

TOK

1301 KARCHER & 1350 FARGO LAND

COMMERCIAL

INDUSTRIAL LAND FOR SALE | NAMPA, ID 83687



ALSO AVAILABLE
CLICK FOR DETAILS>>

1350 FARGO
1 - 2.12 ACRES

1301 KARCHER
1 - 2.61 ACRES

CLICK TO VIEW 360°
PANORAMIC AERIAL VIEW



CONTACT

SAM MCCASKILL
CCIM

208.947.0804
sam@tokcommercial.com

MICHAEL BALLANTYNE
SIOR, CCIM

208.947.0831
mjb@tokcommercial.com

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 Squeeze, 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 - 2.12 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: 1.20.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



DIRECT CONNECTION TO I-84
1 MINUTE / 0.4 MILES

ALSO AVAILABLE
CLICK FOR DETAILS >>

1350 FARGO
1 - 2.12 ACRES

1301 KARCHER
1 - 2.61 ACRES

AMALGAMATED SUGAR

MATERNE GOGO SQUEEZE

HEARTLAND RV

PLEXUS CORP.

FRANKLIN LOFT APTS.

E KARCHER RD

1301 KARCHER
1 - 2.61 ACRES

E FARGO AVE

1350 FARGO
1 - 2.12 ACRES

MAVERIK

E FARGO AVE

ALSO AVAILABLE
CLICK FOR DETAILS>>

FRANKLIN BLVD



CLICK TO VIEW 360°
PANORAMIC AERIAL VIEW

UPDATED: 1.20.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



TOK
COMMERCIAL

MATERNE GOGO SQUEEZE

E KARCHER RD



EFARGO AVE

FRANKLIN BLVD

ALSO AVAILABLE
CLICK FOR DETAILS>>

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.

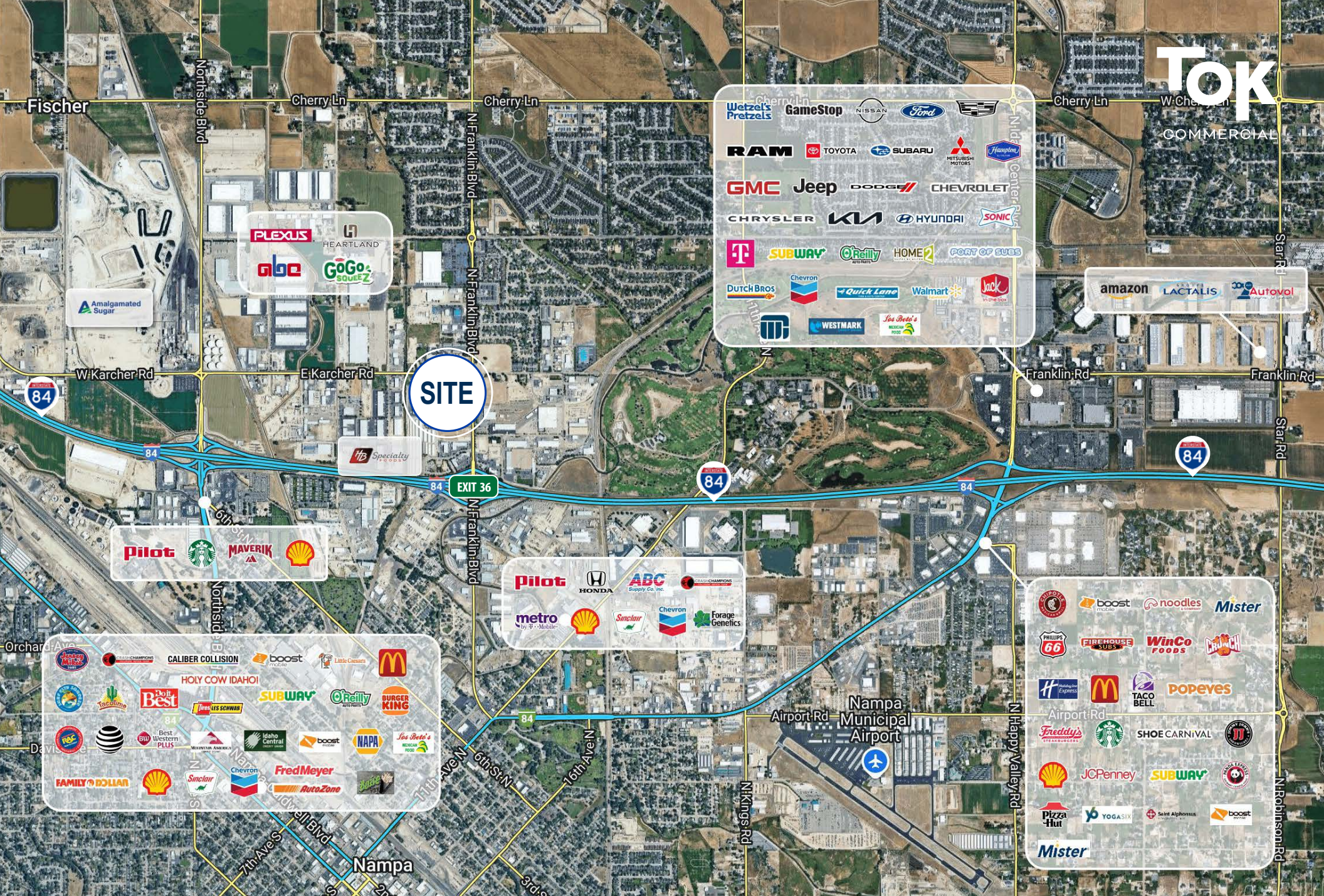
ZONING INFORMATION

LAND USE TABLE

UPDATED: 1.20.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



UPDATED: 1.20.2025

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL
 This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.