

**BUILDING 4**  
**16650 MADISON RD**  
**±27,339 SF AVAILABLE**

P A R K

84

**SPEC OFFICE ±2,165 SF**  
**ESTIMATED COMPLETION**  
**FEBRUARY 2026**

**Building 4**  
16650 Madison Rd | Nampa, ID

**\$1.00/SF Broker + Tenant Bonus**  
*for qualified lease deals*

**Harry Sawyer, MSRE**  
208.830.5272  
harrison.sawyer@cbre.com

**Jake Miller, SIOR**  
208.589.2950  
jake.miller@cbre.com

**Scott Ketlinski**  
208.608.6300  
scott.ketlinski@cbre.com



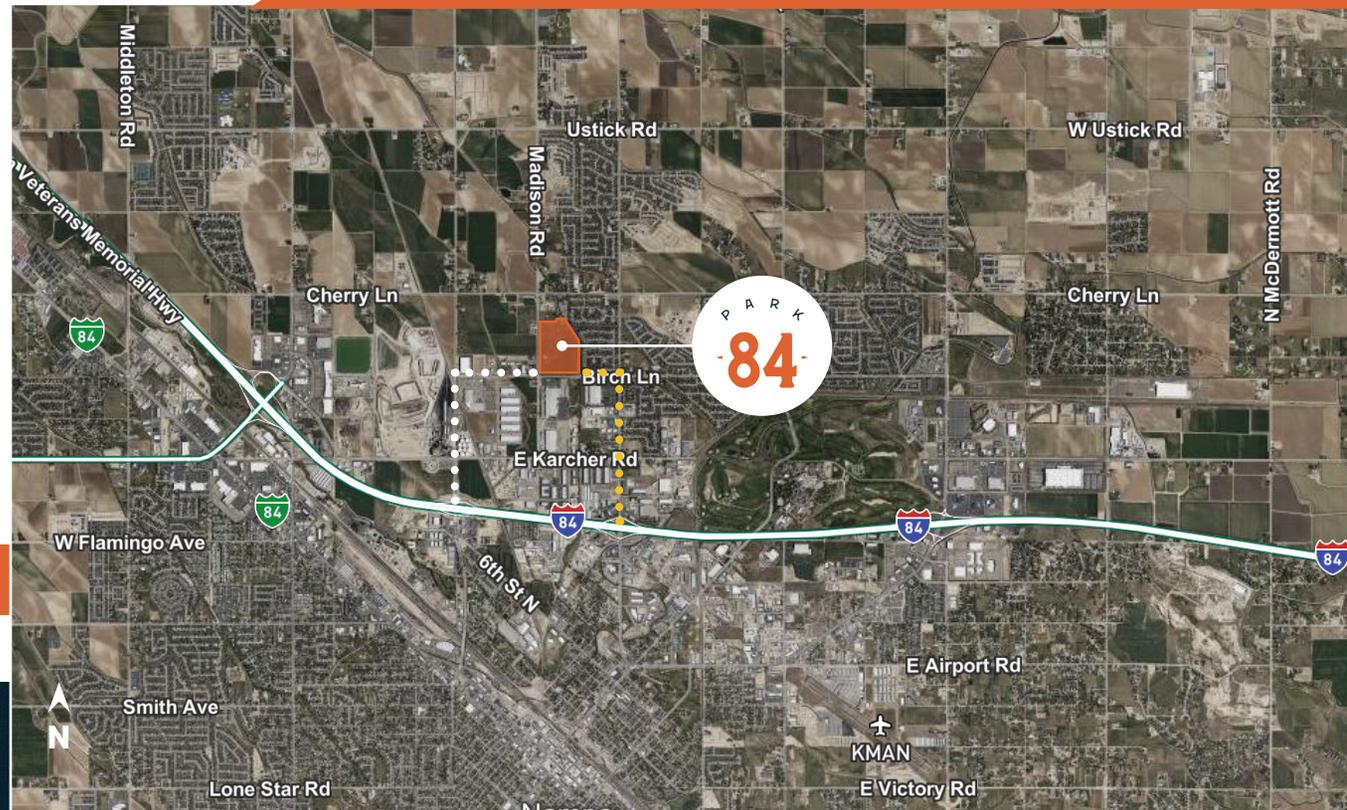
# WORLD-CLASS DESIGN

## Built for national attraction and exceptional regional service

- **±27,339 SF** available in Building 4, with 2,165 SF spec office
- **Strategic** central Treasure Valley location
- **Strong connectivity** to all corners of the Treasure Valley
- **Central Canyon County location** provides excellent labor supply
- **Flexible space options** – small bay showroom to big box distribution
- **Spec suite options** and **turnkey service**
- **Two strong access points** to Interstate 84

