

LIGHT INDUSTRIAL BUILDING LOTS BUILD TO SUIT

TIMBERLINE INDUSTRIAL PARK

NAGEL & THAYER RD, RATHDRUM, ID



PROPERTY OVERVIEW

Property Overview

Rare industrial build-to-suit lots now available at the new Timberline Industrial Park in Rathdrum. Phase 1 offers shovel-ready sites from 0.787 to 1.274 acres, fully improved with city water, sewer, natural gas, and 3-Phase power to each lot, plus paved access and Industrial zoning. Strategically located near Hwy 53 and Hwy 41, and just minutes from I-90, Timberline delivers a rare opportunity in one of Idaho's fastest-growing cities. The developer is also the builder, providing streamlined design-build solutions tailored to owner-users and tenants alike.

Available Opportunities

- Shovel-ready lots: 0.787 – 1.274 acres
- Build-to-suit by developer/builder for maximum efficiency
- Flexible configurations for single-tenant, multi-tenant, or owner-user facilities

Location Highlights

- Prime access near Hwy 53 & Hwy 41, minutes from I-90
- 7 miles north of I-90 with direct routes to Spokane, Coeur d'Alene, and Post Falls
- Adjacent to Kootenai Technical Education Campus (KTEC) and North Idaho College Tech Center
- Surrounded by rapid residential and commercial growth, fueling workforce and service demand

Development Advantages

- Fully improved lots with city water, sewer, natural gas, and 3-Phase power
- Industrial zoning supporting a wide range of uses
- Level sites with excellent frontage on Thayer & Nagel Roads
- Build-to-suit delivery with developer as contractor ensures quality and speed

Key Metrics

- Population Growth: Rathdrum grew from 6,826 in 2010 to 9,286 in 2020 (36% increase; 3.1% annually). Current population is estimated at 10,500+ and continues to rise.
- Regional Connection: Rathdrum is part of the Spokane–Coeur d'Alene metro (pop. 768,000+) with strong cross-border workforce and supply chain links.
- Median Household Income: \$72,500 (2023, Rathdrum city est.), above both Idaho and national averages.
- Employment Base: Manufacturing, construction, logistics, healthcare, and education are major drivers in Kootenai County.
- Labor Force Access: Easy commutes to Post Falls, Coeur d'Alene, and Spokane broaden the talent pool while keeping costs competitive.

