



FOR SALE / FOR LEASE

1604 E. Fargo Avenue

Nampa, ID 83607

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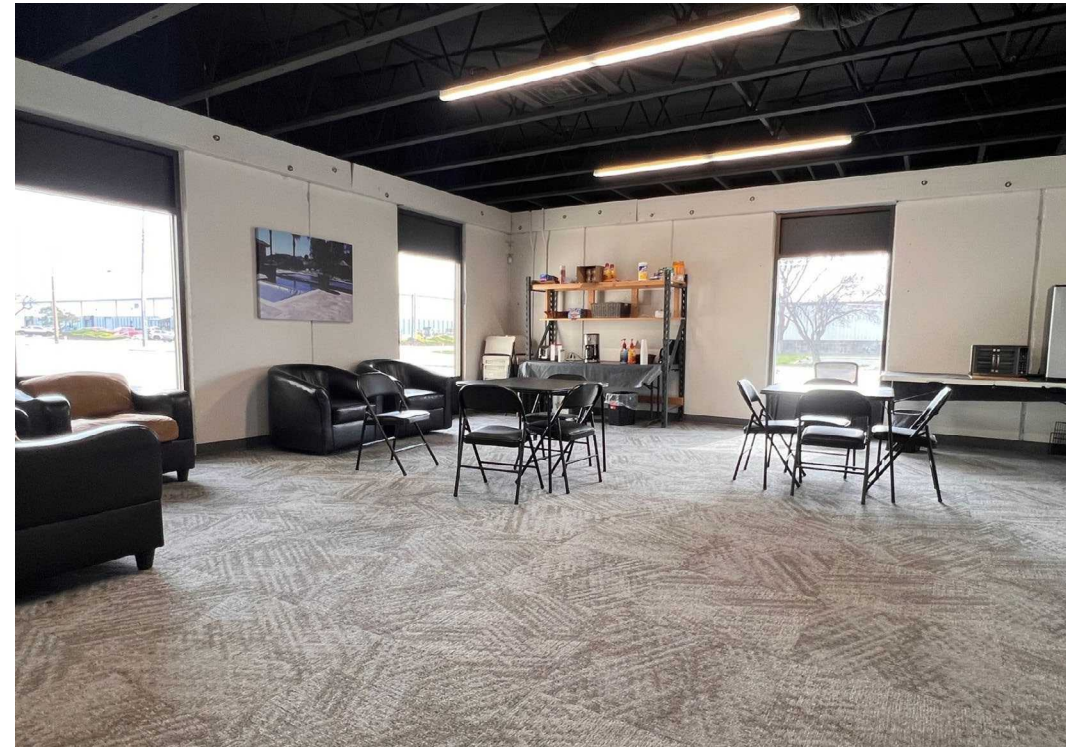
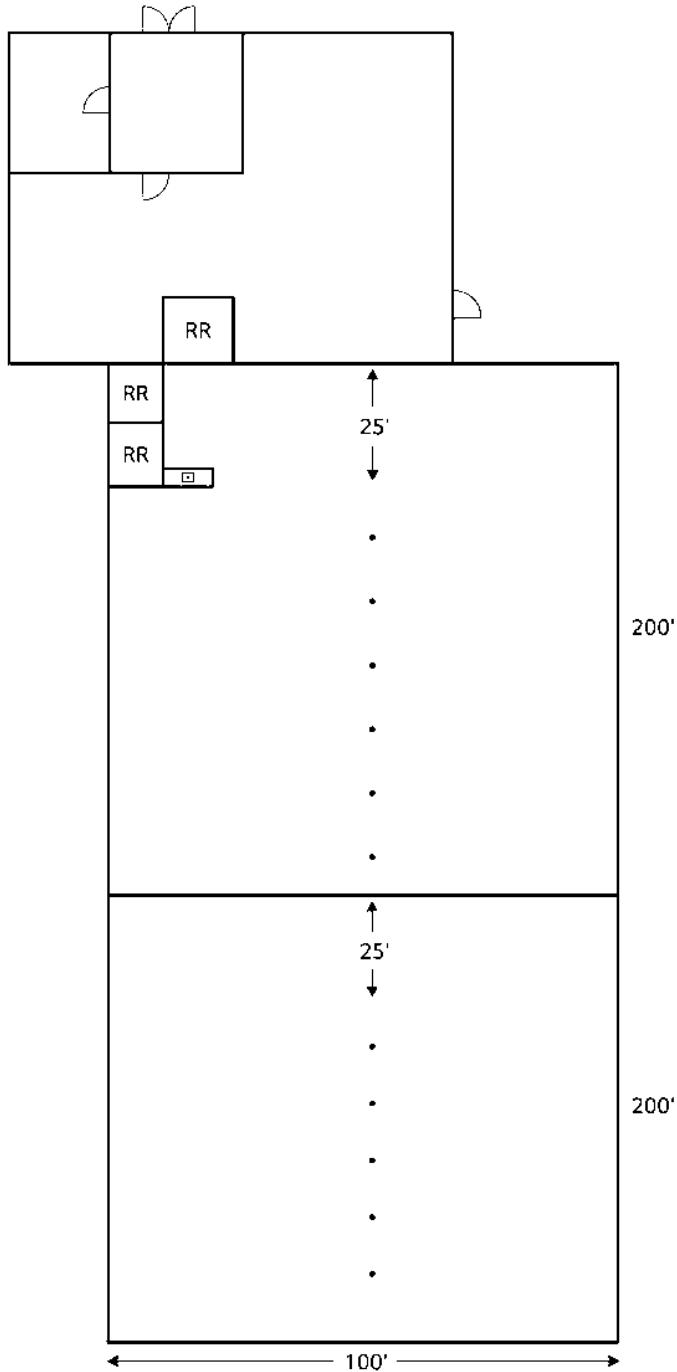
1604 E. Fargo Avenue, Nampa, ID

