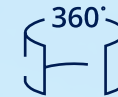




Watch Aerial Tour



See Interactive Virtual Tour



**FOR LEASE**

# Madison Campus

16989 Madison Road | Nampa, ID

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**Colliers**

Madison Campus offers a ready-to-occupy Class A office and production building and excess land perfect for Corporate Headquarters.

<b>Property Type</b>	Office/Industrial
<b>Year Completed</b>	2023
<b>Building Size</b>	±83,800 SF
<b>Land Size</b>	6.3 – 17.9 Acres
<b>Construction Type</b>	Concrete tilt-up
<b>Zoning</b>	IL - Light industrial
<b>Warehouse Ceiling Height</b>	30'
<b>Dock High Doors</b>	4 with full dock packages
<b>Grade Level Drive-in Doors</b>	1 (more can be added)
<b>Parking</b>	60 stalls (room to add more)
<b>Power</b>	1,500 amps of 480 volt, 3-phase
<b>Lighting</b>	LED throughout entire building
<b>Heating &amp; Cooling</b>	Computer controlled HVAC system. Warehouse is heated & cooled.
<b>Lease Rate</b>	\$1.20/SF NNN monthly or \$14.40/SF NNN annually

## Key Highlights

- Rare
- Large office buildout with new finishes; perfect for corporate campus
- Temperature controlled warehouse
- Excess land for building expansion or outdoor storage
- 30' ceilings
- 1,500 amps of 480 volt, 3-phase power
- Fiber optics in front of building
- Stadium seating training room
- Located on hard corner with multiple access points
- Large truck court



