

FOR SALE/BUILD TO SUIT

Light Industrial ±5 Acre Parcels

BIGHORN INDUSTRIAL PARK

PLEASANTVIEW RD, POST FALLS, ID



HIGHLIGHTS

- Phase 3 Now Available
- Parcel Sizes ± 5 Acres
- Priced at \$675,000
- Build to Suit

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BERKSHIRE | JACKLIN
HATHAWAY REAL ESTATE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Located in Post Falls – one of Idaho’s fastest-growing cities, with 18.6% population growth since 2020 and ranked 70th nationally
- Situated within the 200-acre master-planned Bighorn Industrial Park near Poleline Ave and Pleasant View Rd in West Post Falls
- Build-to-suit options available for custom office/warehouse space tailored to specific business operations
- Zoned for industrial development – ideal for manufacturing, logistics, and warehouse use
- Lots are fully improved with 3-phase power and natural gas from Avista Utilities, high-speed internet, and a private water system that meets domestic and fire-flow standards (IFC Table B105.1)
- Each site is approved for septic discharge up to 91,250 gallons per year (IDAPA 58.01.023).
- Strong regional connectivity with close access to I-90, Hwy 53, Hwy 41 and US-95 – ideal for logistics and distribution
- Business-friendly regulatory environment with responsive city and state agencies supporting development
- CdAEDC and City of Post Falls assist with site selection, permitting, and introductions to key economic development contacts
- Idaho offers low operating costs and incentives, including a 3% investment tax credit and personal property tax exemptions.
- Access to skilled labor through nearby colleges and workforce training from the Idaho Department of Labor
- Thriving business climate with companies reporting strong growth, ease of operations, and a high quality of life in North Idaho

PROPERTY INFORMATION

- Parcels – 11 each ± 5 Acres
- Zoning – Light Industrial in Kootenai County
- Water – Domestic & Fire Flow from Pleasant View Water District
- Utilities – Gas, Electric, Septic System, Fiber & Telephone
- Protected Investment with CCR’s
- [Link to City of Kootenai County Zoning Information](#)

PRICING

LOT #	NET ACRES	PRICE
Block 1		
Lot 4	4.79	\$ 675,000
Lot 5 & 6	33.98	CALL
Block 4		
Lot 4	4.78	\$ 675,000
Block 5		
Lot 1	4.60	\$ 675,000
Lot 3	4.59	\$ 675,000
Lot 4	4.59	SOLD
Lot 5	4.59	\$ 675,000
Lot 6	4.50	\$ 675,000
Block 6		
Lot 1	4.50	\$ 675,000
Lot 2	4.50	\$ 675,000
Block 7		
Lot 1	4.50	\$ 675,000
Lot 2	4.50	\$ 675,000



