

TOK

1301 KARCHER & 1350 FARGO LAND

COMMERCIAL

INDUSTRIAL LAND FOR SALE | NAMPA, ID 83687



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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 SqueeZ, 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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TOKCOMMERCIAL.COM



DIRECT CONNECTION TO I-84

1 MINUTE / 0.4 MILES



ALSO AVAILABLE
CLICK FOR DETAILS>>

SOLD!

SOLD!

1350 FARGO
1.12 ACRES

1301 KARCHER
1 - 2.61 ACRES

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AMALGAMATED SUGAR

HEARTLAND RV

MATERNE GOGO SQUEEZ

PLEXUS CORP.

FRANKLIN LOFT APTS.

E KARCHER RD

1301 KARCHER
1 - 2.61 ACRES

E FARGO AVE

1350 FARGO
1.12 ACRES

SOLD!

MAVERIK

ALSO AVAILABLE
[CLICK FOR DETAILS>>](#)

FRANKLIN BLVD

SOLD!

AERIAL
360°
TOUR

[CLICK TO VIEW 360°
PANORAMIC AERIAL VIEW](#)

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MATERNE GOGO SQUEEZ

E KARCHER RD

EFARGO AVE

MAVERIK

FRANKLIN BLVD

ALSO AVAILABLE
CLICK FOR DETAILS>>

SOLD!

IL

CITY OF NAMPA, LIGHT INDUSTRIAL ZONE

The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.

For additional zoning information, click the links below.

ZONING INFORMATION

LAND USE TABLE

SOLD!

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