

FRUITLAND INDUSTRIAL AND COLD STORAGE

LIGHT INDUSTRIAL SPACE FOR LEASE | 200 S PENNSYLVANIA AVE | FRUITLAND, ID | 83619



Functional industrial/flex building featuring office, warehouse, and cold storage capabilities with large paved yard area for equipment, trailer, fleet, or outside storage.

Fully paved and fenced site with excellent truck circulation, yard usability, and visibility along Pennsylvania Avenue.

Ideal for food distribution, produce, beverage, contractor, service, fleet, agricultural, or light manufacturing users seeking functional industrial space with excess yard area.

Includes 1,920 SF of office space, 2,175 SF of warehouse space, 2,100 SF of cold storage that can be removed, and 1.26 acres of yard area.

SPACE	SIZE	BASE RENT
200 S Pennsylvania	6,195 SF	\$5,885/Month

BLDG TYPE:	Light Industrial	POWER:	Ample/3 - Phase
LOT SIZE:	1.91 Acres	LEASE TYPE:	NNN
AVAILABLE:	July 1st, 2026	EST NNN'S	\$0.20
CLEAR HEIGHT:	12'	ZONING:	C-G
GRADE DOOR:	5 (14'x12')		

HIGHLIGHTS



CONTACT



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DETAILS



UPDATED: 6.15.2026

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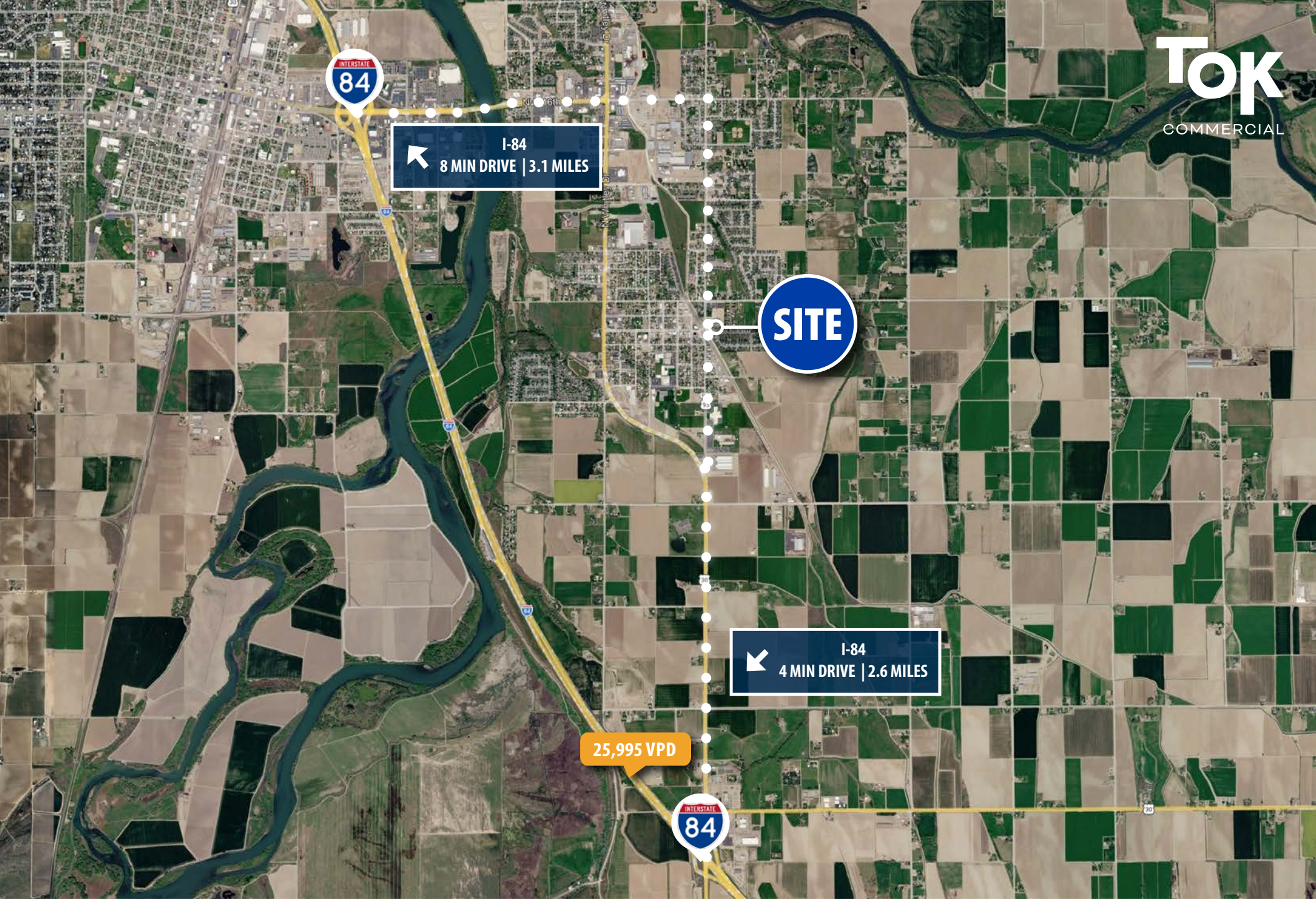
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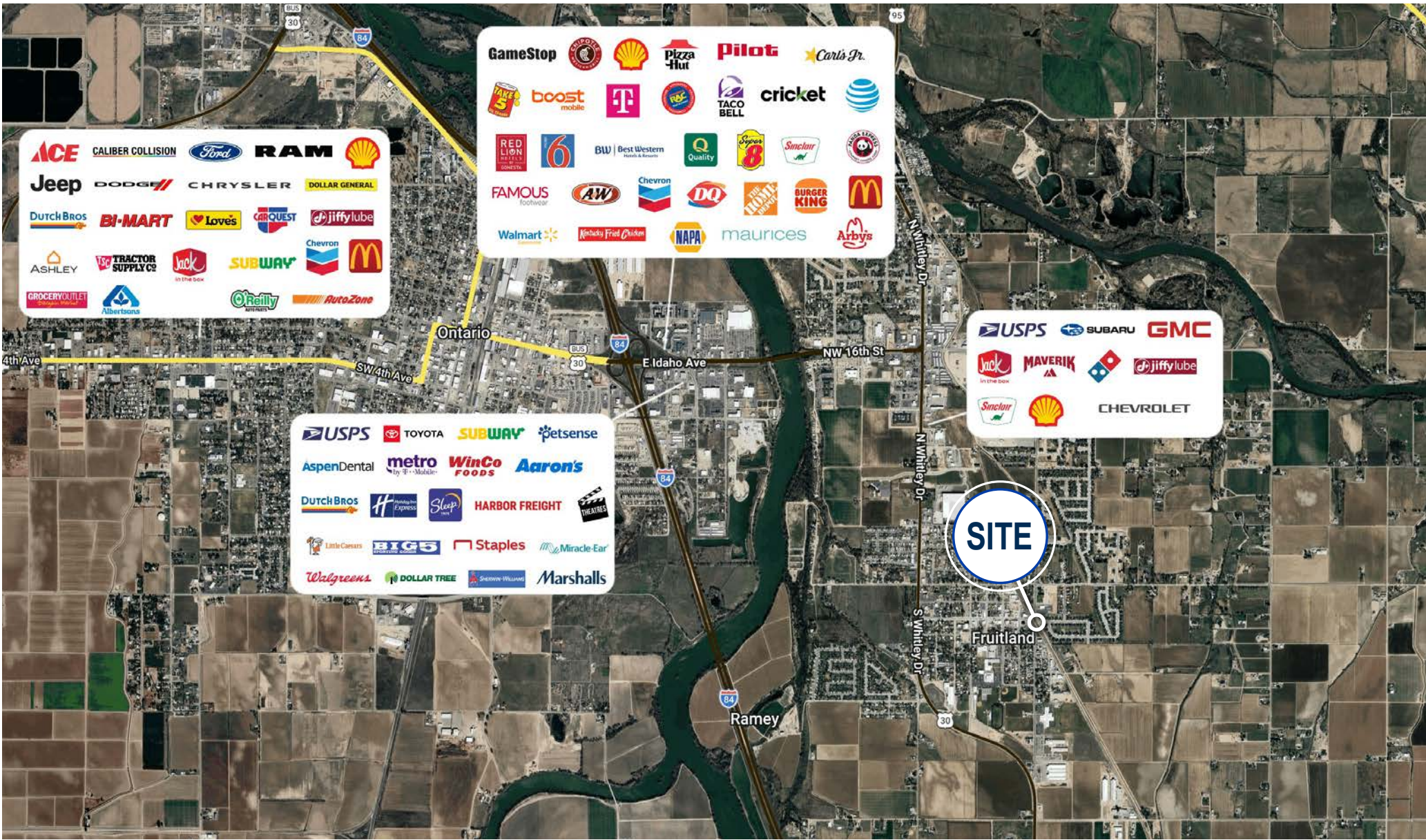


← I-84
8 MIN DRIVE | 3.1 MILES

SITE

← I-84
4 MIN DRIVE | 2.6 MILES

25,995 VPD



1 MILE RADIUS

POPULATION 4,539 1 MI. RADIUS	HISTORIC ANN. GROWTH 1.6% 1 MI. RADIUS	AVG. HOUSEHOLD INC. \$81,819 1 MI. RADIUS

3 MILE RADIUS

POPULATION 13,444 3 MI. RADIUS	HISTORIC ANN. GROWTH 2.3% 3 MI. RADIUS	AVG. HOUSEHOLD INC. \$76,754 3 MI. RADIUS

5 MILE RADIUS

POPULATION 29,814 5 MI. RADIUS	HISTORIC ANN. GROWTH 1.4% 5 MI. RADIUS	AVG. HOUSEHOLD INC. \$75,754 5 MI. RADIUS

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