Distance to  
Franklin Exit:  
1.3 miles  
3-minute drive

Distance to  
Northside Exit:  
1.35 miles  
3-minute drive



PRICING: CONTACT AGENTS FOR DETAILS

## BUILDING 4 HIGHLIGHTS



80,460 SF



32' clear height



Clerestory and  
LED lighting



Zoned IL:  
Light Industrial



Ample 480V  
power available



ESFR sprinklers



Outdoor storage  
and trailer  
parking available

P A R K

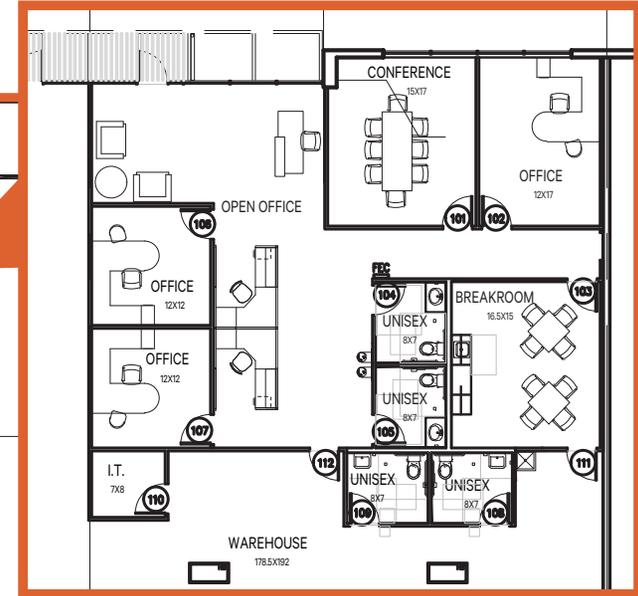
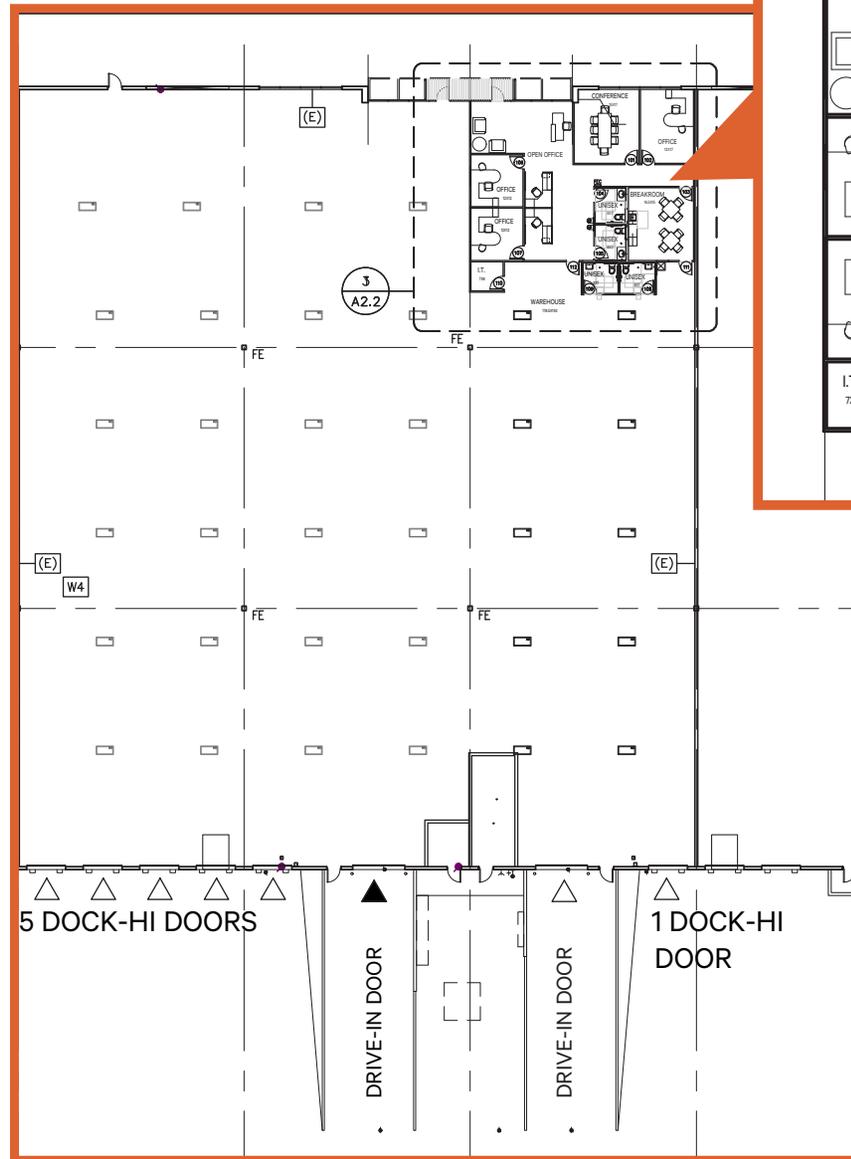
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### Building 4 Details