AREA BUSINESSES



SITE AERIAL



7051
W Karle Ln
1.274 Acres

6989
W Karle Ln
1.144 Acres

6923
W Karle Ln
1.046 Acres

6881
W Karle Ln
1.054 Acres

6843
W Karle Ln
1.028 Acres

7040
W Karle Ln

SOLD

6972
W Karle Ln

SOLD

6934
W Karle Ln

SOLD

6902
W Karle Ln
.813 Acres

6870
W Karle Ln
.813 Acres

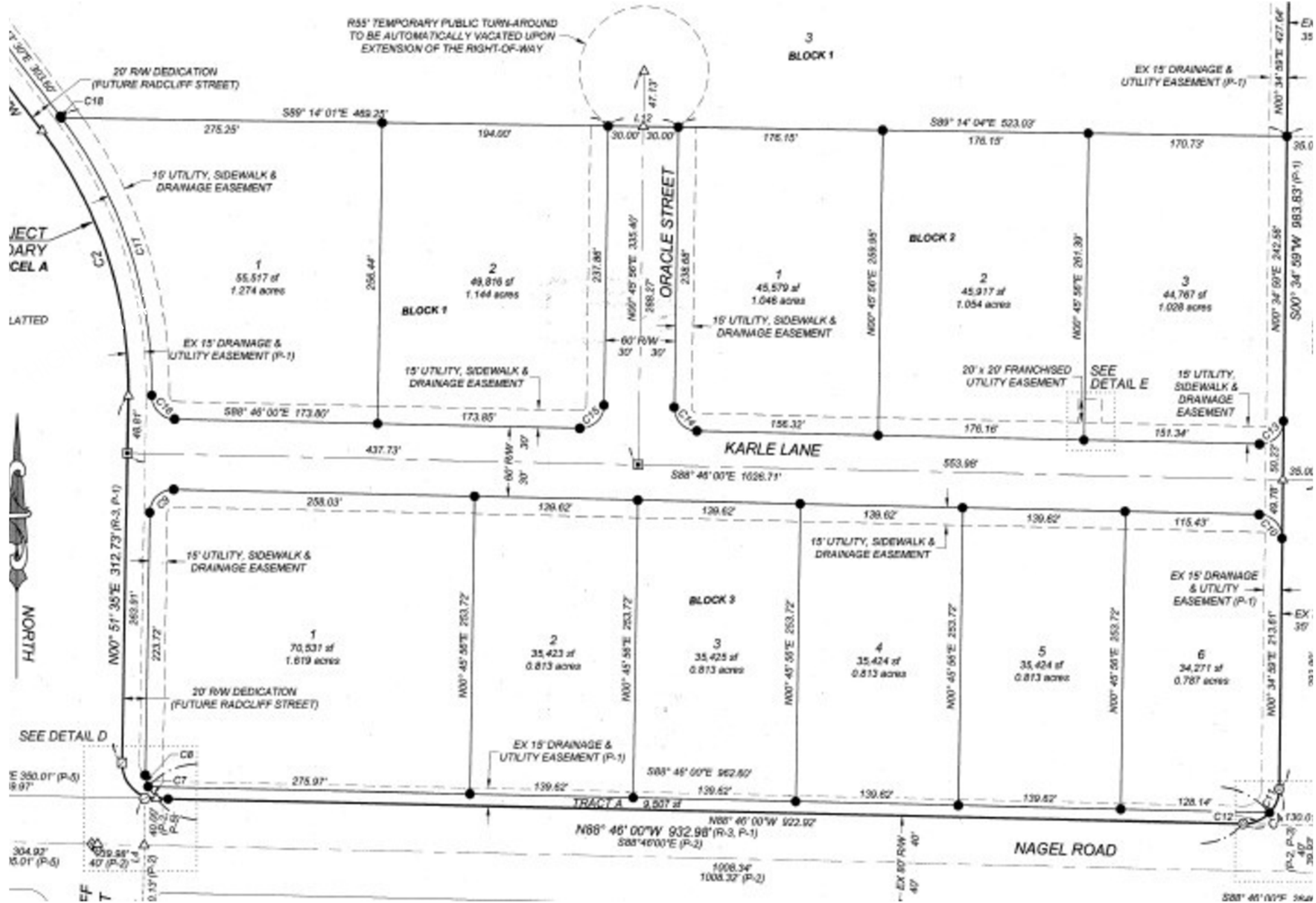
6840
W Karle Ln
.787 Acres

PRICING

ADDRESS	ACRES	PRICE
6840 W Karle Ln	0.787	\$ 411,381
6843 W Karle Ln	1.03	\$ 537,356
6870 W Karle Ln	0.81	\$ 424,971
6881 W Karle Ln	1.05	\$ 550,947
6902 W Karle Ln	0.81	\$ 424,971
6923 W Karle Ln	1.05	\$ 546,765
6934 W Karle Ln	0.81	SOLD
6972 W Karle Ln	0.81	SOLD
6989 W Karle Ln	1.14	\$ 597,992
7040 W Karle Ln	1.69	SOLD
7051 W Karle Ln	1.27	\$ 665,945



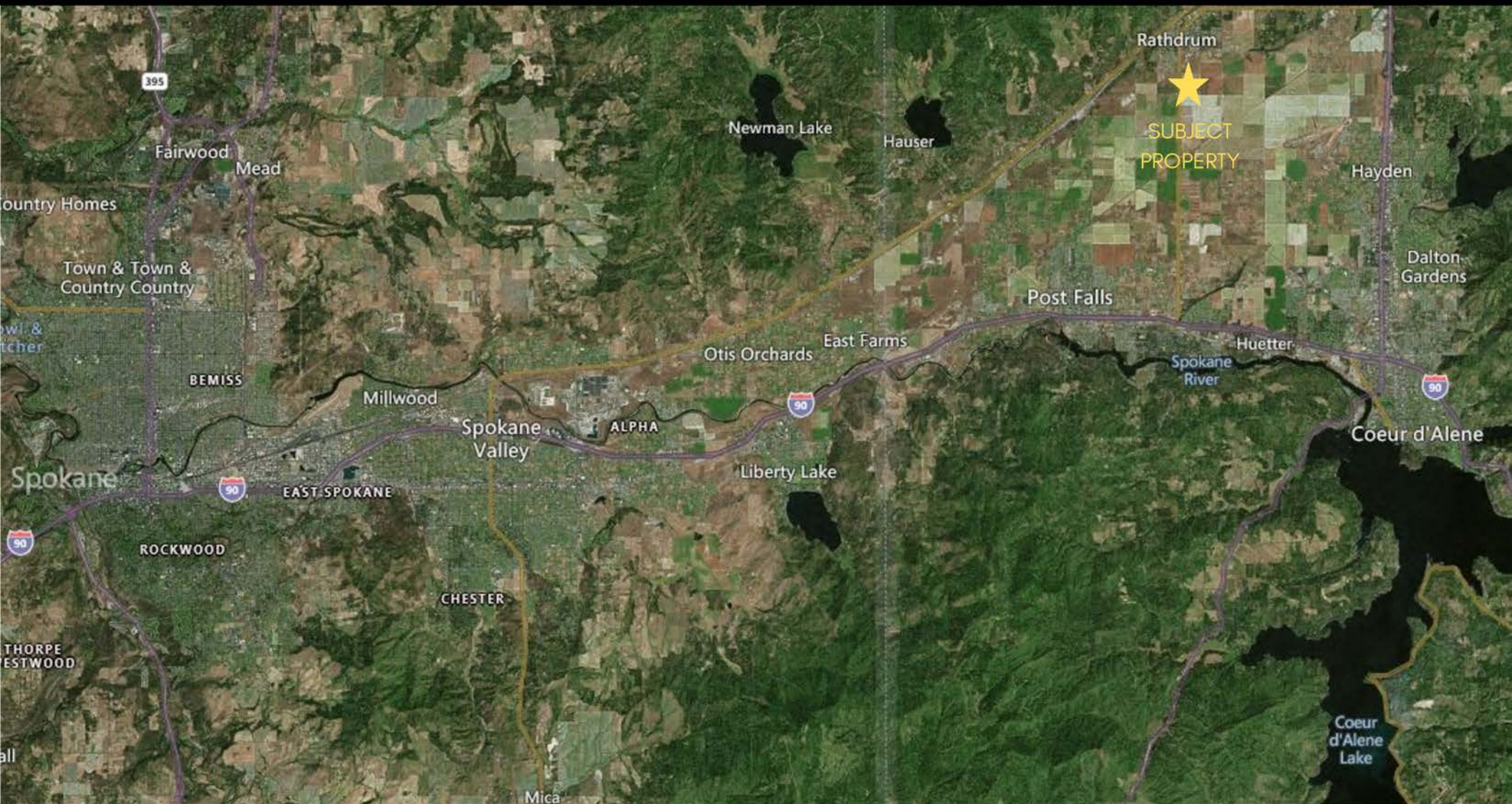
SITE PLAN



SITE PICS



INLAND NORTHWEST



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