



For Sale

1301 and TBD E. Karcher Rd.,
1350 E. Fargo Avenue

Nampa, ID 83687

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1450 FARGO | 1.8 ACRES

1350 FARGO | 1.039 ACRES

1301 KARCHER | 1.29 - 1.3 ACRES

Franklin Blvd
16,500 VPD





Property Overview

Address	1301 and TBD E. Karcher Rd., 1350 E. Fargo	
Property Type	Land/Industrial	
Lot Size	1301 Karcher	1.3 Acres
	TBD E. Karcher Rd	1.29 Acres
	1350 E. Fargo	1.039 Acres
Sale Price	1301 Karcher	\$11.00 PSF
	TBD E. Karcher Rd	\$11.00 PSF
Zoning	1350 E. Fargo	\$11.00 PSF
	I-L, Light Industrial	
Property Access	Call Mike Peña	

- Light Industrial/Showroom owner user development opportunity, directly off of I-84's Exit 36
- Zoning is IL and utilities are stubbed to each pad
- Newly added roundabout at the Franklin & Karcher intersection for improved traffic flow.
- Surrounded by some of the area's largest industrial employers including, Amalgamated Sugar, Materne, GoGo SqueeZ, Plexus Corporation, and more.
- Directly adjacent to Maverick gas station and truck stop.
- One other IL parcel is also for sale

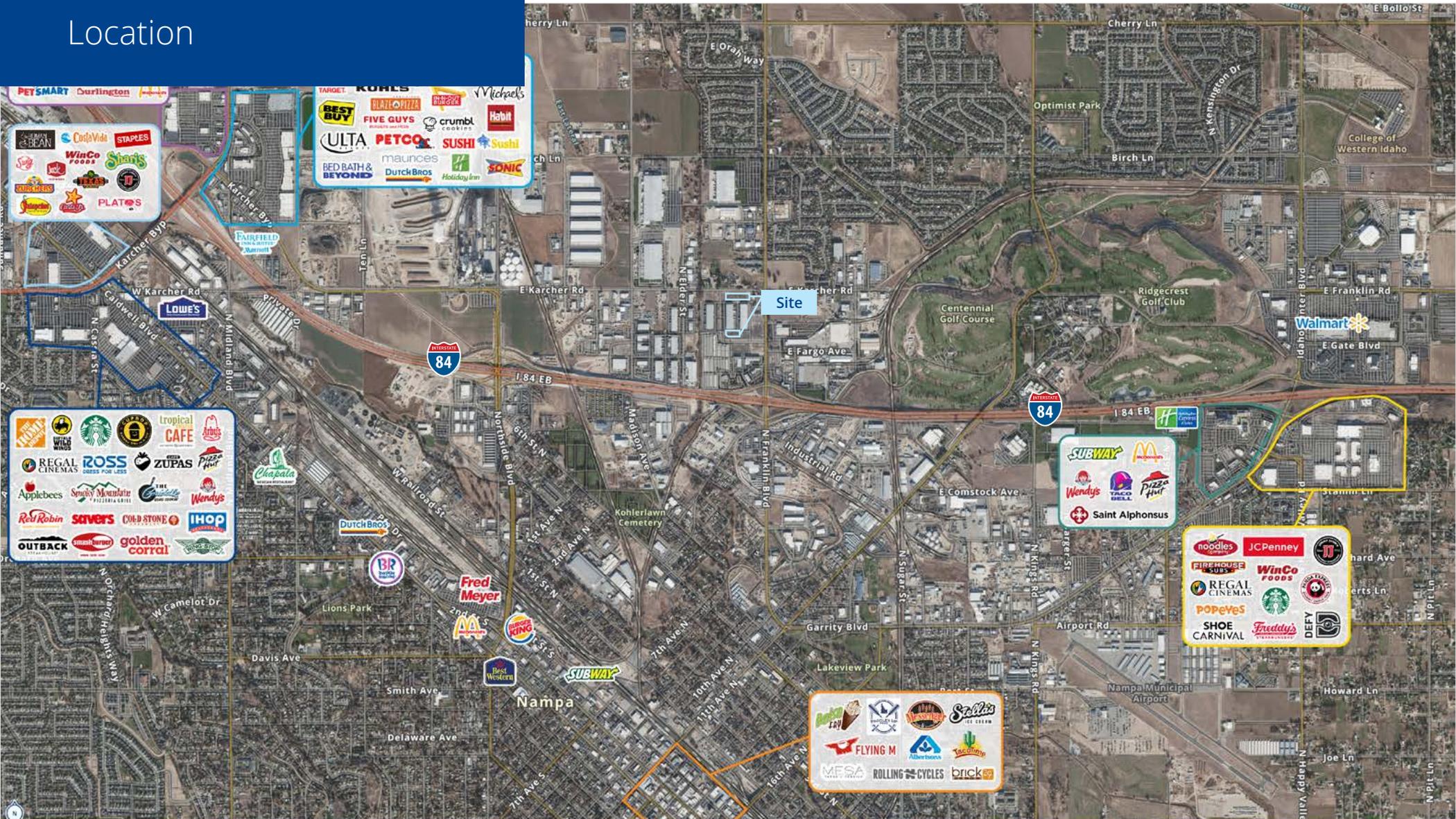
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 [Also available
1450 E. Fargo Avenue](#)

1301 and TBD E. Karcher Rd., 1350 E. Fargo Avenue



Location



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