

MADISON CHERRY BUILDING – FOR LEASE



Manufacturing and Office Building in Nampa, ID
Total SF: 83,800 +/-

First Floor - (areas are approximate)

- 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
- Four dock high shipping/receiving doors
- One floor level overhead door (others possible)

Second Floor with Elevator access (approximate areas)

- 10,000 sf East Office Area
- 10,800 sf North Office Area

Excess Land Available for Storage/Building

Building complete ready for Tenant – other than landscape and turn-Lane is still under construction



Strategic Mergers and Acquisitions, LLC
5598 N. Eagle Road, Boise Idaho 83713

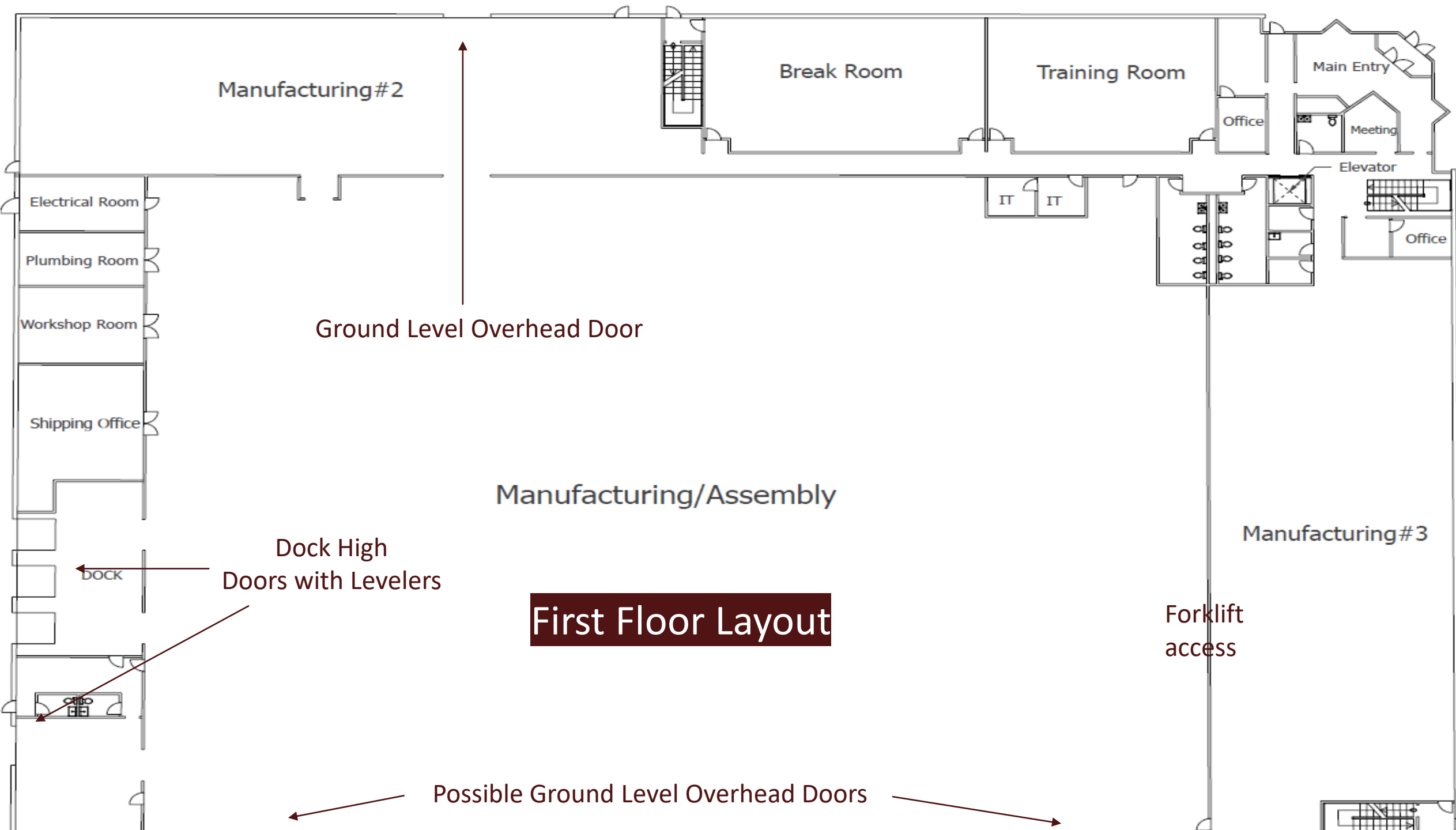
Contact: Steve Neighbors | sneighbors@strategicsos.com
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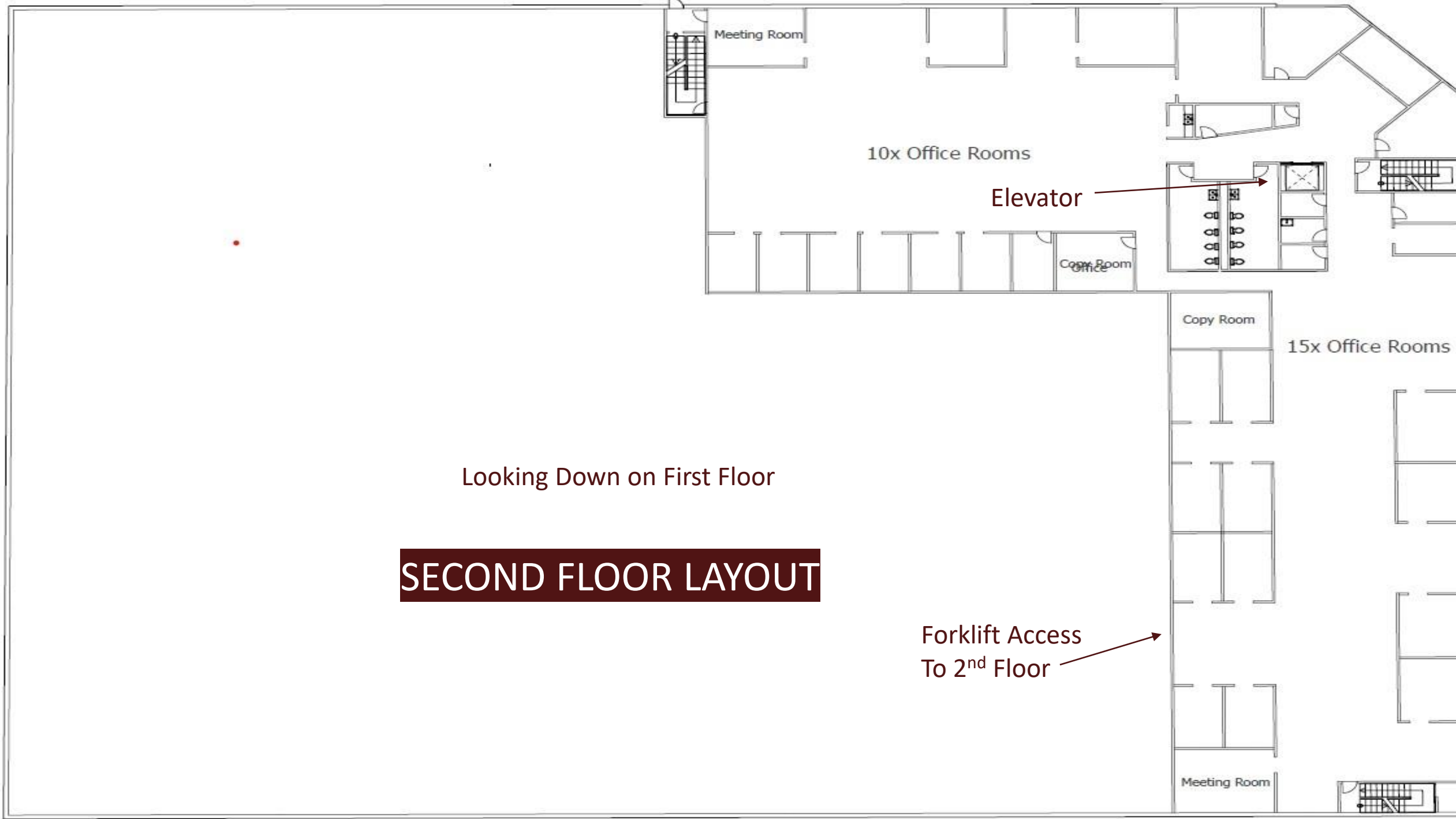