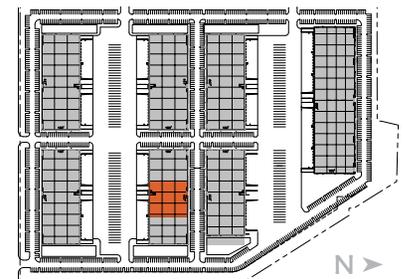
- **Suite 103 Available:** ±27,339 SF
- **Warehouse:** ±25,174 SF
- **Spec Office Suites:** ±2,165 SF
- **Total Building Size:** ±80,460 SF
- **Dock Doors:** 6
- **Grade-Level Doors:** 2
- **Truck Court Depth:** 135'
- **Power:** 400 amps of 480V/3 Phase
- **Completion:** February 2026

## Building 4

16650 Madison Road | Nampa, Idaho



Slated to be completed February 2026

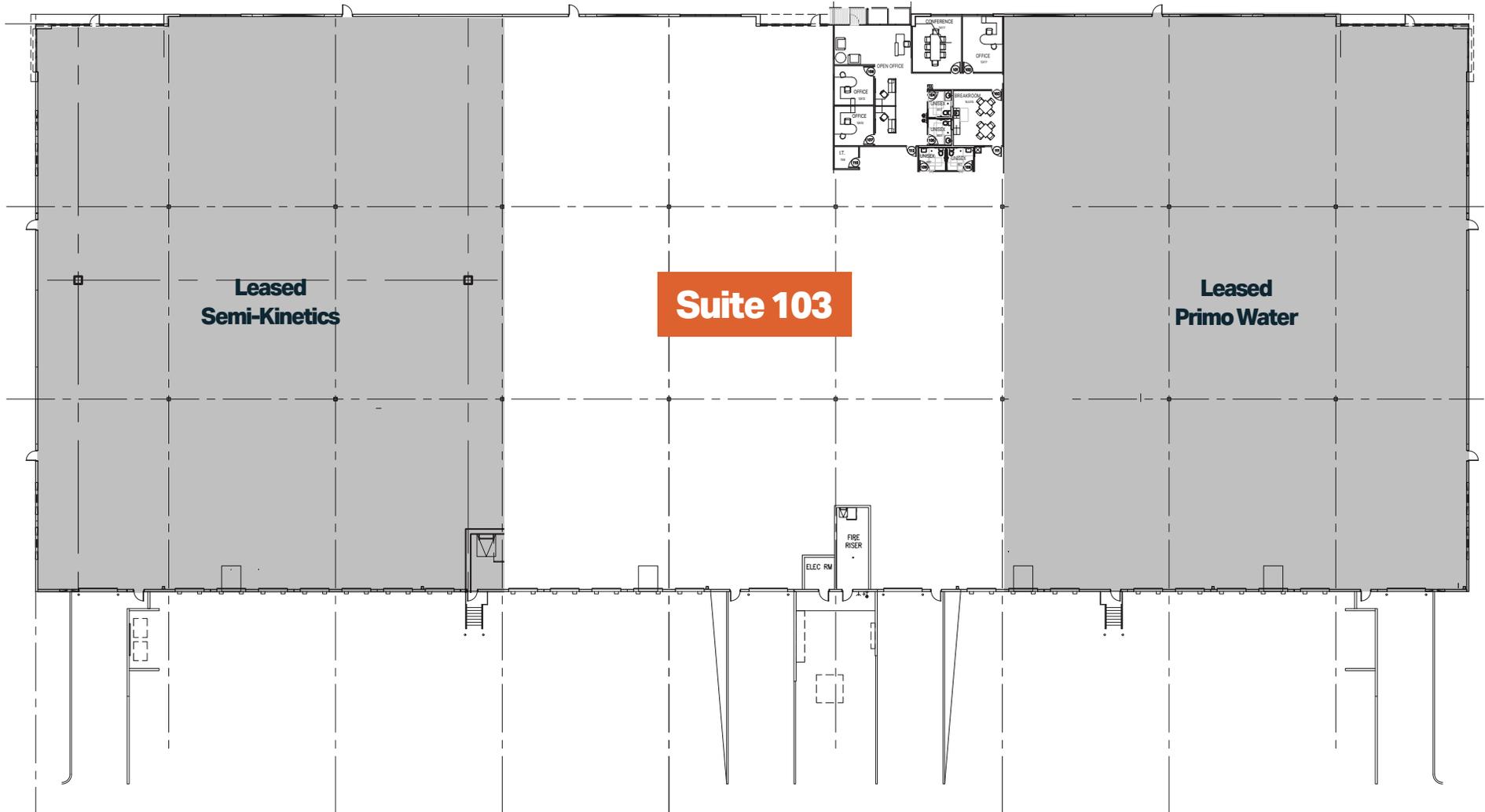


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# Building 4

16650 Madison Road | Nampa, Idaho



# AREA MAP

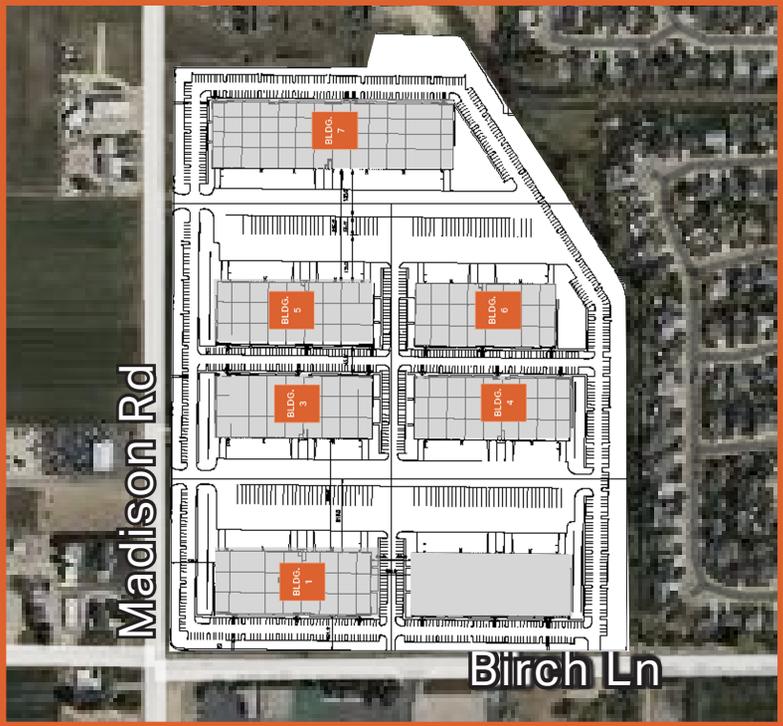
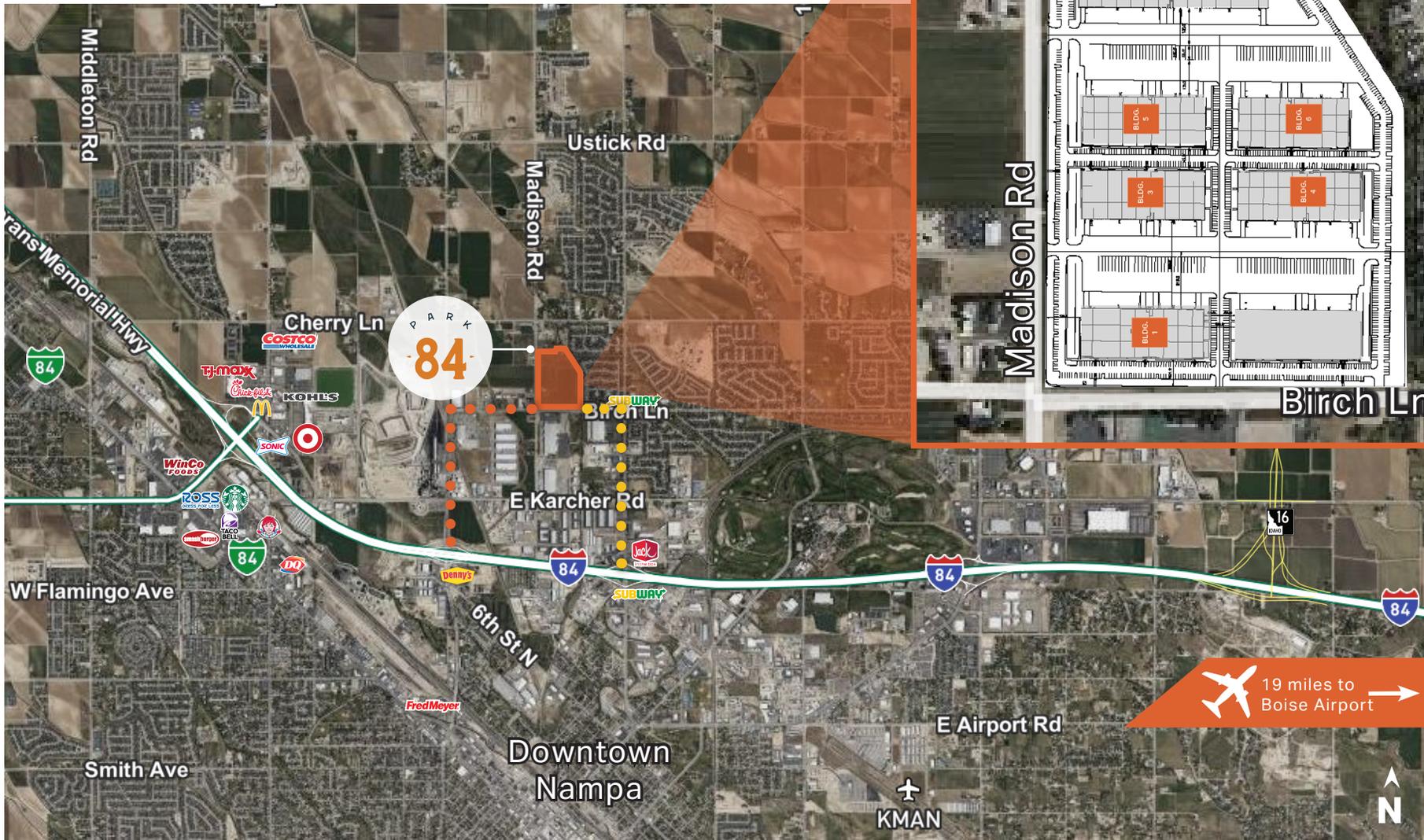
**Distance to Franklin Exit:**

**1.3 miles**  
**3-minute drive**



**Distance to Northside Exit:**

**1.35 miles**  
**3-minute drive**



# PARK 84



## CONTACTS

### **Harry Sawyer, MSRE**

Vice President

208.830.5272

[harrison.sawyer@cbre.com](mailto:harrison.sawyer@cbre.com)

### **Jake Miller, SIOR**

Senior Vice President

208.589.2950

[jake.miller@cbre.com](mailto:jake.miller@cbre.com)

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Associate

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[scott.ketlinski@cbre.com](mailto:scott.ketlinski@cbre.com)

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