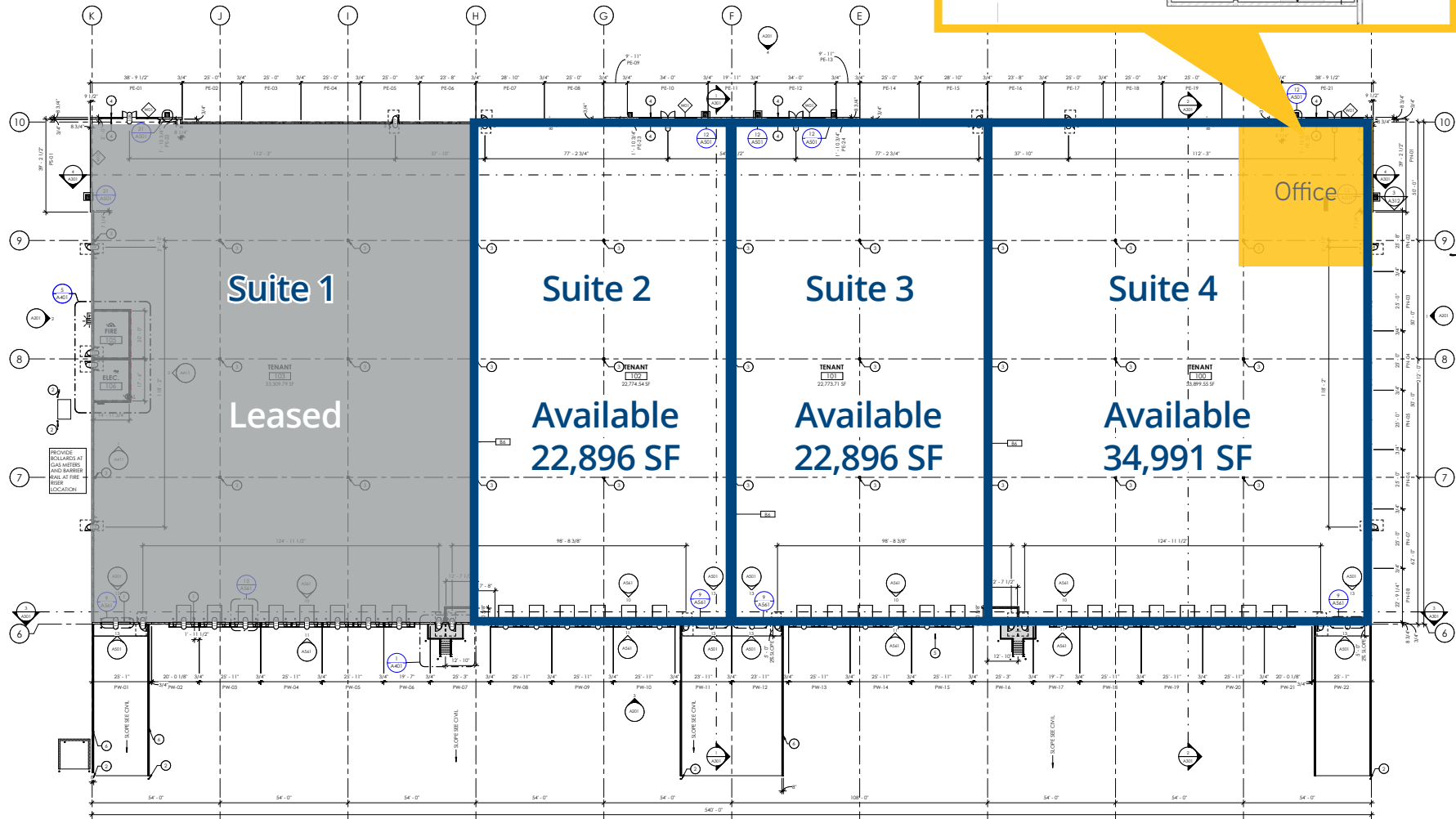
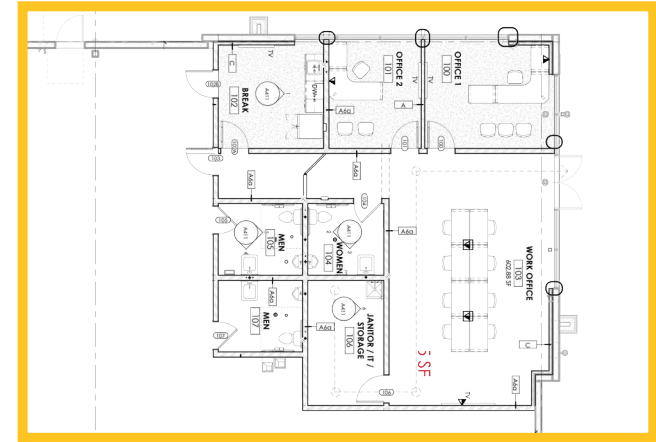
- Available Size: 22,896 - 81,536 SF
- New efficient construction
- Close proximity to three I-84 interchanges
- High bay LED lighting in warehouse
- 25 skylights in each building
- Roof prepped for solar panels if tenant desires
- Heavy duty pavement sections for truck traffic
- Full dock packages included
- Brand new spec office completed