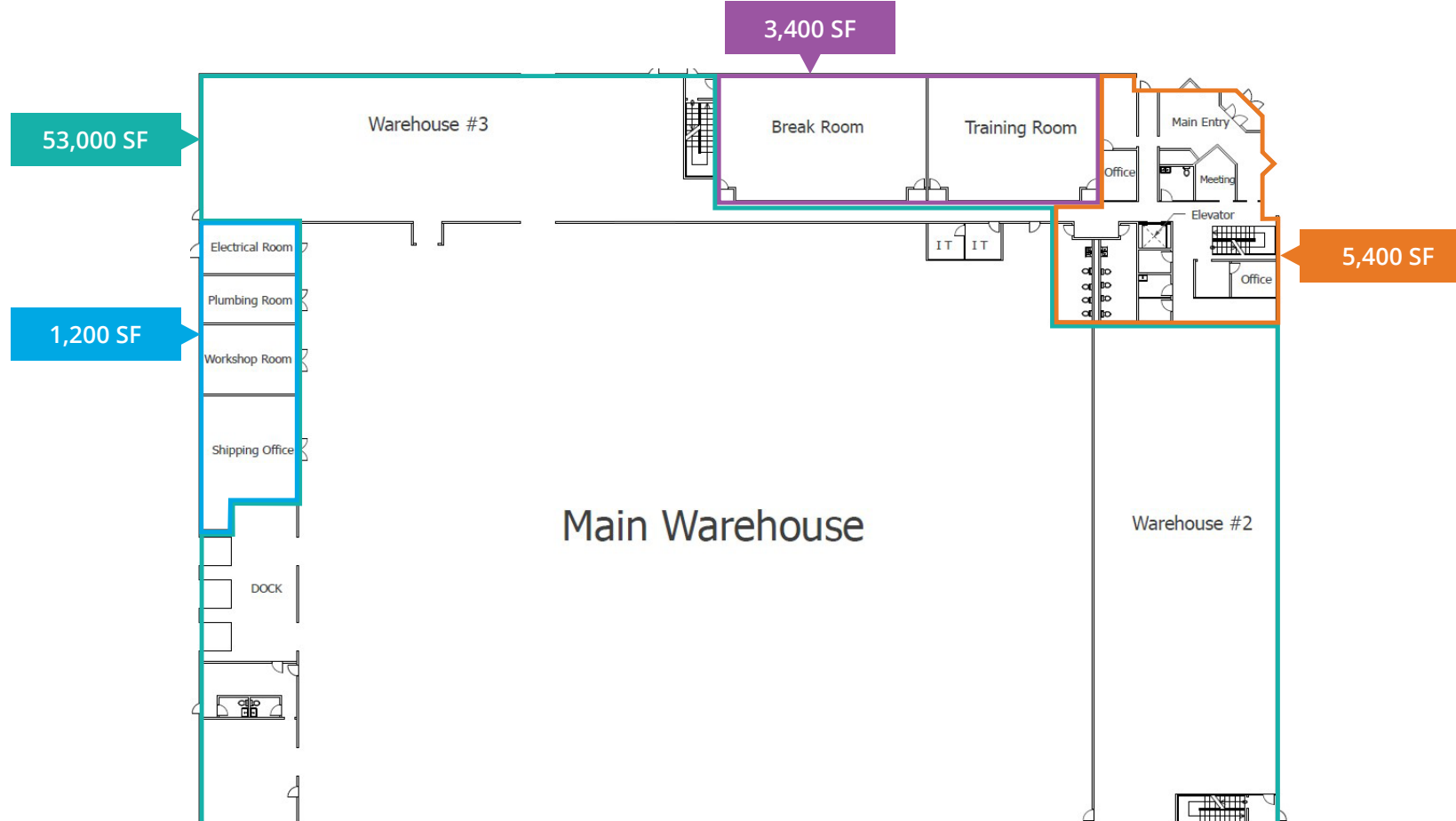
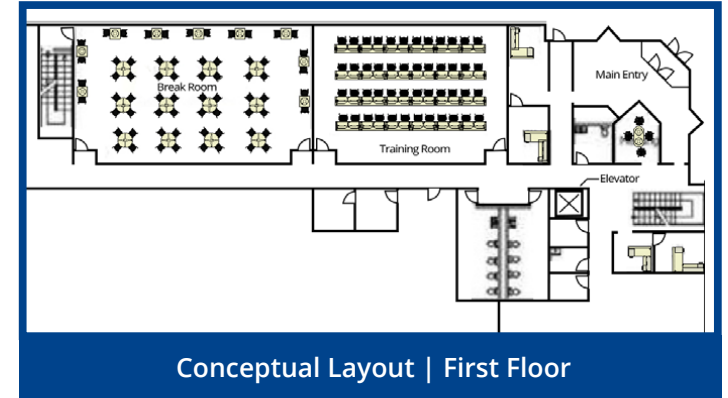
Expansion Land  
11 ACRES

6.9 ACRES

Madison Rd

Cherry Ln

FIRST FLOOR AVAILABLE SPACE	APPROX. SF
Production/manufacturing/inventory	53,000 SF
Reception, offices, conference	5,400 SF
60-person training & break room	3,400 SF
Shipping offices & lounge	1,200 SF





