

TOK 1301 KARCHER & 1350 FARGO LAND

COMMERCIAL

INDUSTRIAL LAND FOR SALE | NAMPA, ID 83687



AERIAL
360°
TOUR

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HIGHLIGHTS

Ideal owner-user industrial development opportunity, directly off of I-84's Exit 36, off Franklin Boulevard.

Newly added roundabout at the Franklin & Karcher intersection for improved traffic flow.

Rapidly growing, industrial-centric, area of north Nampa.

Flexible zoning with a Conditional Use Permit.

Surrounded by some of the area's biggest industrial users, including, Amalgamated Sugar, Materne GoGo SqueezZ, Plexus Corporation, Heartland RV, and more.

Conveniently directly adjacent to a Maverick gas station and truck stop.

DETAILS

PROPERTY TYPE: Industrial Land

LOT SIZES:

1301 KARCHER: 1 - 2.61 Acres

1350 FARGO: 1.12 Acres

SALE PRICE: \$12.00/SF

ZONING: I-L, Light Industrial
[Click For More Info](#)

ALLOWED USES: [Click For Allowed Uses](#)

Flexible zoning with a Conditional Use Permit

UPDATED: 6.24.2025

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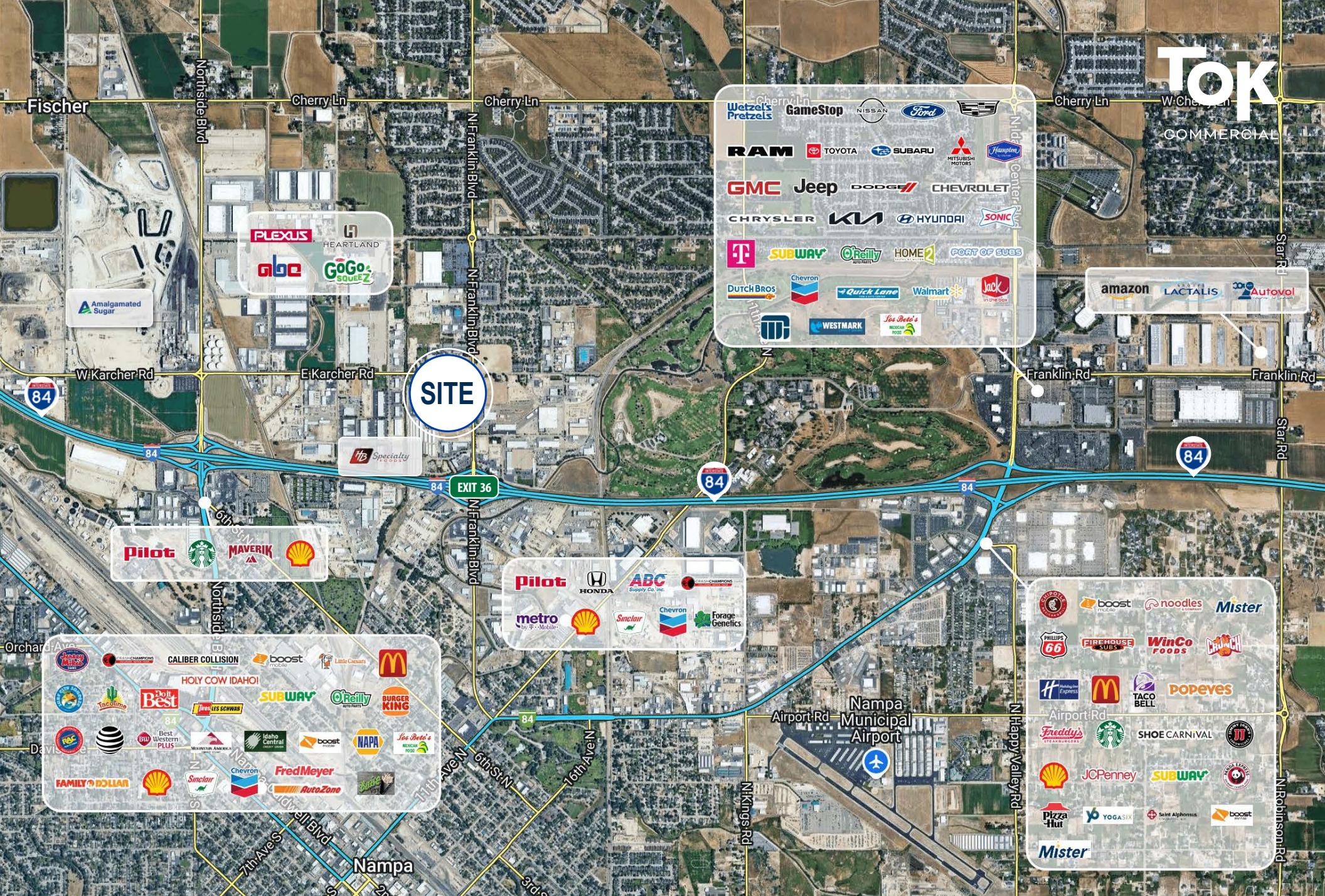
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