# Floor Plan Building B

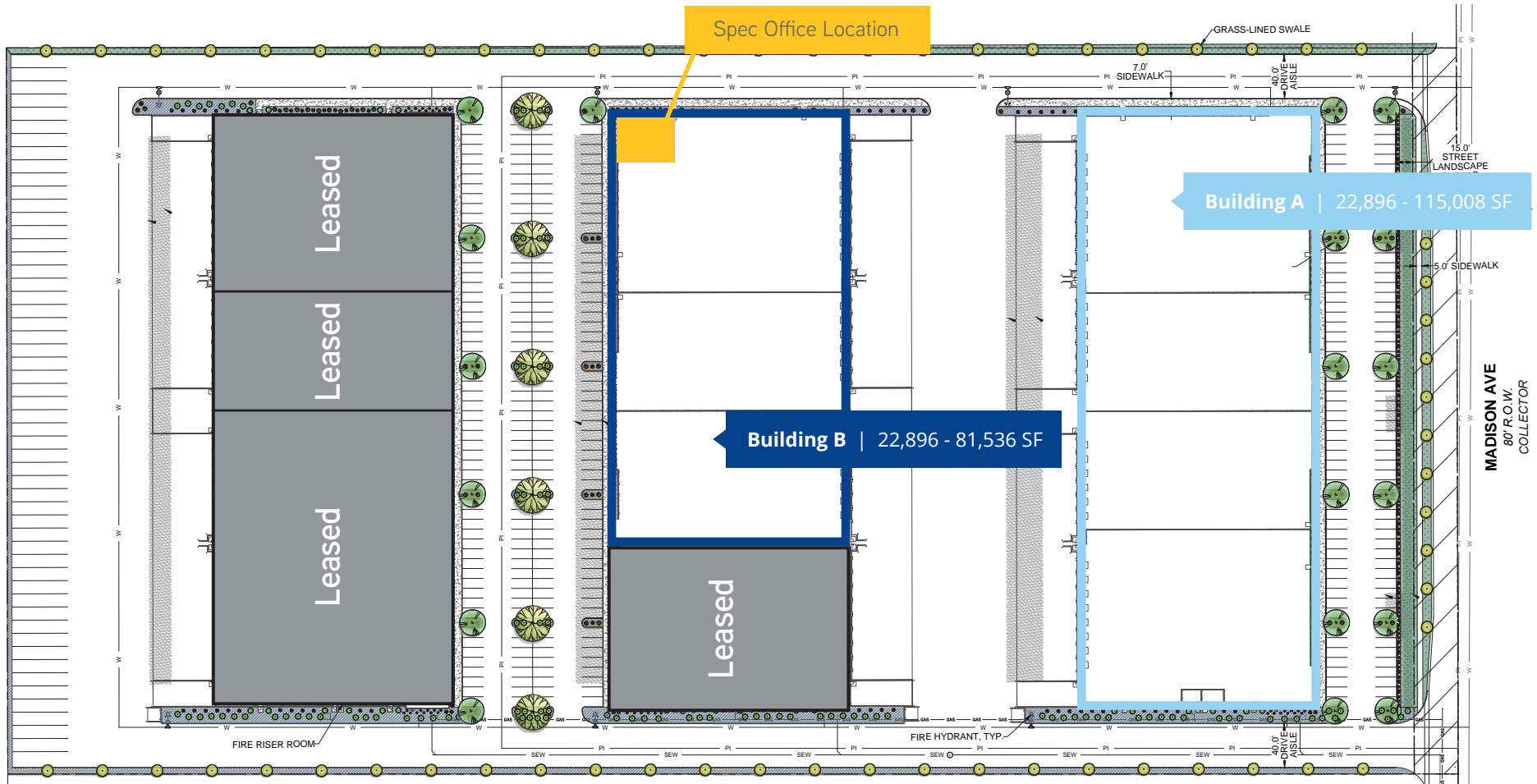
16685 Madison Road

22,896 - 81,536 SF

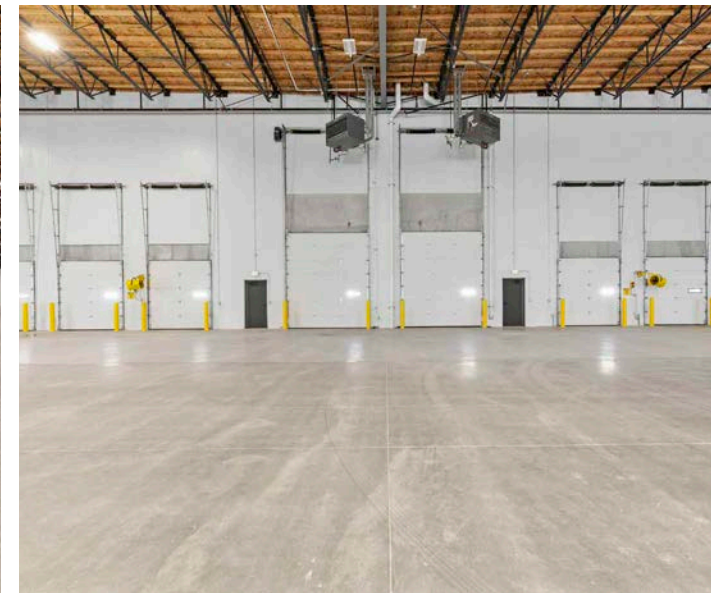