Sidewalk &
Turn bay under
Construction

LANDSCAPE PLAN PRESENTLY UNDER CONSTRUCTION – ESTIMATED MARCH 31 COMPLETION DATE





Meeting Room

10x Office Rooms

Elevator

Copy Room
Office

Copy Room

15x Office Rooms

Looking Down on First Floor

SECOND FLOOR LAYOUT

Forklift Access
To 2nd Floor

Meeting Room



Manufacturing Floor

The building is fully fire sprinkler system (675 g.p.m.)
30' ceilings and up to 480 volt 1,000amp 3-phase power
Internet presently installed with fiber optics available Fall 2023
Heat and air conditioning throughout entire building



North Office Area



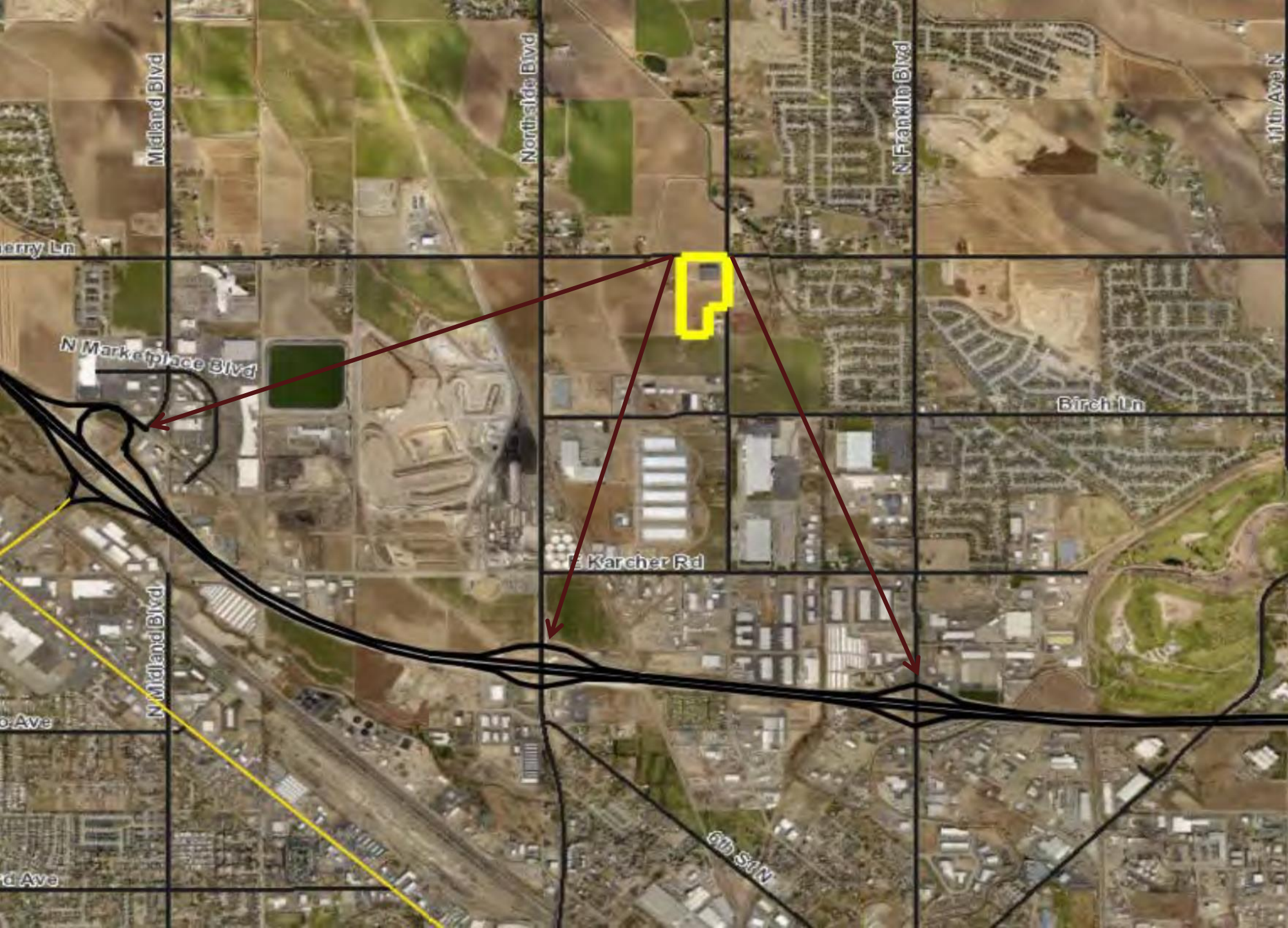
East Office Area



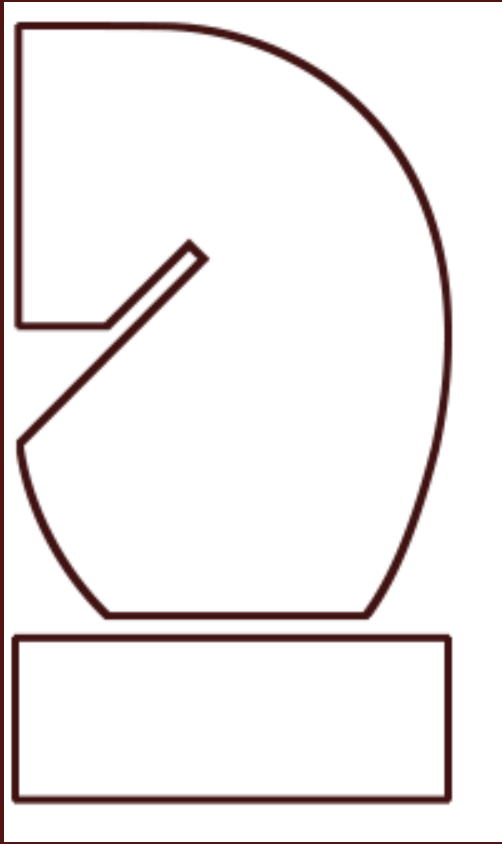
Stadium Seating Training Room



Shipping/Receiving Doors



Located in
one of the
nation's
fastest
growth
areas,
multiple
access
points to
I-84
freeway
(1.7 miles)



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