

# MADISON CHERRY BUILDING – FOR LEASE

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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

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**CONSTRUCTION COMPLETED –READY FOR TENANT**













Room for Expansion is available

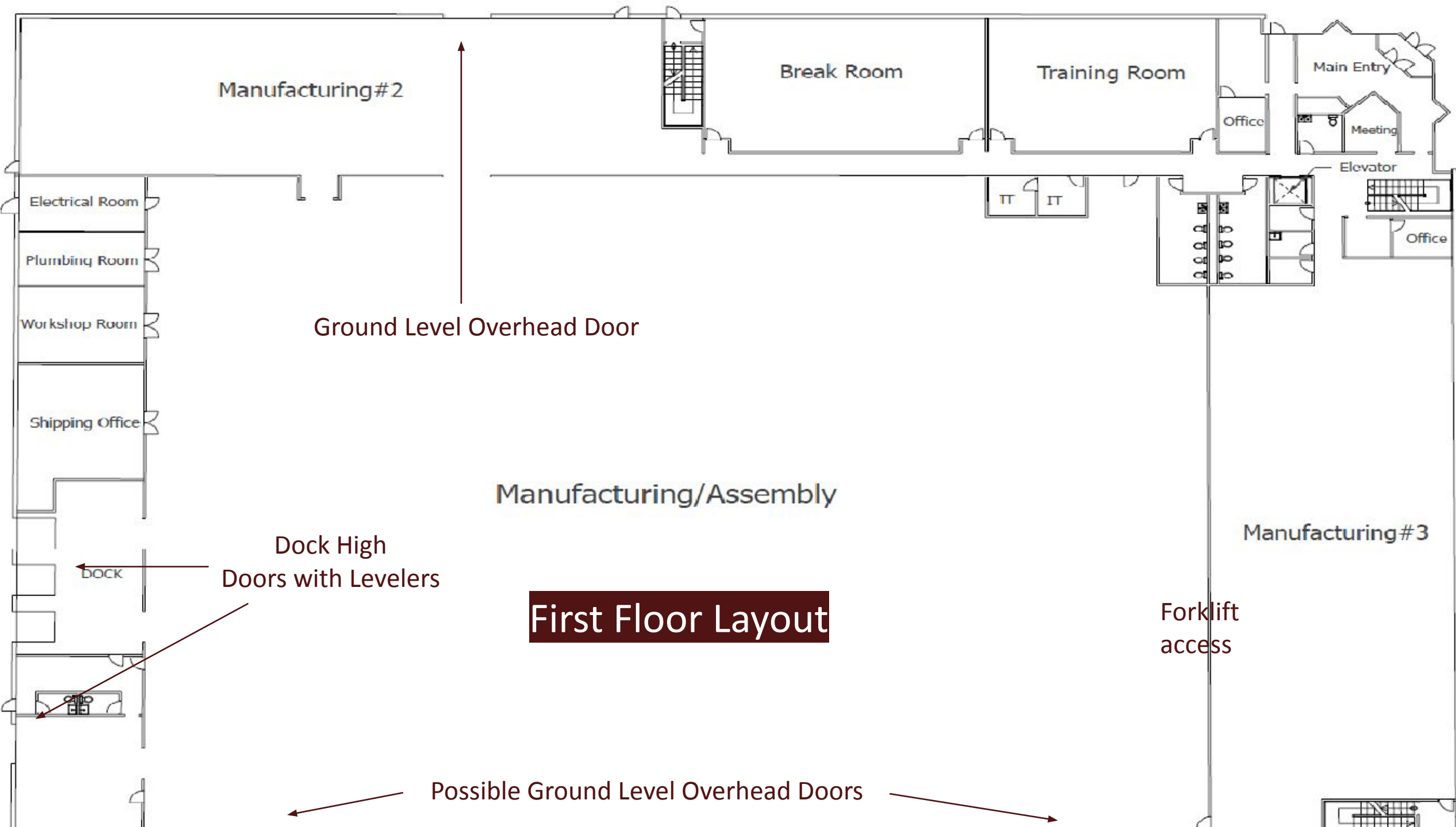
Lease Includes approximately 1 acre of  
outside yard area.