Property Type	Manufacturing/Distribution
Year Completed	1980
Building Size	40,000 SF Warehouse 3,000 SF Office 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 \$0.13/SF NNN Estimates
Sale Price	\$7,268,483 (\$169 PSF)
Available	July 1, 2026

Key Highlights

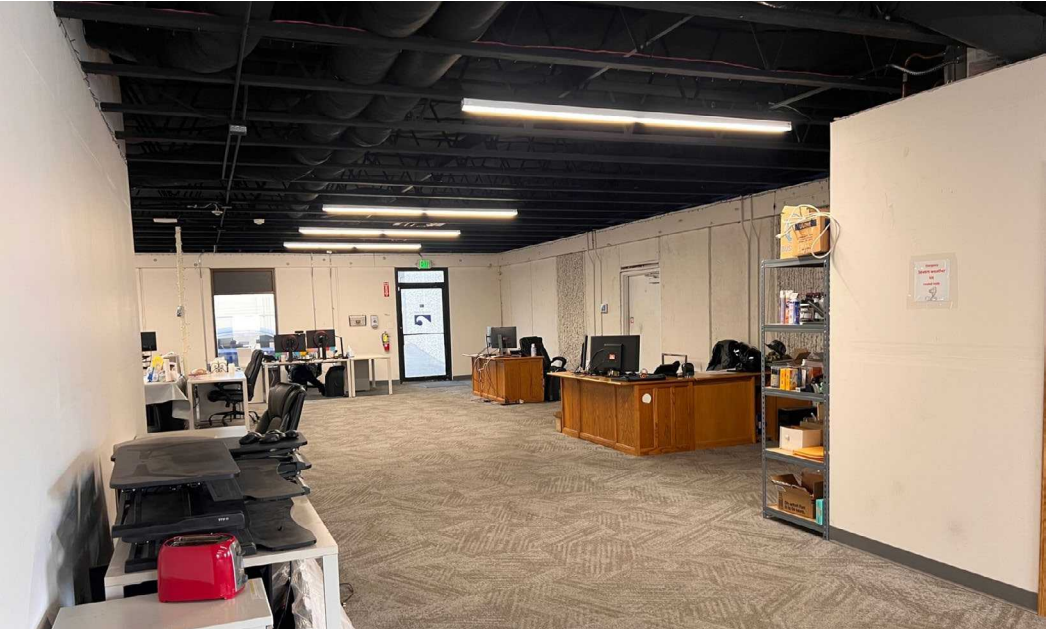
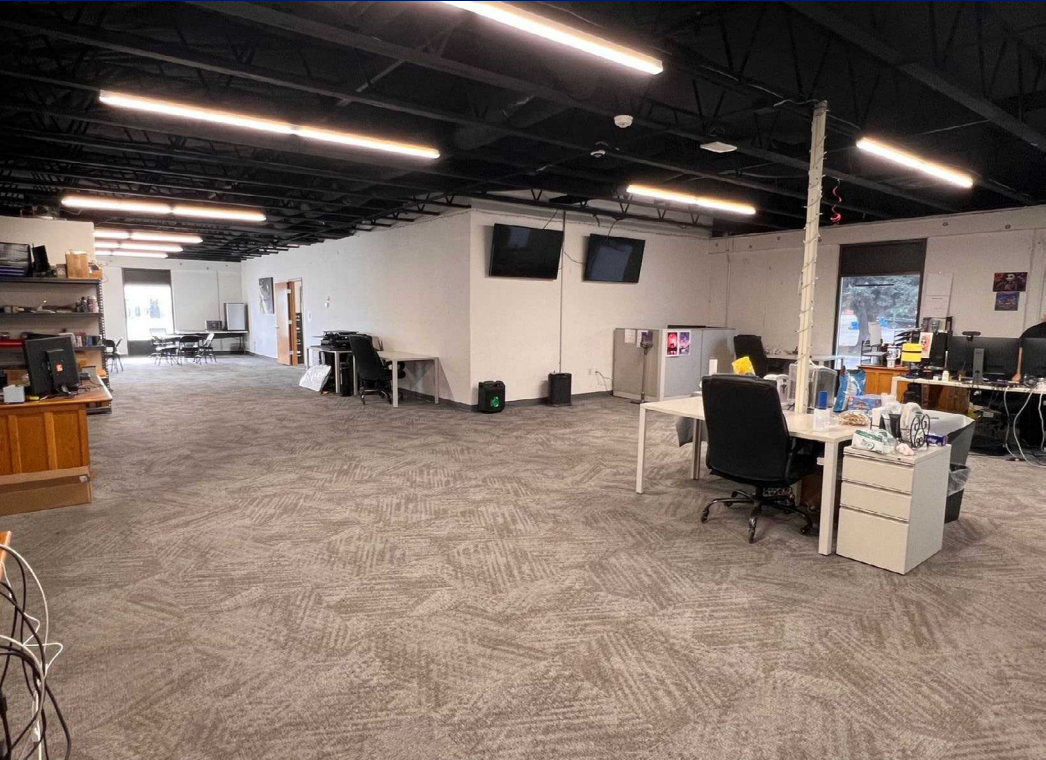
- Functional layout
- Excellent truck accessibility and loading
- 800 amps of 480 volt, 3-phase power
- Four access points off Fargo Ave
- Only 0.25 miles from I-84





