



**FOR LEASE**

**1604 E. Fargo Avenue**

Nampa, ID 83607

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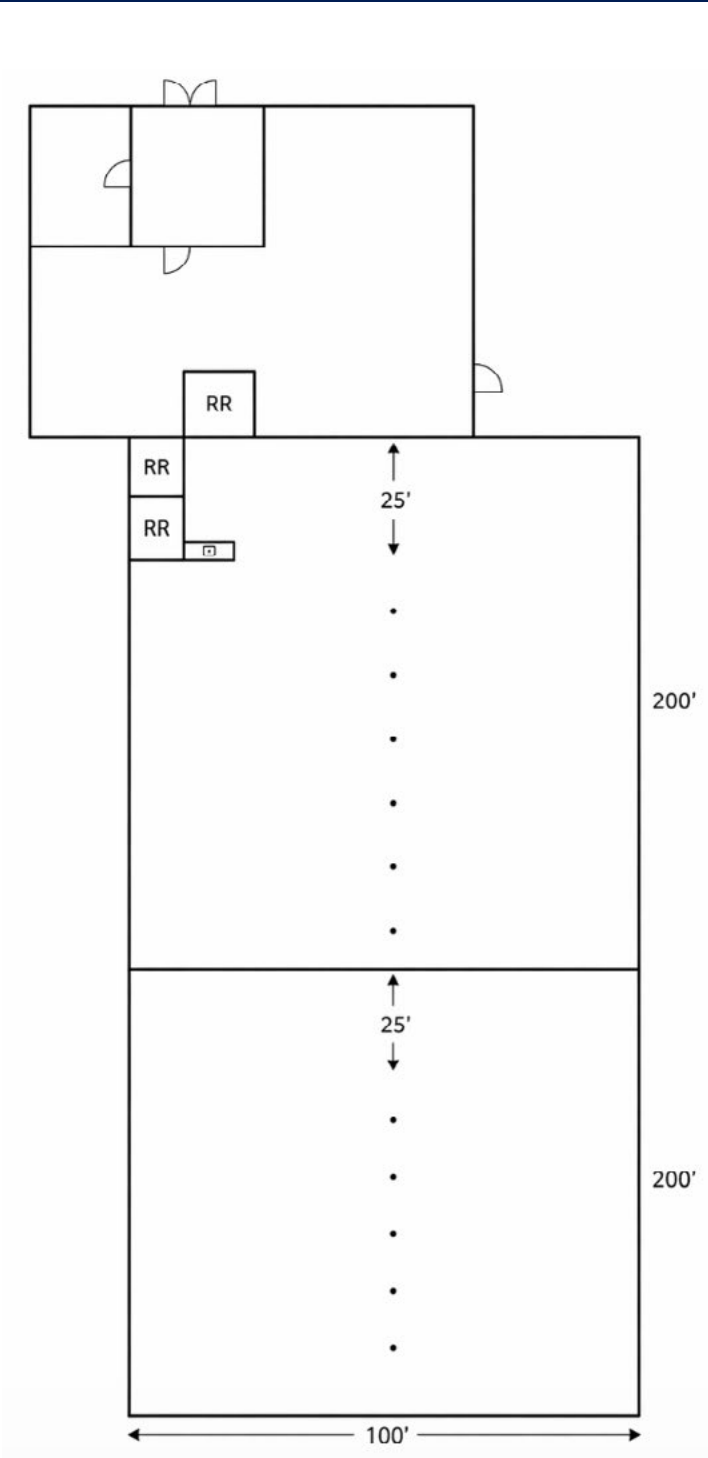
1604 E. Fargo Avenue, Nampa, ID

|                            |                                                           |
|----------------------------|-----------------------------------------------------------|
| Property Type              | Manufacturing/Distribution                                |
| Year Completed             | 1980                                                      |
| Building Size              | 40,000 SF Warehouse<br>3,000 SF Office<br>43,000 SF Total |
| Land Size                  | 2.18 Acres                                                |
| Construction Type          | Concrete                                                  |
| Zoning                     | IF - Industrial Park                                      |
| Warehouse Ceiling Height   | 20'                                                       |
| Dock High Doors            | 6 with dock packages                                      |
| Grade Level Drive-in Doors | 1                                                         |
| Parking                    | 68 stalls                                                 |
| Power                      | 800 amps of 480 volt, 3-phase                             |
| Lease Rate                 | \$0.86/SF NNN monthly or<br>\$0.13/SF NNN Estimates       |
| Available                  | July 1, 2026                                              |

