

CHERRY & MADISON LAND

INDUSTRIAL LAND FOR SALE | NW CORNER OF CHERRY LN & MADISON AVE. | NAMPA, ID 83687



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HIGHLIGHTS



Excellent, annexable and serviceable light industrial land.
Located just north of Nampa's major industrial users, including, Amalgamated Sugar, Materne GoGo SqueeZ, Plexus Corporation and more.
Rare, large land assemblage purchase opportunity.
Rapidly growing, industrial-centric, area of north Nampa.
Future land use for industrial once annexed. Zoning flexibility with a Conditional Use Permit.
Potential for commercial/residential zoning. Comp plan amendment submittal prior to April 2026.
Conveniently accessible from I-84, just five minutes from Exit 35 & 36.
Contact agent for utility notes.

DETAILS










LOT SIZE:	Up to 53.79 Acres
SALE PRICE:	Contact Agent
PARCEL NOS:	R3081001000, (Portion Of) R3080710200 (Portion Of) R3081100000,
ZONING:	I-L, Light Industrial Zoning Info Allowed Uses
FUTURE LAND USE:	Industrial Once Annexed <i>Potential for Zoning Change to Commercial/ Residential Comp Plan Amendment Submittal Prior to April 2026</i>

UPDATED: 12.15.2025

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UTILITY LEGEND

-  WATER LINE
-  WATER HYDRANT
-  WATER VALVE
-  SEWER FORCE MAIN, IN SERVICE
-  SEWER LINE
-  SEWER SERVICE CONNECTION
-  MANHOLE CHANNEL



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PLEXUS CORP.

MATERNE GOGO SQUEEZ

HEARTLAND RV



AMALGAMATED SUGAR



CHERRY LN

MADISON RD

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](#)



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NORTHWEST FACING



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WEST FACING



SOUTHWEST FACING



SOUTHEAST FACING

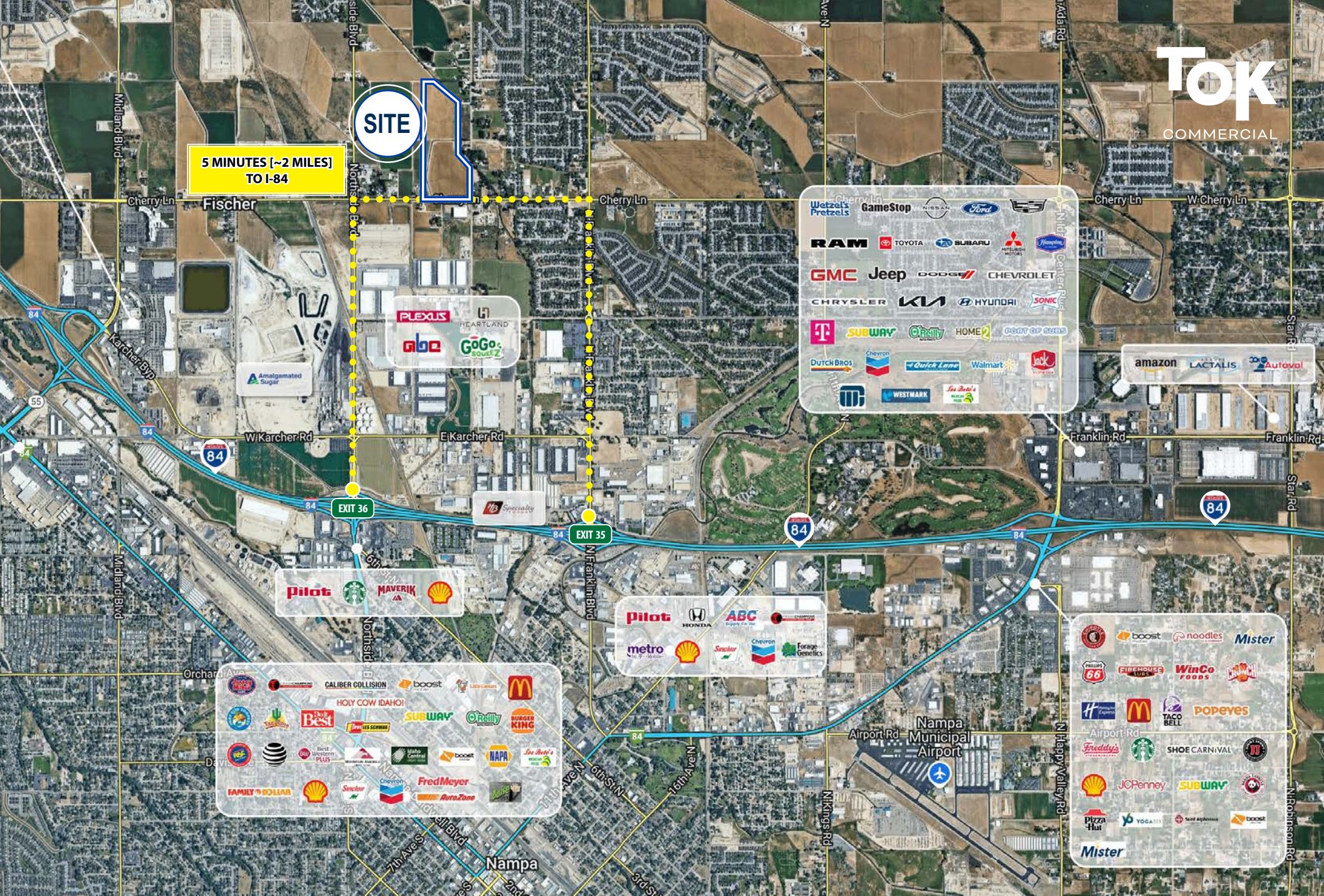


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**5 MINUTES [~2 MILES]
TO I-84**

SITE

CALIBER COLLISION boost
 HOLY COW IDAHO! SUBWAY O'Reilly BURGER KING
 Best Buy PULS
 FAMILY DOLLAR Shell Sinclair Chevron Fred Meyer AutoZone

PLEXUS
 aco GoGo2

Pilot Starbucks MAVERIK Shell

Pilot HONDA ABC Supply Co.
 metro Shell Sinclair Chevron Forage Genetics

Wetzels Pretzels GameStop NISSAN Ford Chevrolet
 RAM TOYOTA SUBARU MITSUBISHI
 GMC Jeep DODGE CHEVROLET
 CHRYSLER KIA HYUNDAI SONIC
 SUBWAY O'Reilly HOME DEPOT DEPT OF SUBS
 Dutch Bros Chevron Quick Lane Walmart Jack
 WESTMARK Les Bets

amazon LACTALIS Autoval

boost noodles Mister
 FIREHOUSE WINCO FOODS
 McDonald's TACO BELL POPEYES
 Airport Rd SHOE CARNIVAL
 Freddy's Starbucks
 Shell JCPenney SUBWAY
 Pizza Hut YOGA SALT APPROVED boost
 Mister