

INDUSTRIAL BUILDING WITH PAVED YARD FOR SALE

445 NW 16th St., Fruitland, ID 83619



 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MIKE HICKS
Associate
208.818.6803
mikeh@leeidaho.com

NICK PROVENZANO, SIOR
Principal
208.370.4510
nickp@leeidaho.com



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 445 NW 16th St., Fruitland, ID 83619 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



PROPERTY DETAILS

SALE PRICE \$900,000

BUILDING SIZE 6,156 SF

COVERED STORAGE WITH DOCK 5,500 SF

SITE AREA 3.08 AC

YEAR BUILT 1985

LOADING (1) Dock
(4) 12' x 14' Grade Level

CLEAR HEIGHT 20'

POWER 3-Phase 600v

ZONING I-2

PARCEL F3540001000H



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this industrial building with a yard for sale. This property presents a compelling opportunity for owner-users or investors seeking a functional, well-equipped facility with ample yard space. The property spans approximately 3.08 acres and includes a $\pm 6,156$ square foot primary building, complemented by a $\pm 5,500$ square foot covered storage with dock, providing versatile space for operations, storage, or expansion. With its combination of functional improvements, expansive yard, and flexible industrial zoning, this property offers a rare opportunity to establish or expand operations in a growing market with strong accessibility and usability for a variety of industrial applications.

PROPERTY HIGHLIGHTS

- » Excess land for storage or future building expansion
- » Paved yard
- » Efficient regional access via Hwy. 95 and I-84
- » On-site truck scale
- » Heavy power capability



ONTARIO, OR



IDAHO & OREGON BORDER



1.3 MILES



N. WHITLEY DR.



NW 16TH ST



INTERSTATE - 4 MINUTES

DEMOGRAPHICS



PAYETTE COUNTY

Population:
±27,600 (2024), ±9% growth since 2020

Median Age:
±39 years (older, more established population)

Median Household Income:
±\$67,700

Education (Bachelor's+):
17%

Key Traits:
Smaller, rural market with steady growth, older demographic, and more affordable housing base.

CANYON COUNTY

Population:
±266,892

Median Age:
±34.9 years

Median Household Income:
±\$76,488

Education (Bachelor's+):
23.2%

Key Traits:
Rapidly growing, workforce-heavy county with strong family presence and expanding suburban development.

ADA COUNTY

Population:
±535,800 (largest in Idaho)

Median Age:
±38 years

Median Household Income:
±\$91,500

Education (Bachelor's+):
45%

Key Traits:
Economic hub of Idaho with higher incomes, highly educated workforce, and strong population growth..

AREA OVERVIEW

FRUITLAND, IDAHO

Fruitland is a city located in Payette County, southwestern Idaho, with a population of around 27,629 people. The city is situated near the Payette River and is known for its agricultural roots, particularly in fruit orchards, including apples and pears, along with crops like potatoes and wheat. Fruitland is part of the larger Boise metropolitan area, making it a quiet residential community while still offering access to urban amenities. The city is surrounded by beautiful farmland and rural landscapes, offering a peaceful, small-town lifestyle with opportunities for outdoor recreation such as fishing, boating, and hiking. The community has a strong sense of local pride, with various events and gatherings throughout the year.

Fruitland is served by local schools and offers essential services, with more specialized options available in nearby cities like Payette. Its close proximity to Boise also provides residents with easy access to a larger job market and other urban conveniences. Fruitland combines a tranquil, agricultural lifestyle with the benefits of being close to a growing metropolitan area.





COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

MIKE HICKS

Associate

208.818.6803

mikeh@leeidaho.com

NICK PROVENZANO, SIOR

Principal

208.370.4510

nickp@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com