

1606 Madison Avenue

Industrial Flex Building for Lease
1606 Madison Ave, Nampa, ID 83687



Available Space:

| RSF | Asking Rate | Lease Type |
|-------------|-------------|------------|
| ± 5,000+ SF | \$1.10/SF | NNN |

Lease Term: 5 - 10 years

Date Available: Q3 2023

Building Type: Industrial Flex

Building Size: 5,000 - 20,000 SF Continuous

Build-to-Suit available on adjacent land

Parking: On Site Surface

Highlights:

- Centrally located Industrial Flex space
- Great I-84 visibility and signage
- 26ft Clear height
- ESFR sprinklers

Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|---------------|----------|----------|----------|
| Pop | 3,715 | 69,767 | 133,358 |
| Avg HH Income | \$49,583 | \$60,101 | \$67,879 |
| Daytime Pop | 5,528 | 33,610 | 43,361 |

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Rocky Mountain
Real Estate Services, LLC
350 N. 9th Street, Ste 200, Boise ID 83702

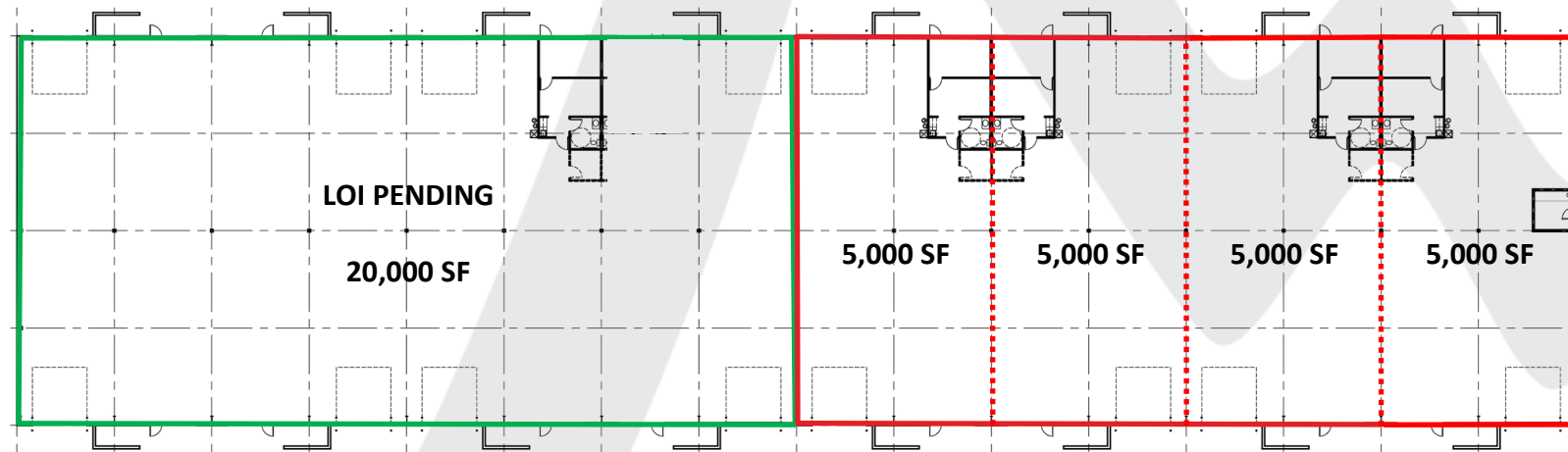
Property Photos



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Floor Plan



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Aerial Map



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