## Dual Street Access

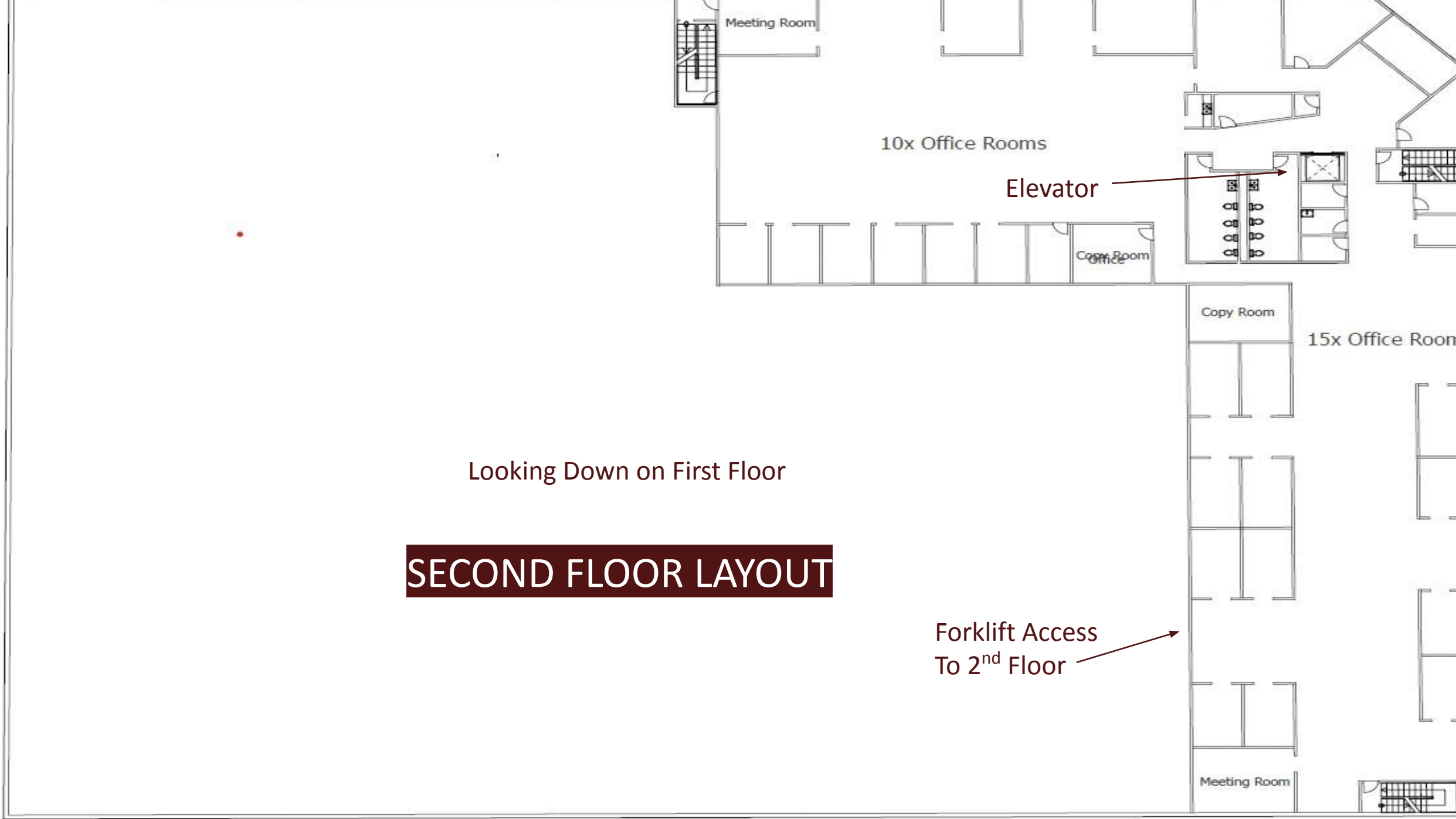
The site is situated on a the corner of Cherry and Madison, with access to both streets, with area for a future turn land as well.





**First Floor Layout**





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 2<sup>nd</sup> 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





# Three Separate Areas

Distinct Manufacturing Stages or Inventory, Parts, Storage Areas, or Easily Opened Up









**North Office Area**



**East Office Area**

**High End Finished Offices, IT Rooms, Computer controlled HVAC System, LED Lighting throughout the Building**





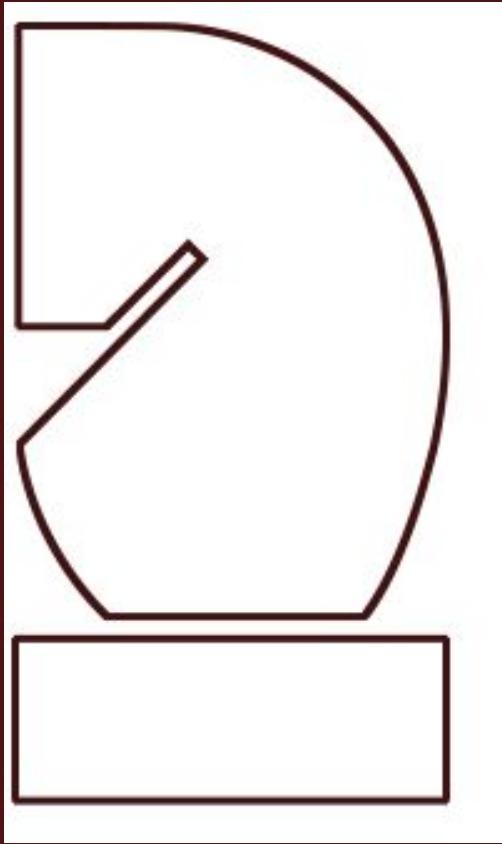
Stadium Seating Training Room





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





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