

Premier Class A Office with Production Area | Consolidate to One Central Location | Move In Ready | Great Proximity | Training Room



FOR LEASE

Madison Campus

16989 Madison Road | Nampa, ID

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

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



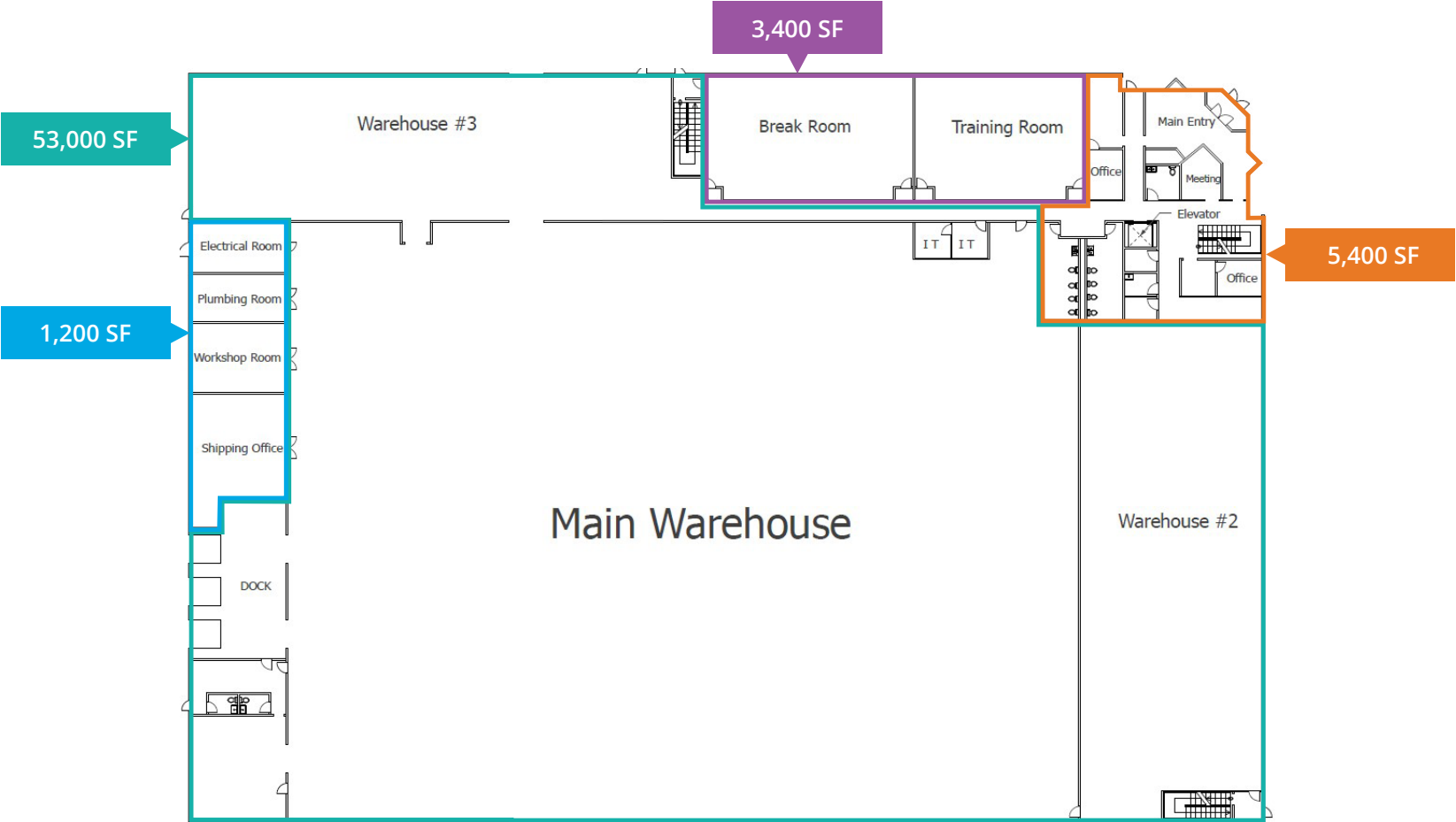
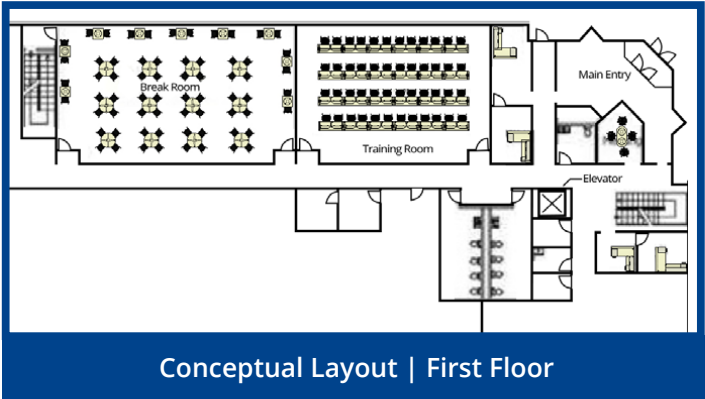
Expansion Land
11 ACRES