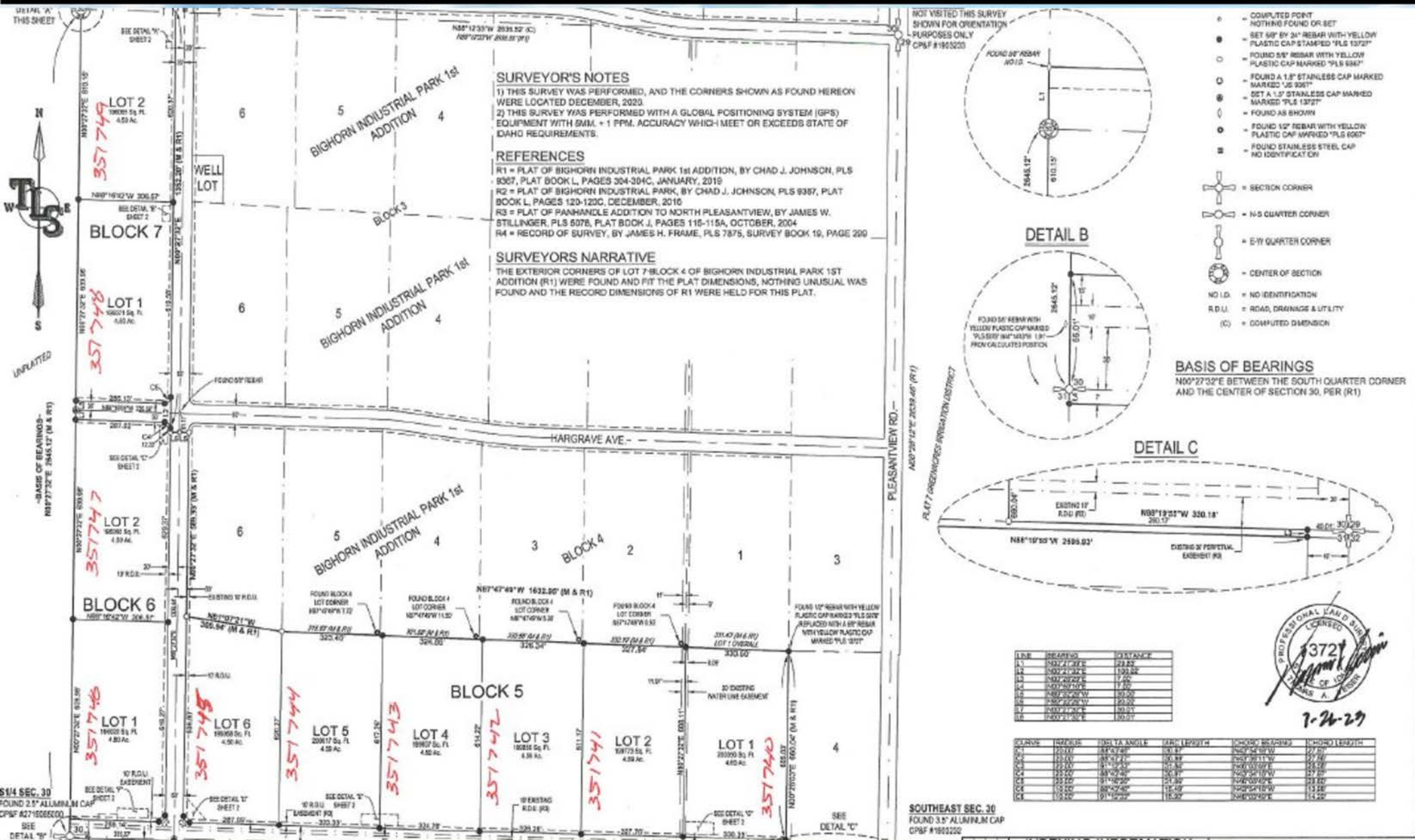
NEARBY BUSINESSES



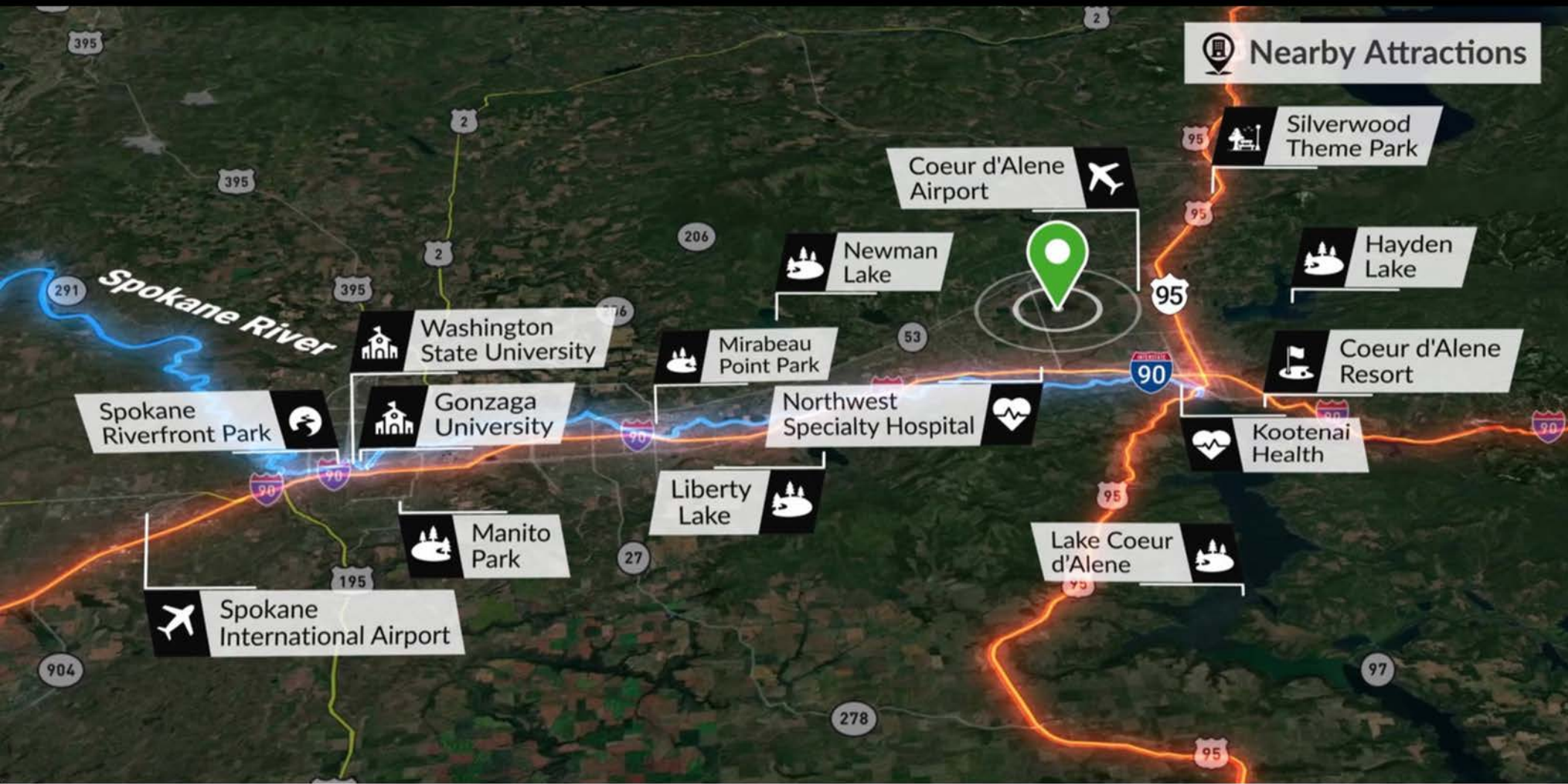
SITE PICTURES



PLAT



INLAND NORTHWEST



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