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

www.visitnampa.org



2025
population

117,111



Unemployment
Rate

2.9%



2025 Average
Household Income

\$95,117



Average
Commute Time

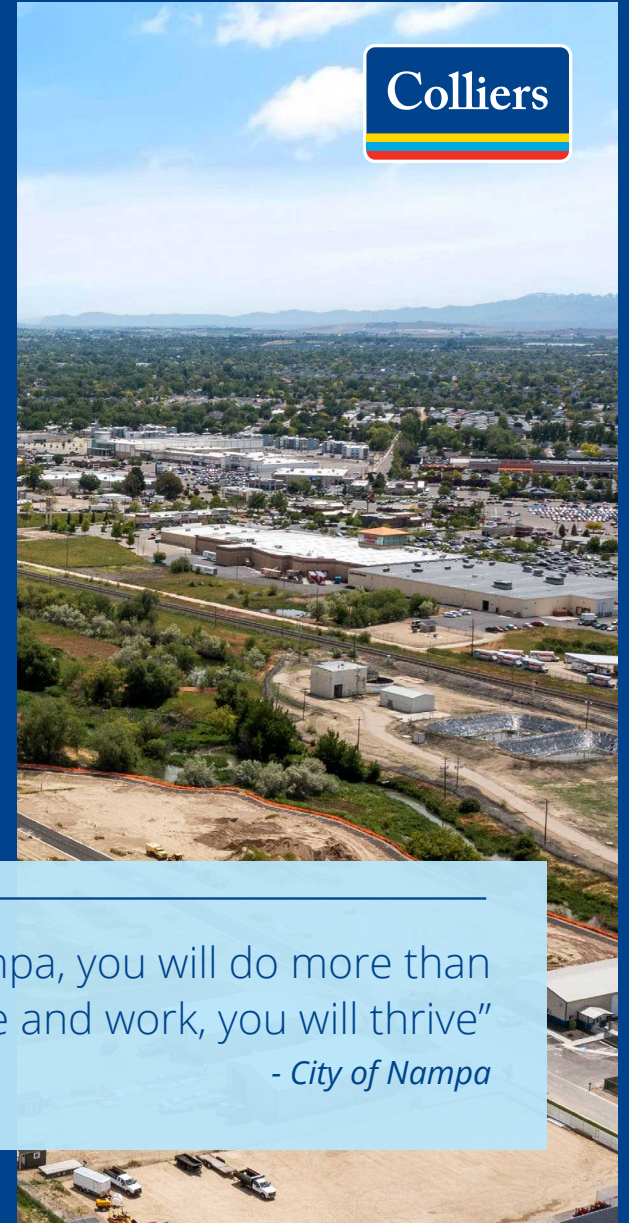
23.5

#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



Academic Institutions Near Nampa



Area Overview- Treasure Valley



#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 & World Report**

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

#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**
Building Meaningful Lives

Tier 1
Wage Growth - Treasure Valley
2025 **MILKEN INSTITUTE**

#1
Best Run City in America - Nampa
JUN 2024 **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 **BRAND BUSINESS REVIEW**

#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**



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.