

TOK

COMMERCIAL

1820 E FARGO AVE

INDUSTRIAL PROPERTY FOR SUBLEASE | NAMPA, ID 83687



75,000 SF - 152,140 SF
FLEXIBLE LEASE TERM

SPACE:	SF:	RATE:	AVAILABLE:
1820	75,000 SF - 152,140 SF	\$0.60/SF/mo. + NNN	Available Now

Est. NNN: \$0.14/SF/mo.

CONTACT

CHRIS PEARSON, SIOR
208.947.0859
chris@tokcommercial.com

GAVIN PHILLIPS, SIOR
208.401.4101
gavin@tokcommercial.com

HIGHLIGHTS

- Rail served - (5) rail doors.
- 57,996 SF (1.33 AC) yard space available.
- (2) available covered storage buildings
7,744 SF & 1,925 SF.
- Excellent 2 minute access to Interstate 84, via
Franklin Blvd.
- Fiber to the building.

DETAILS

BLDG. SIZE:	152,140 SF	ZONING:	I-L Light Industrial
LOT SIZE:	9.77 AC	IMPROVEMENTS:	7,140 SF Office
CLEAR HEIGHT:	21'	SPRINKLERED:	Yes
GRADE DOORS:	(1) 12' x 16'	UTILITIES:	Yes
DOCK DOORS:	10	POWER:	2000 AMPS of 227/480

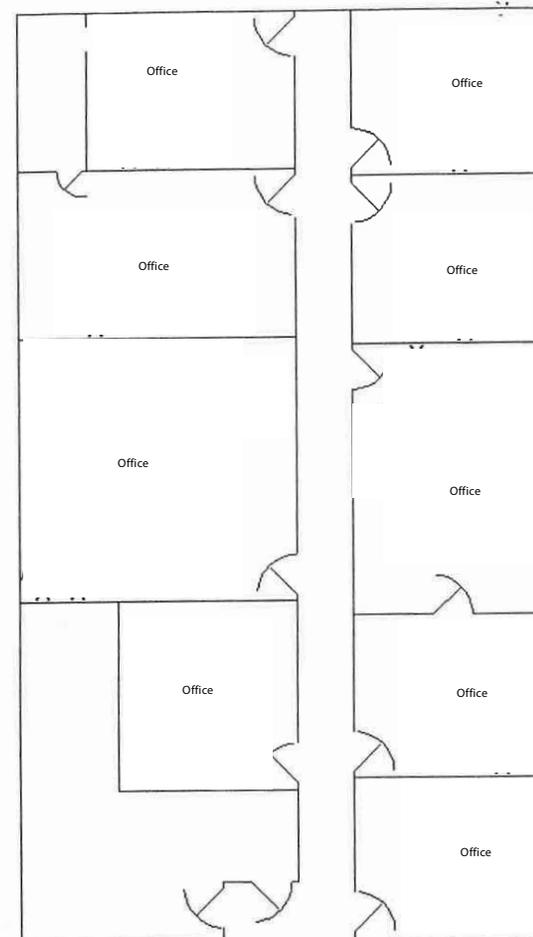
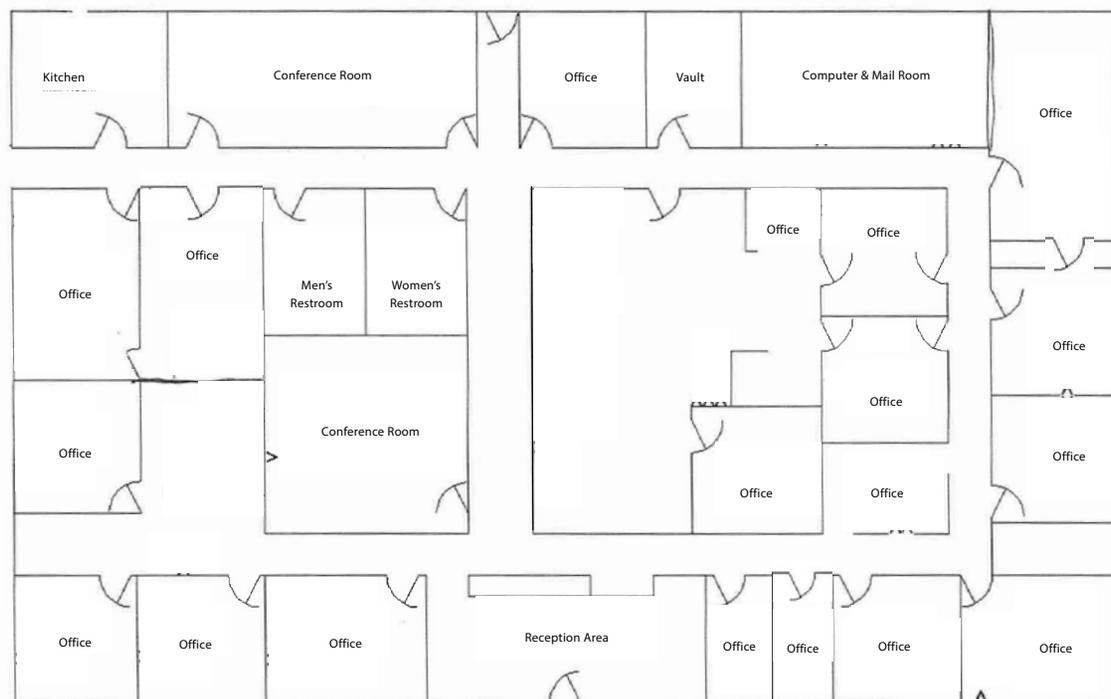
Lease Expiration: 10/31/2040

UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

FIRST FLOOR OFFICE



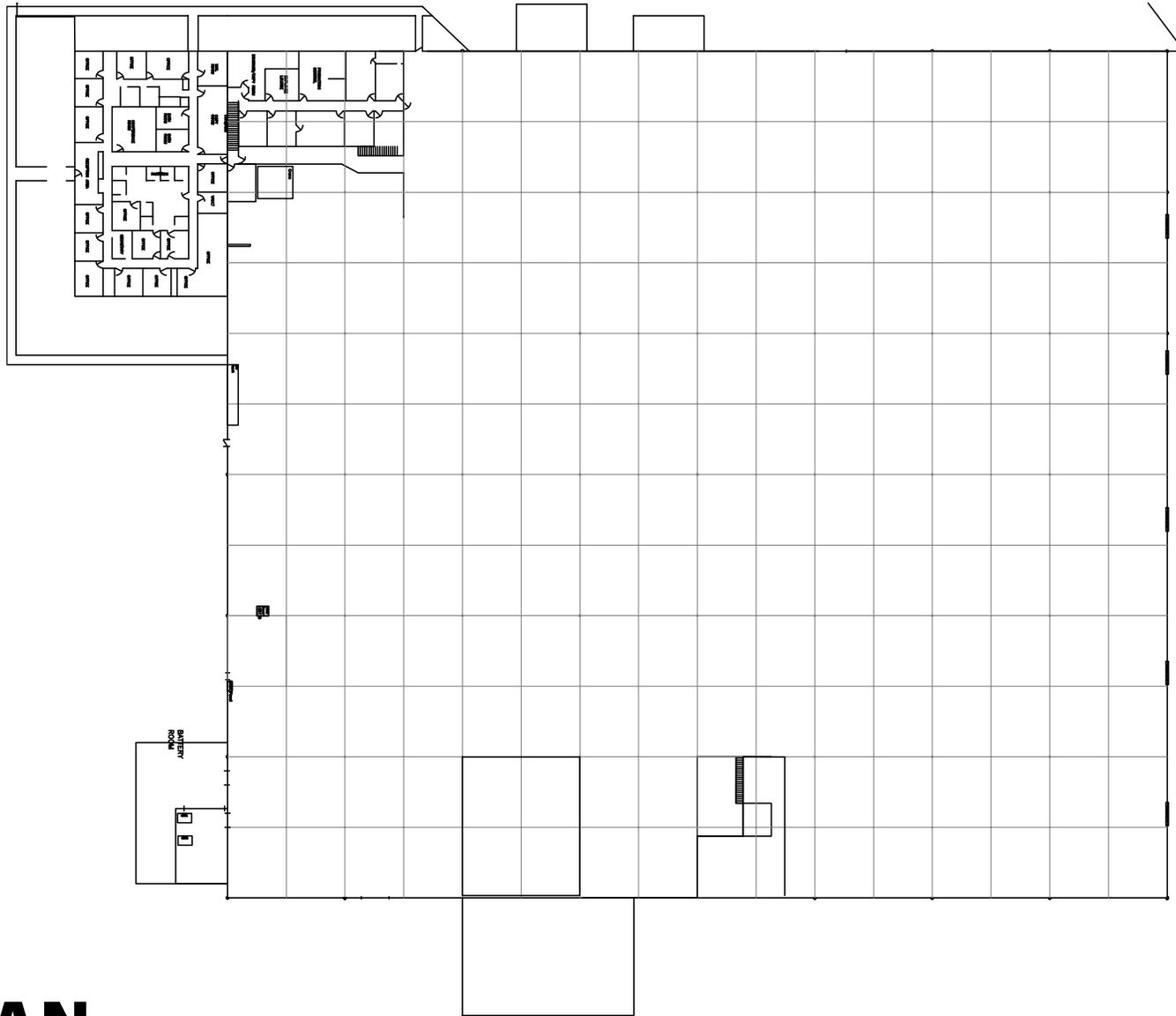
MEZZANINE OFFICE

FLOOR PLAN

UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

OFFICE/WAREHOUSE



FLOOR PLAN

UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

N 20TH ST

Covered Storage Building
(1,925 SF)

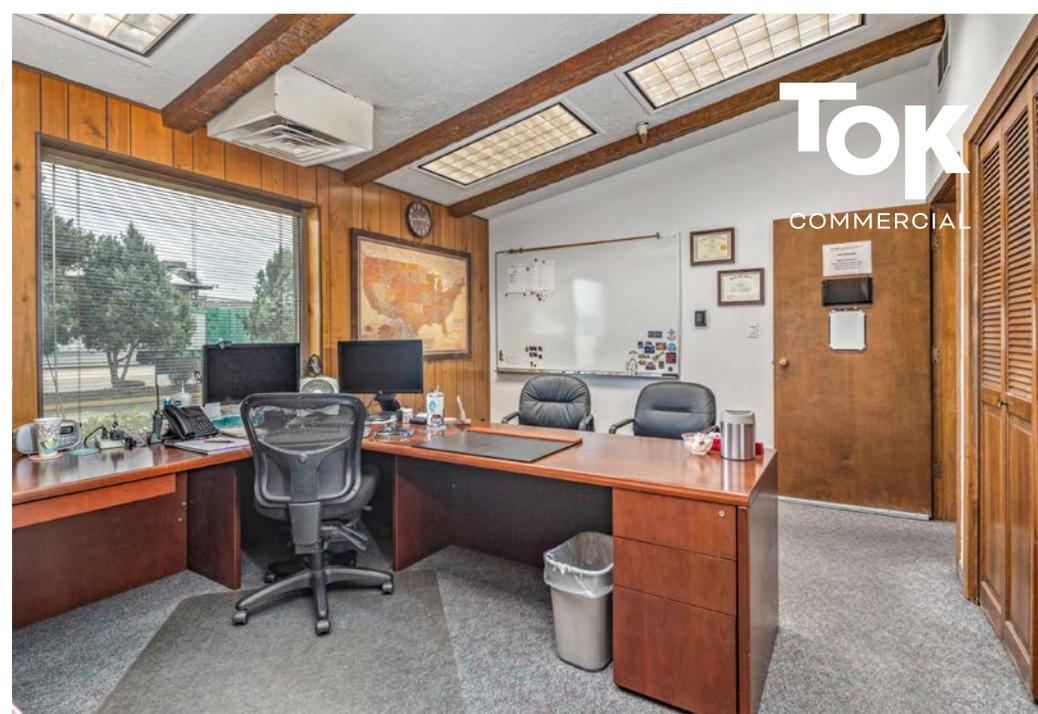
Covered Storage Building
(7,744 SF)

Main Building

COVER CARE

PACIFIC STEEL

E FARGO AVE



UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



TOK
COMMERCIAL



UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

SITE

PACIFIC STEEL

CAMPBELL TRACTOR CO.

2 MINUTE / 0.4 MILES
TO INTERSTATE 84
ACCESS!



EXIT 36

REPUBLIC STORAGE

AERIAL LOCATOR MAP

UPDATED: 1.20.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.