Entry



Training Room



Conceptual Rendering | Training Room



Break Room



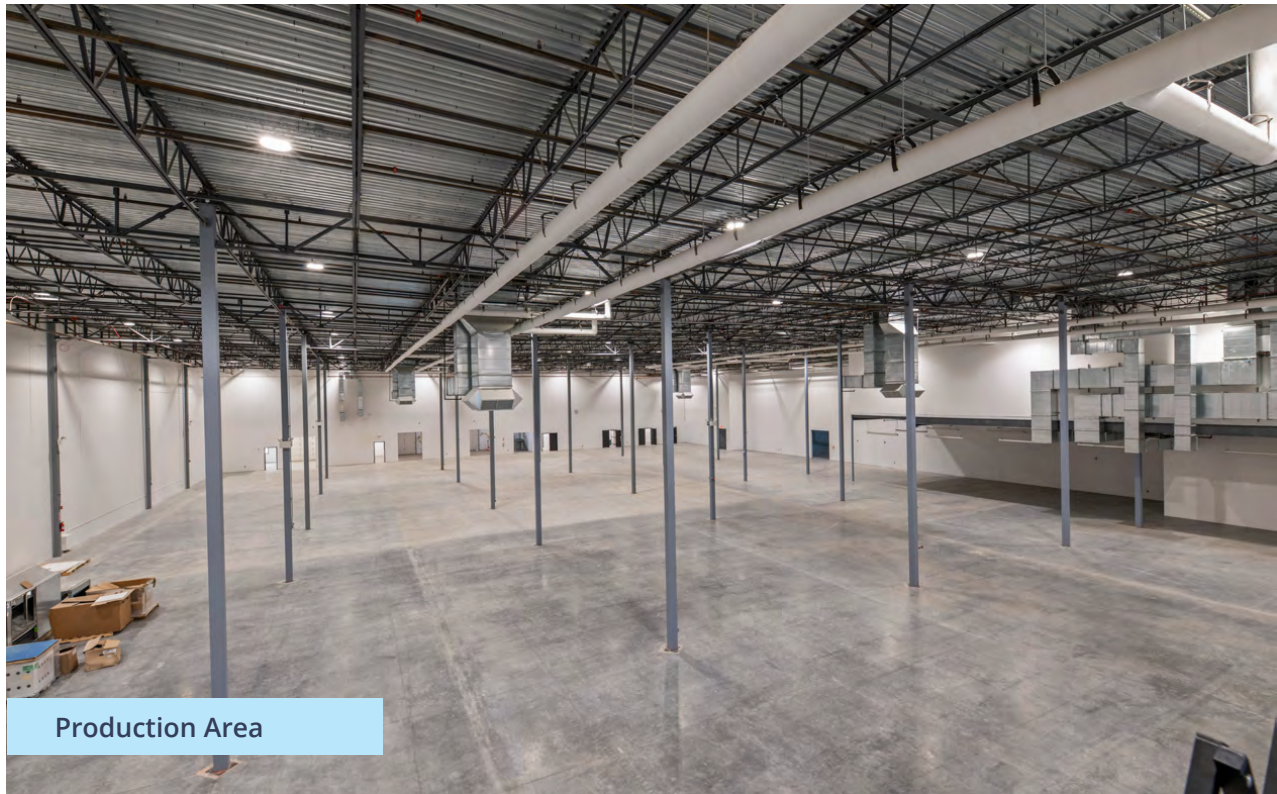
Conceptual Rendering | Break Room



Loading Docks

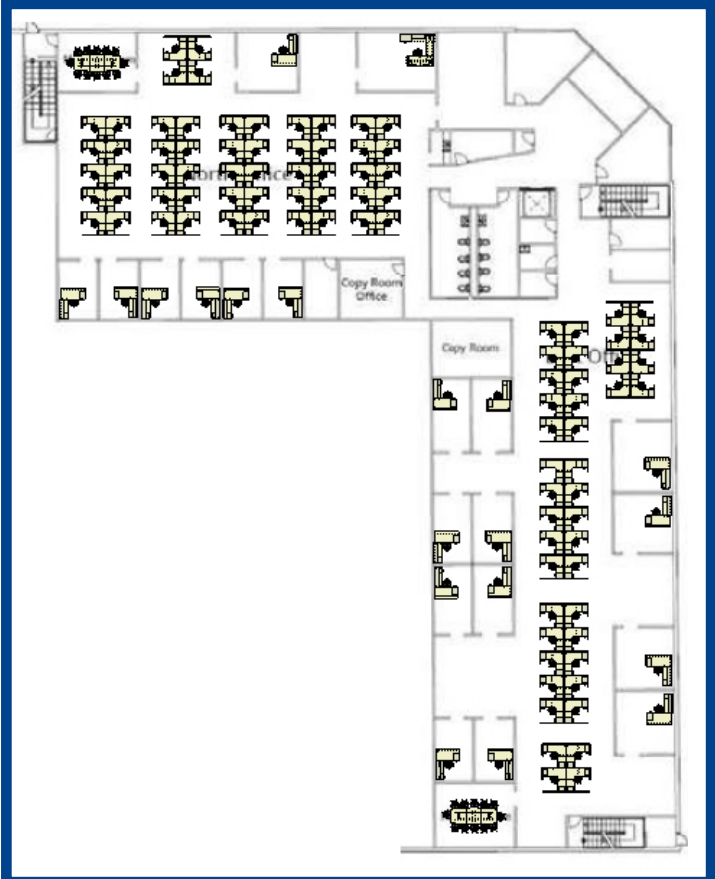