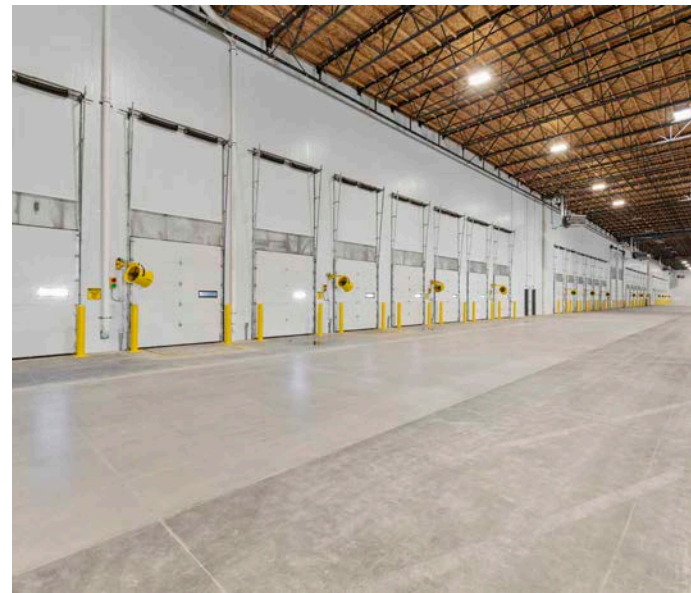
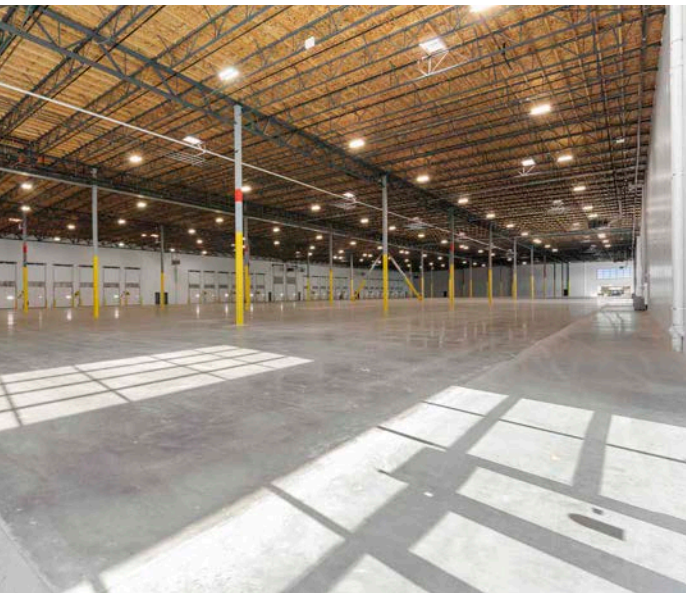
Completed Spec Office