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



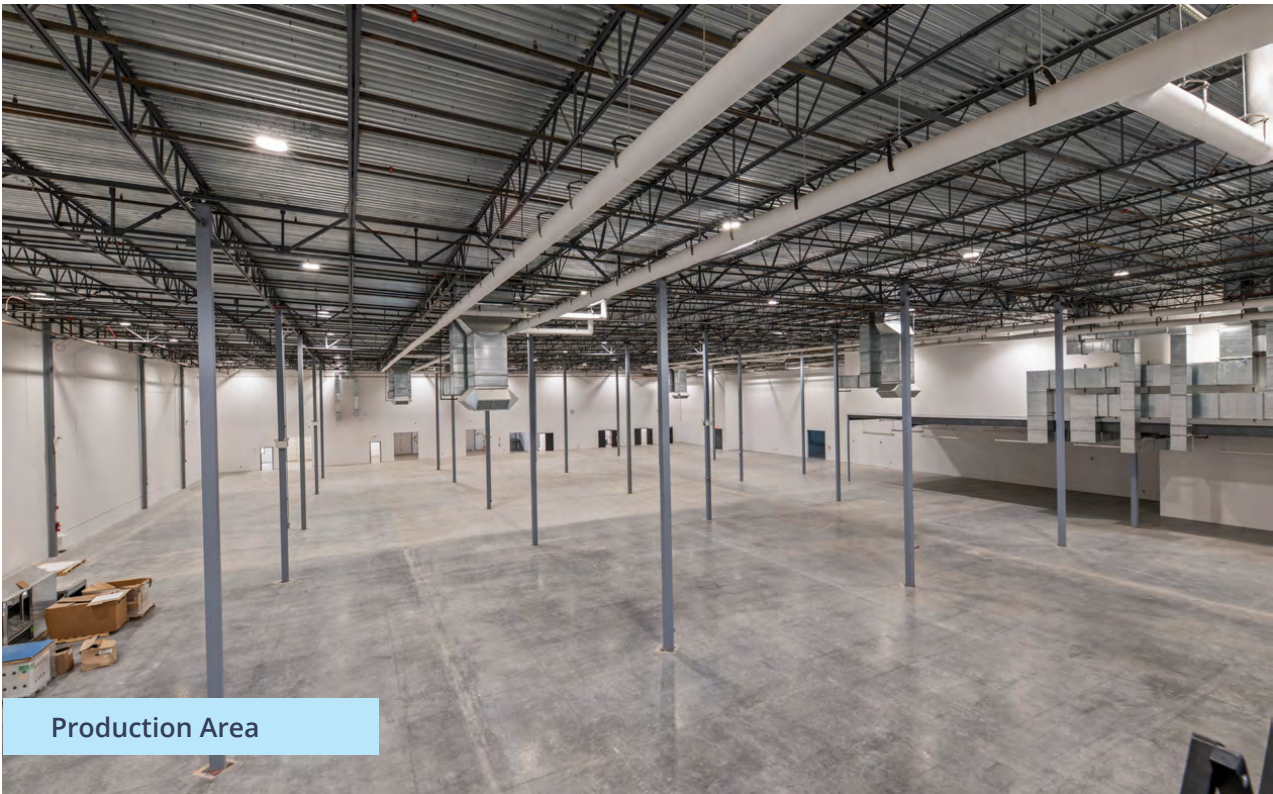
Conceptual Rendering | Break Room



Loading Docks

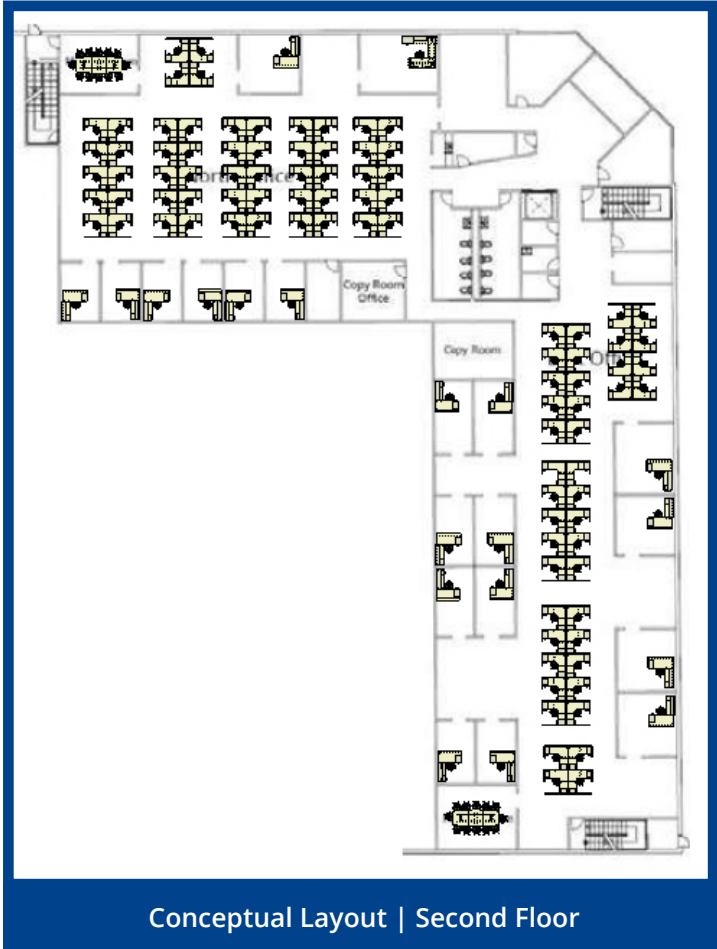
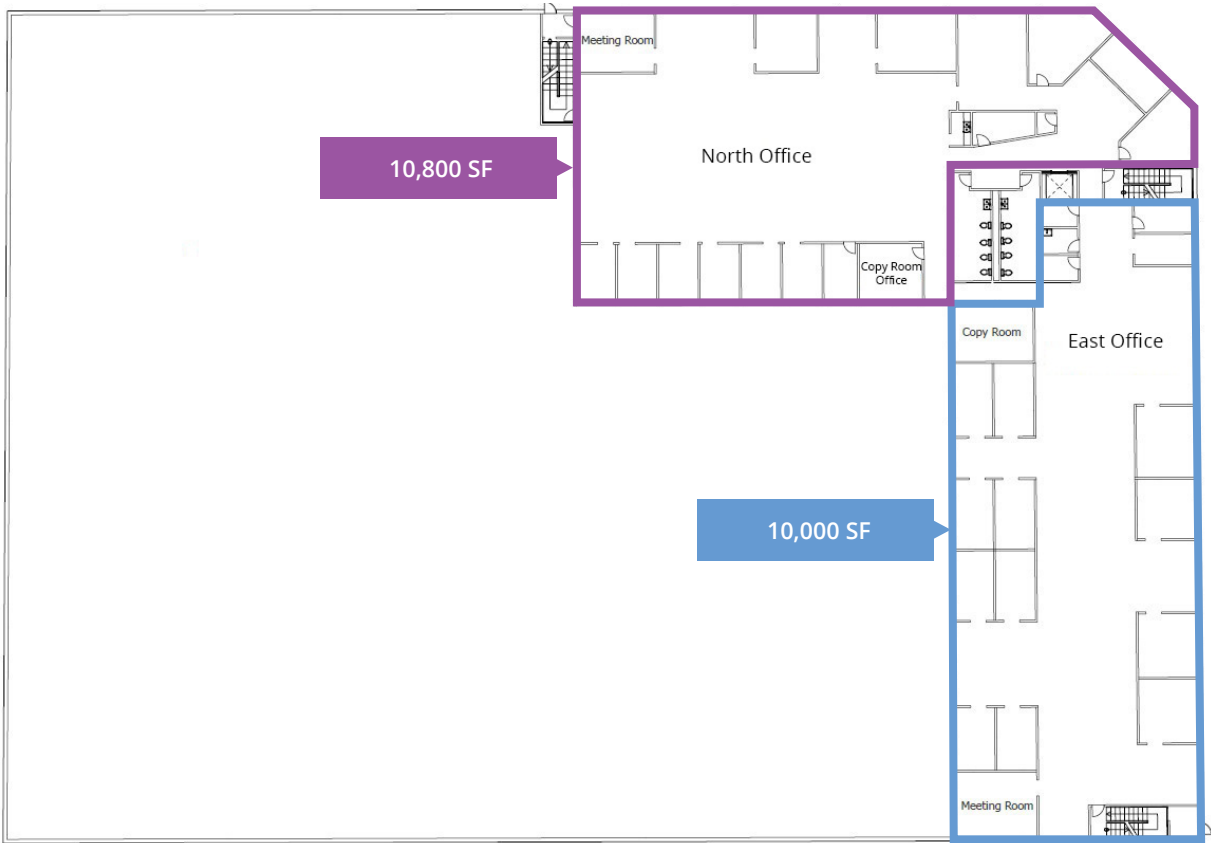