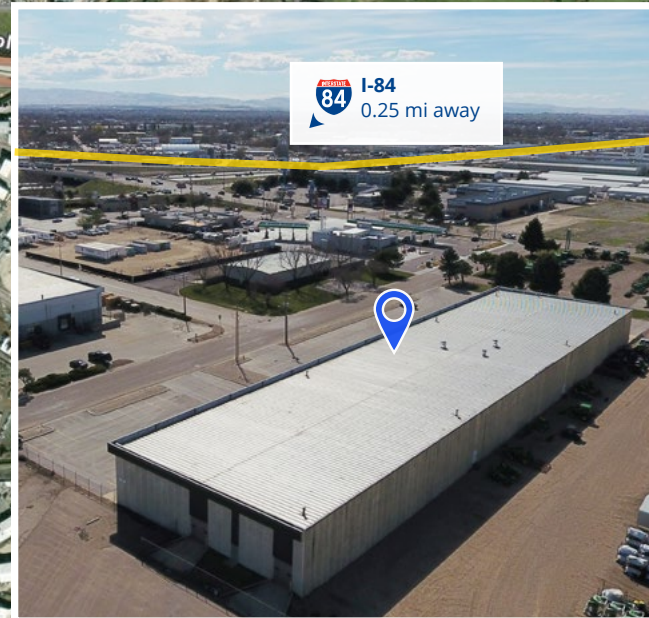
Key Highlights

- Functional layout
- Excellent truck accessibility and loading
- 800 amps of 480 volt, 3-phase power
- Four access points off Fargo Ave
- Only 0.25 miles from I-84





# 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](http://www.cityofnampa.us)

[www.visitnampa.org](http://www.visitnampa.org)



2025  
population

117,111



2025 Average  
Household Income

\$95,117



Unemployment  
Rate

2.9%



Average  
Commute Time

23.5

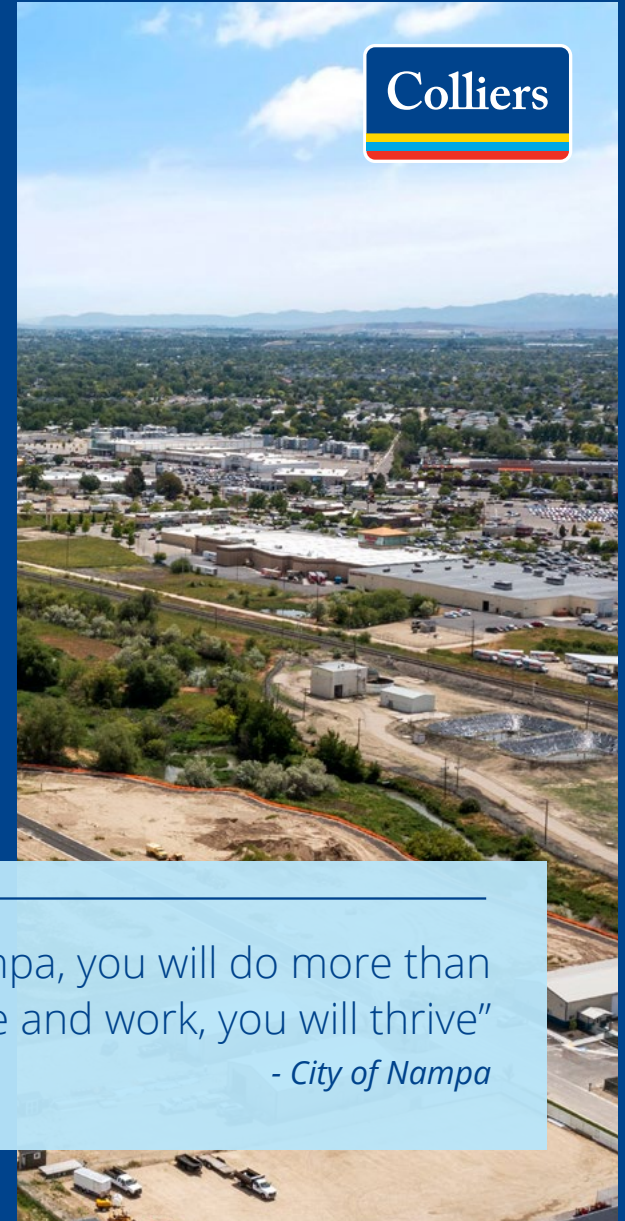
#1

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**

**#4**  
Best State Economy - Idaho  
2026 **U.S. News**

**#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 **W 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**