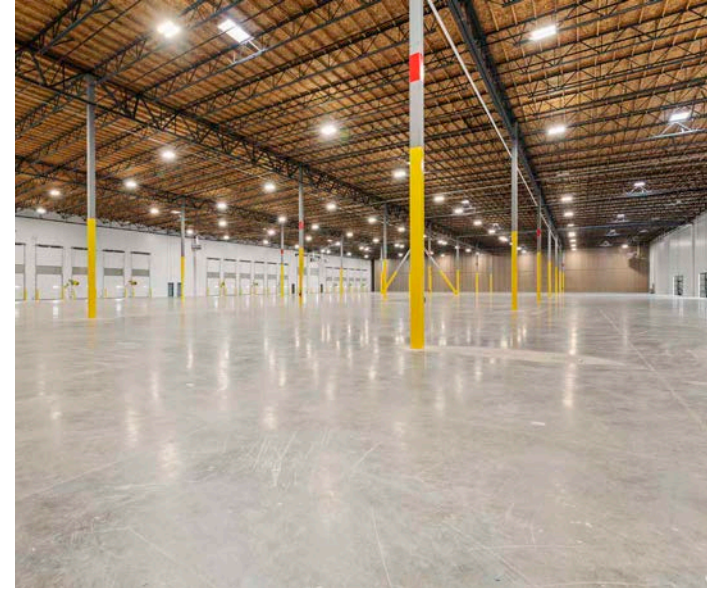
# Site Plan



# Property Gallery | Building A

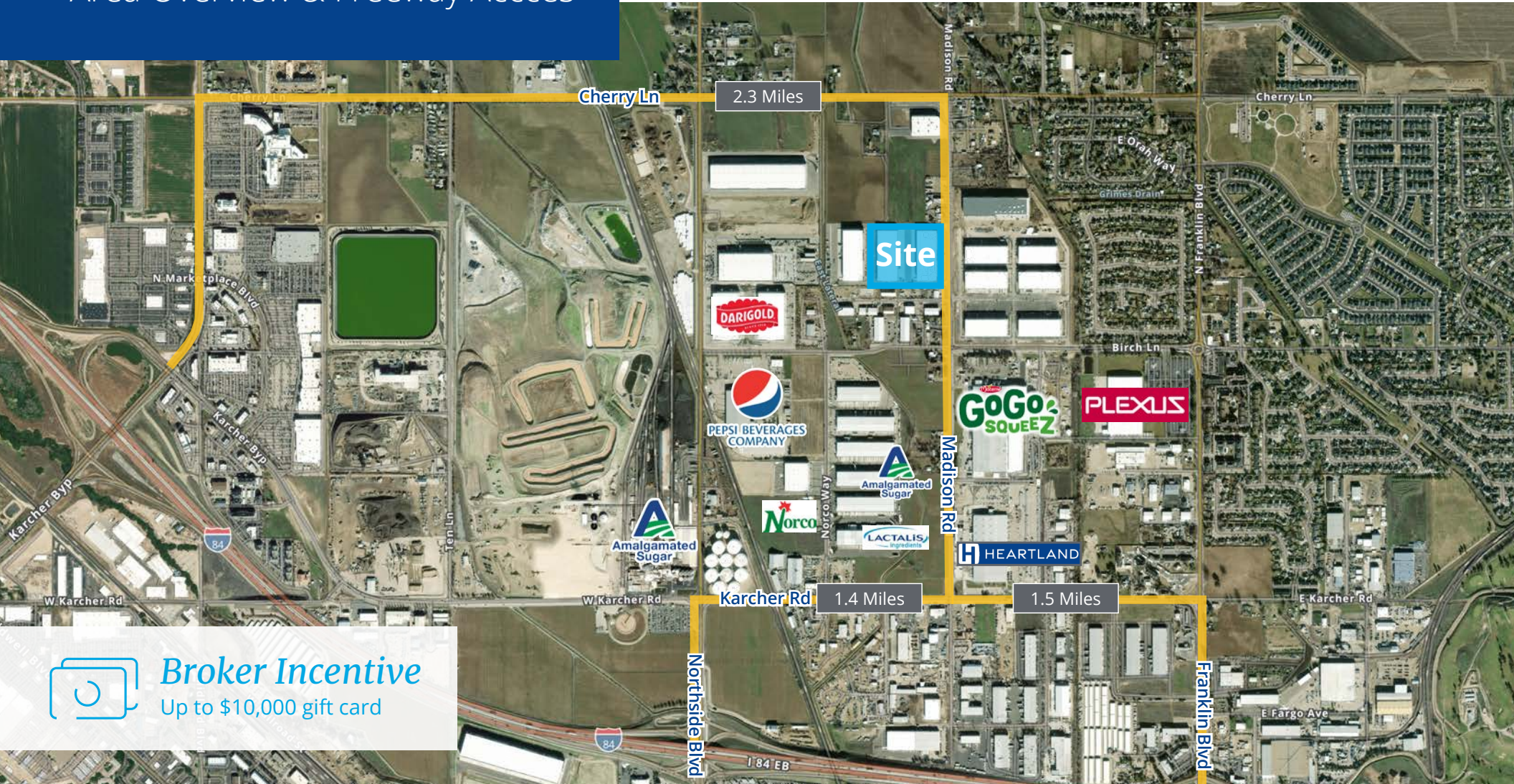


# Property Gallery | Building B





# Area Overview & Freeway Access



**Broker Incentive**  
Up to \$10,000 gift card



755 West Front Street, Suite 300  
Boise, Idaho 83702  
208 345 9000  
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.