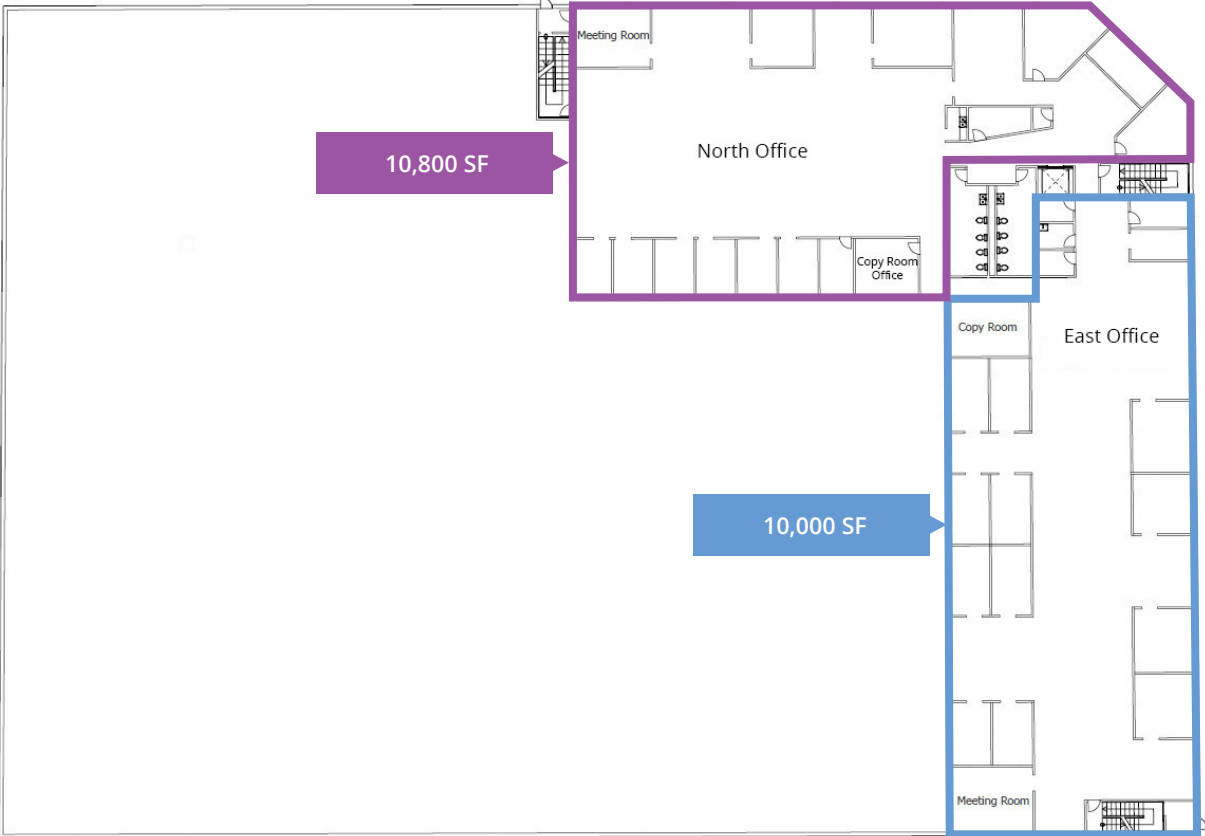


Conceptual Rendering | Gym



Production Area

SECOND FLOOR AVAILABLE SPACE	APPROX. SF
East office area	10,000 SF
North office area	10,800 SF



