

## Rathdrum Industrial Land

NWC Greensferry & Wyoming Rd.

### Property Features

- 200 AC Zoned Industrial including 40 AC of allowable residential use
- All Utilities available on east side of Greensferry as shown on attached map
- Entire property within Urban Renewal District which facilitates direct reimbursement for public improvements such as utility extensions, substations and roads
- Close proximity to all major roads and thoroughfares providing short travel times for the labor force in North Idaho and Spokane
- 15 minutes to Interstate 90 via State Highway 41 which will complete expansion to 4 lanes in 2022
- 5 minutes to State Highway 53/Trent Avenue leading directly into the Spokane Valley

**SALE PRICE**  
**from \$4.50/SF**

For more  
information:

Steve Ridenour

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KC Reese

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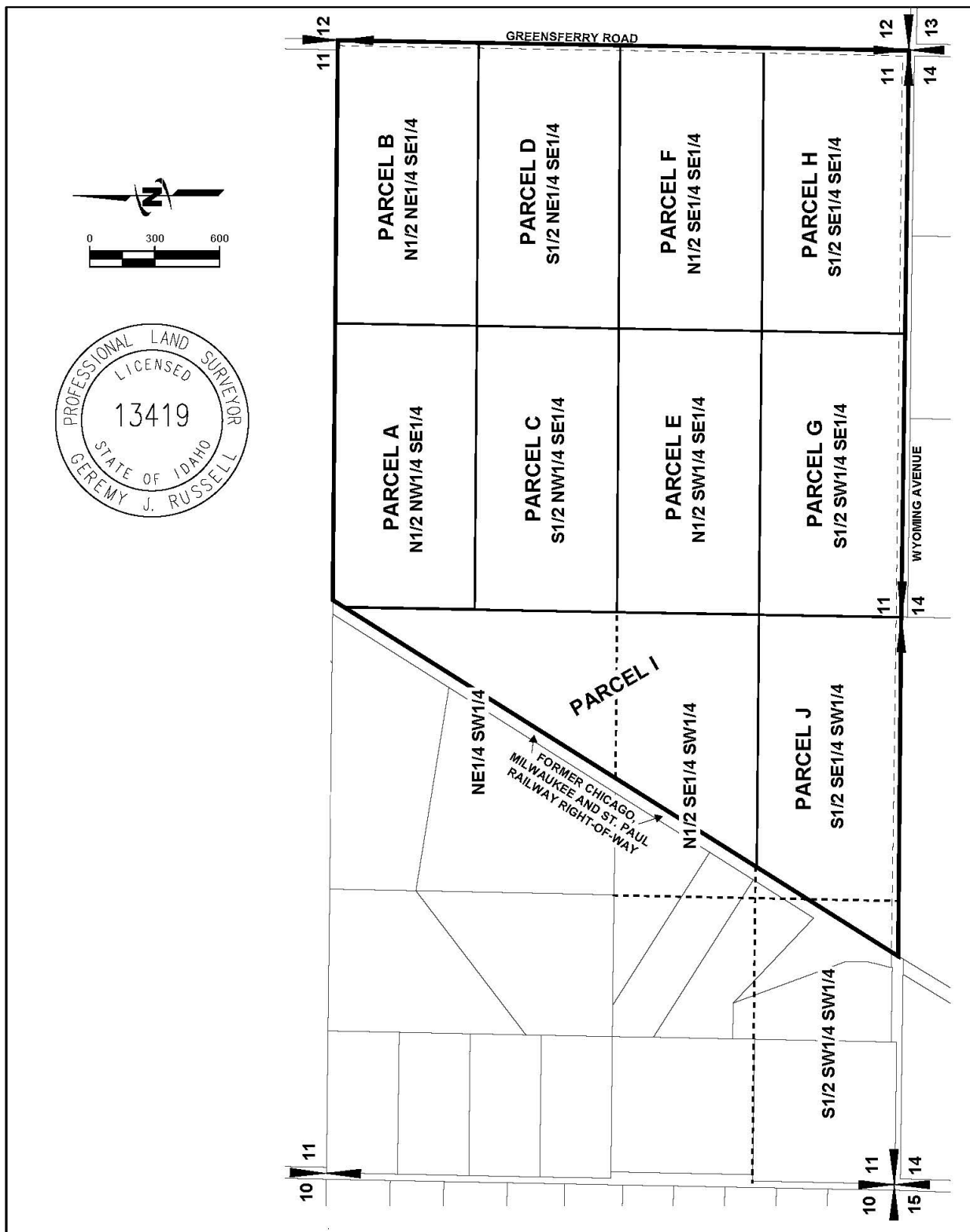
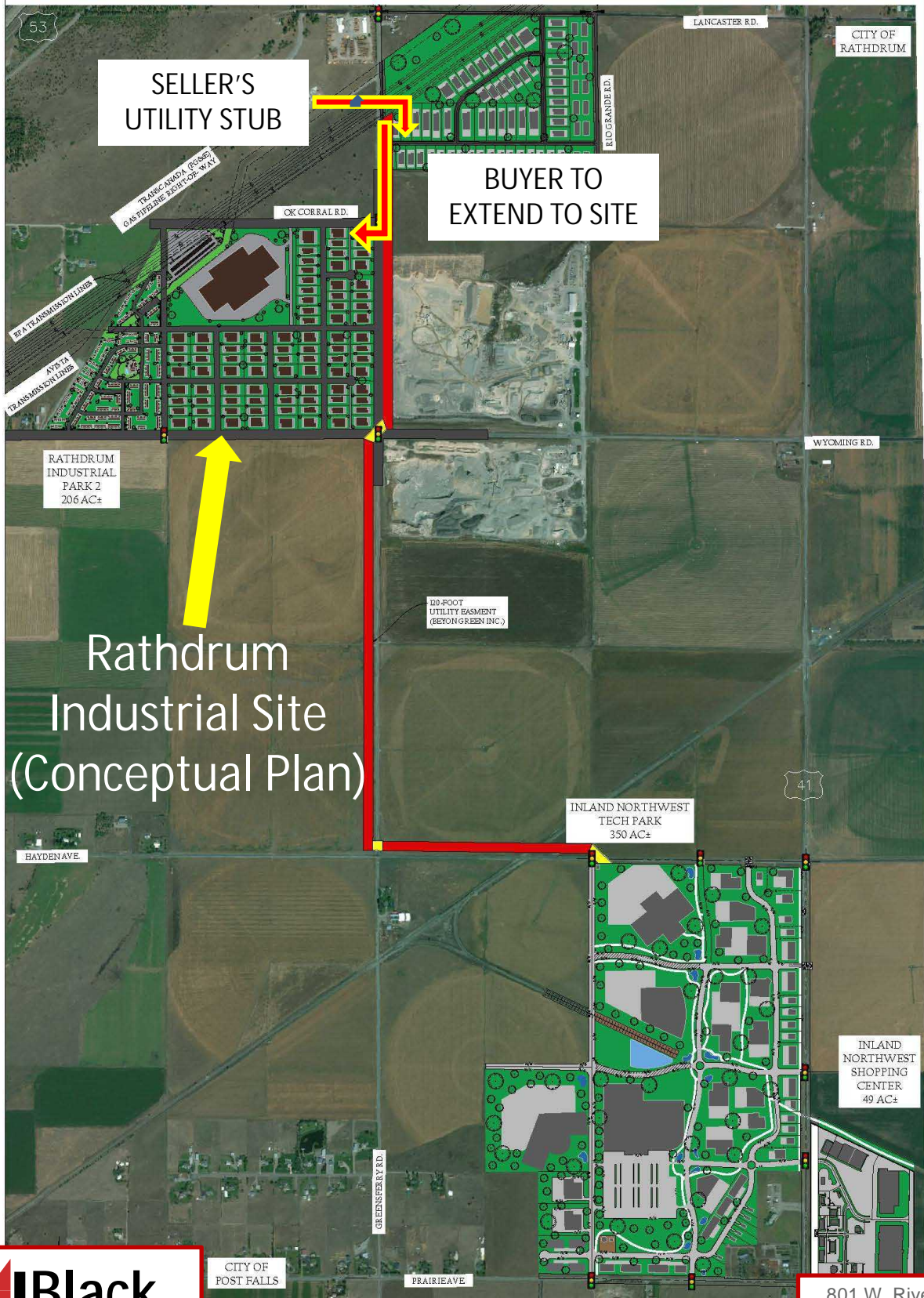


EXHIBIT A  
BEYOND GREEN, INC. - SEGREGATION  
PORTIONS OF THE S1/2 OF SECTION 11, T51N, R5W, B.M.  
KOOTENAI COUNTY, IDAHO



