

Madison Manufacturing For Lease

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16989 Madison Road | Nampa, ID

±83,800
Sq. Ft.

\$1.03 NNN
Price PSF

Property Overview

16989 Madison Road offers a ready-to-occupy industrial manufacturing building with built out office and excess land.

Property Type	Industrial
Year Completed	2023
Building Size	±83,800 SF
First Floor (approx. SF)	<ul style="list-style-type: none">• 53,000 SF manufacturing/assembly/inventory• 5,400 SF reception, offices, conference• 3,400 SF 60-person training & break room• 1,200 SF shipping offices & lounge
Second Floor w/ Elevator access (approx. SF)	<ul style="list-style-type: none">• 10,000 SF east office area• 10,800 SF north office area
Land Size	6 Acres
Construction Type	Concrete tilt-up
Zoning	Light industrial
Yard	0.80 acres up to 10.80 acres
Rail Service	No
Ceiling Height	30'
Dock High Doors	4 with full dock packages
Grade Level Drive-in Doors	1 (more can be added)
Fire Suppression	Yes
Parking	60 stalls
Power	1,500 amps of 480 volt, 3-phase
Lighting	LED throughout entire building
Heating & Cooling	Computer controlled HVAC system. Warehouse is heated & cooled.

Key Highlights

- Temperature controlled warehouse
- Excess land for outdoor storage, trailer parking, or building expansion
- Large office buildout with new finishes; perfect for headquarters
- 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



Floor Plan



North



1st Floor



2nd Floor



Site



16989 Madison Rd.
Nampa, ID



Main Warehouse



Main Warehouse



Upstairs Office



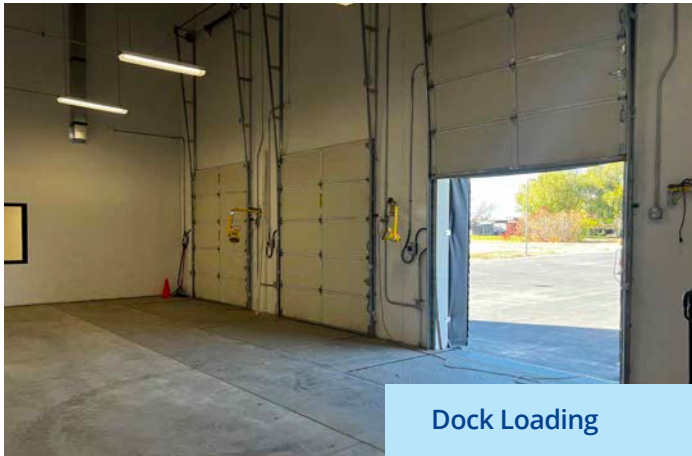
Warehouse 3



Training Room



16989 Madison Rd.
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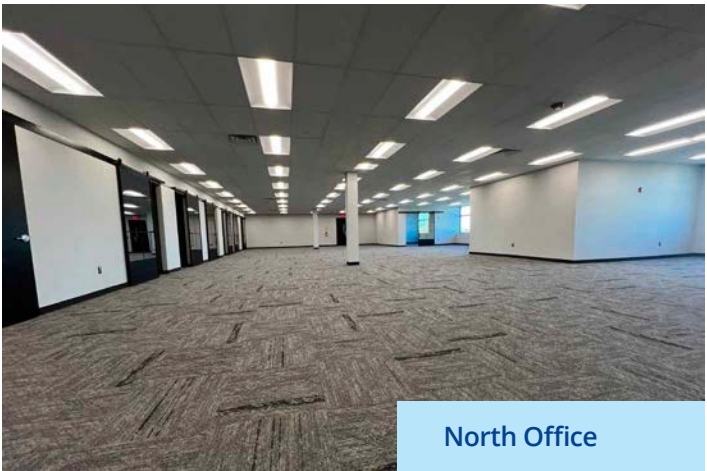
Dock Loading



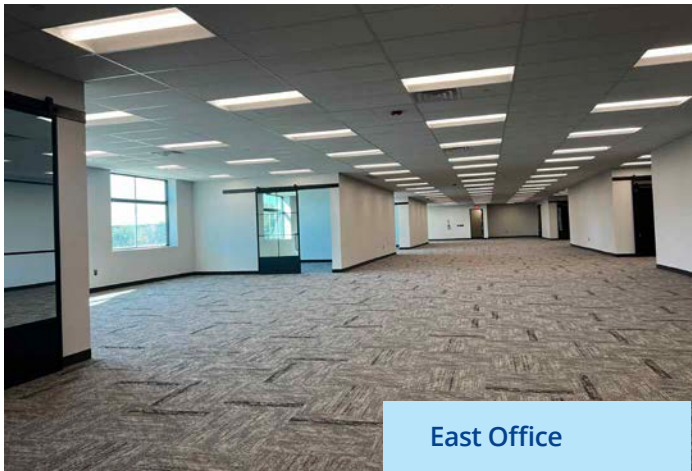
Entry



Breakroom



North Office



East Office

Location

 Google Map

 Street View



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

Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



33

MEDIAN
AGE



230k

ESTIMATED
POPULATION



425k

MEDIAN HOME
PRICE



#1

STATE FOR
ECONOMIC GROWTH
(U.S. NEWS, 2021)



Local Area Overview Treasure Valley

Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Commuting in the Valley

The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation

The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you’ll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.