Conceptual Layout | Second Floor



Lobby



Facing Offices



North Office



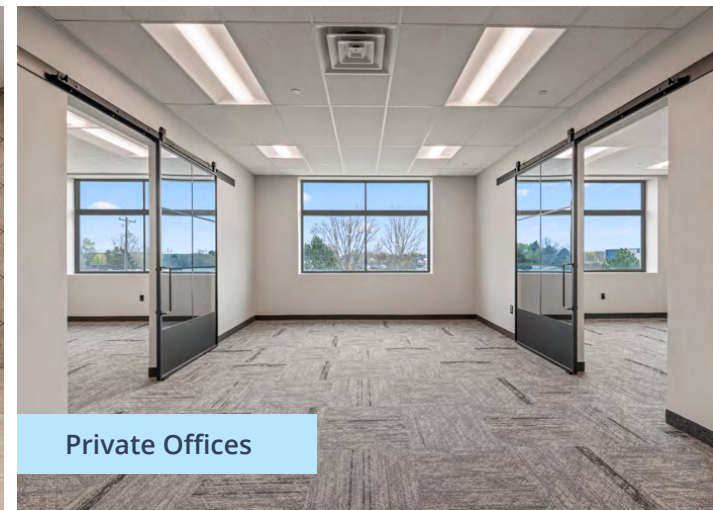
Conceptual Rendering | North Office



East Office



Restrooms



Private Offices

# Location

 Google Map

 Street View



## Local Overview | Nampa, ID

Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. Nampa is among one of the fastest-growing areas in the nation – big enough to enjoy all the comforts you need, but small enough to get around the town easily and quickly and to other parts of the Treasure Valley.

Resources:

[www.cityofnampa.us](http://www.cityofnampa.us)

[www.visitnampa.org](http://www.visitnampa.org)



2025  
population

117,111



Unemployment  
Rate

2.9%



2025 Average  
Household Income

\$95,117

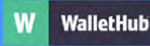


Average  
Commute Time

23.5

#1

Best Run City in  
America - Nampa

JUNE  
2023 

Colliers

"In Nampa, you will do more than  
live and work, you will thrive"  
- City of Nampa

## Major Employers



## Academic Institutions Near Nampa



# Area Overview- Treasure Valley



**#2**  
Fastest Growing State - Idaho  
2026 **United States Census Bureau**

**#3**  
Best State to Move to in the U.S. - Idaho  
JUL 2024 **ConsumerAffairs**

**#3**  
Best State Overall - Idaho  
2026 **U.S. News & World Report**

**#4**  
Best State Economy - Idaho  
2026 **U.S. News & World Report**

**#3**  
Best State for Quality of Life - Idaho  
2025 **Forbes**

**#1**  
State in Five-year GDP Growth - Idaho  
2025 **Forbes**

**Tier 1**  
Job Growth - Treasure Valley  
2025 **MILKEN INSTITUTE**  
Building Meaningful Lives

**Tier 1**  
Wage Growth - Treasure Valley  
2025 **MILKEN INSTITUTE**

**#1**  
Best Run City in America - Nampa  
JUN 2024 **WalletHub**

**Best Places to Live in the U.S. - Boise**  
APR 2024 **Money**

**#1**  
Top State in GDP Growth - Idaho  
2024 **Forbes**

**#4**  
Best State Capital to Live in- Boise  
FEB 2024 **Idaho Statesman**

**#1**  
Median Household Income Growth - Idaho  
2024 **THE BUSINESS REVIEW**

**#1**  
Best Places to Invest in Real Estate in 2023 - Boise  
JUL 2023 **Norada REAL ESTATE INVESTMENTS**

**#2**  
Fastest-Growing US States- Idaho  
2023 **World Population Review**

**#1**  
Best Small Cities In America for Raising a Family- Boise  
JUN 2023 **pheabs**



Idaho was ranked the **4th Best State Economy** by U.S. News & World Report.



The 2024 median sale price for a single-family home in Ada County was \$573,566. A significant increase in home supply this past year, with more sales pending, indicates the market is headed in a healthy direction.



Boise real estate appreciated **254%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.