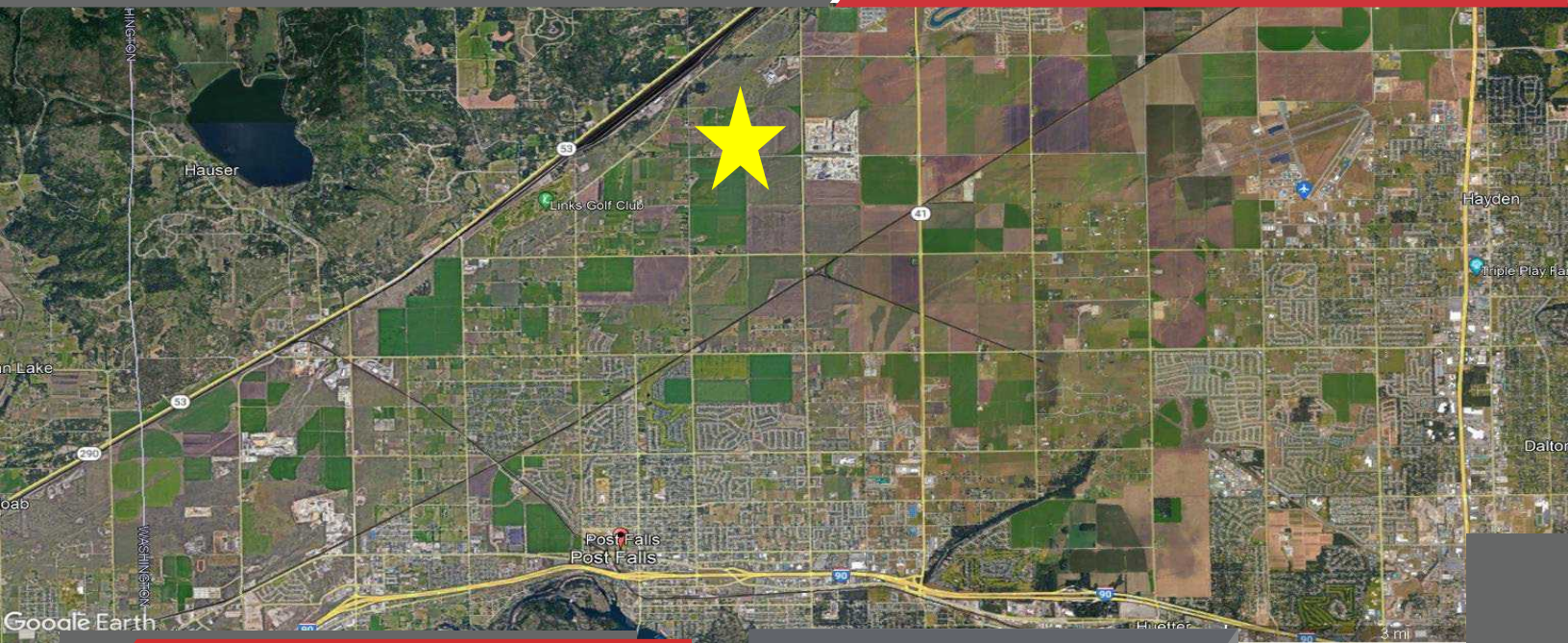
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FUTURE CONSTRUCTION



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# FOR SALE North Idaho Industrial Land



## Driving Time to Major Cities from Property

POST FALLS, ID	5 minutes
COEUR D'ALENE, ID	15 minutes
ID-WA STATELINE	10 minutes
LIBERTY LAKE, WA	15 minutes
SPOKANE VALLEY, WA	15 minutes
SPOKANE, WA	25 minutes

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## Location Advantages

- Close proximity to interstate, highways, and other major connectors
- Fastest growing City, County, and State in US
- Growth rate of 8% and climbing
- Named by Wall Street Journal as #1 Hottest Housing Market, Spokane was #4
- Business-friendly municipalities and State government
- Lease Space as small as 50,000 SF
- Sell 5 AC or all 40 AC of Residential land, pricing may vary
- Build to Suit for Lease
- Close proximity to Tech High School and Community College Training Center, the Inland NW Tech Park, and Prairie Crossing Shopping Center

## 2021 Demographics



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