Conceptual Rendering | Gym



Production Area

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





Lobby



Facing Offices



North Office



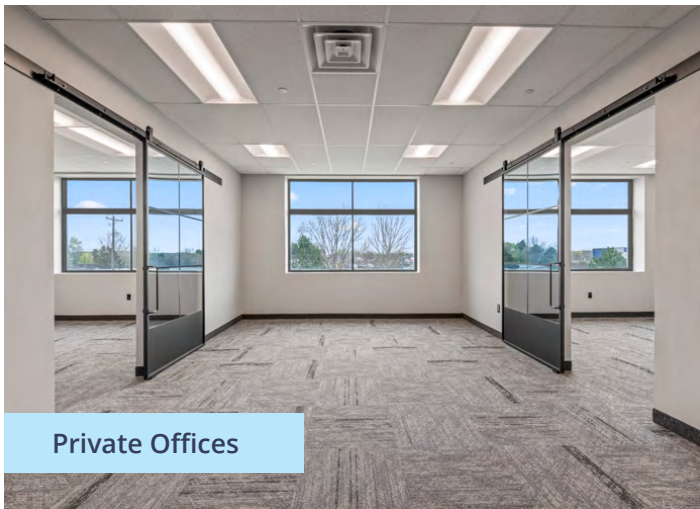
Conceptual Rendering | North Office



East Office



Restrooms



Private Offices

Location



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

www.visitnampa.org



2025
population

117,111



2025 Average
Household Income

\$95,117



Unemployment
Rate

2.9%



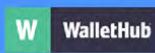
Average
Commute Time

23.5

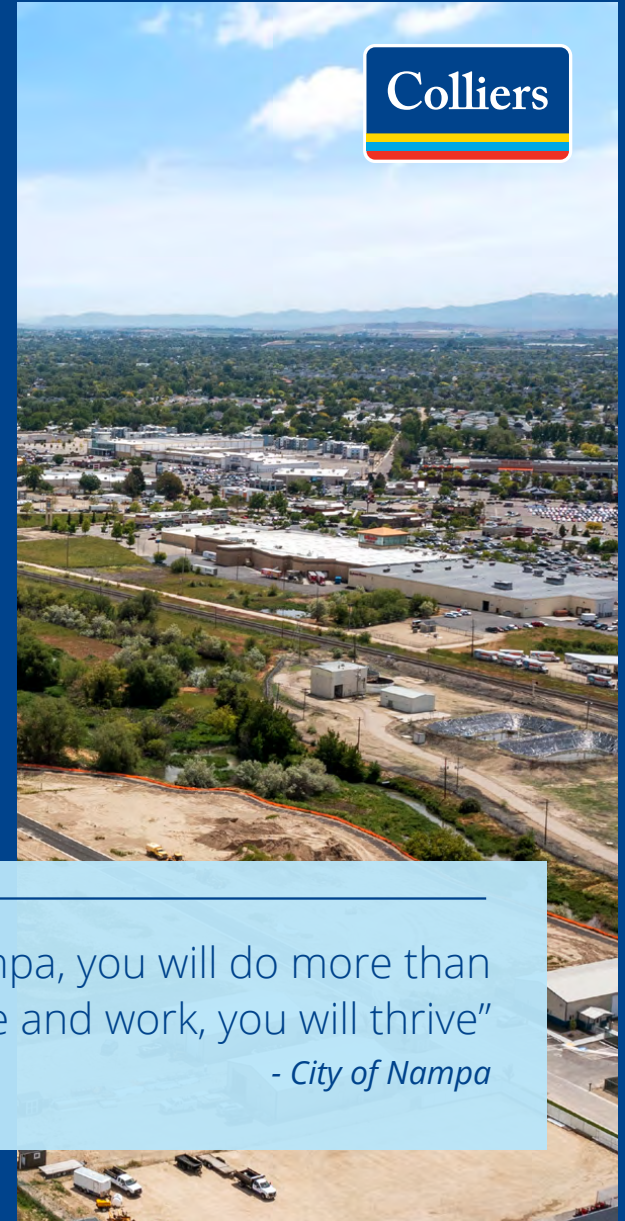
#1

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



Saint Alphonsus



Academic Institutions Near Nampa



Area Overview- Treasure Valley



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.

#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**

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 **BUSINESSREVIEW**

#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**