

IBEX Industrial Building For Sale - Bonners Ferry, ID

280 Great Northern Rd, Bonners Ferry, ID 83805



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SECTION 1

Executive Summary

INVESTMENT HIGHLIGHTS

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IBEX INDUSTRIAL BUILDING FOR SALE

BONNERS FERRY, ID

280 Great Northern Rd, Bonners Ferry, ID 83805

Price: \$1,995,000

Building: 18,738 square feet - 18,038 sqft warehouse/retail with 700 sqft Mezzanine

Price Per Square Foot: \$106.50/psf

Land: 1.35 acres / Buyer has option to expand to 2+ acres if needed.

Zoning: Industrial

INVESTMENT OVERVIEW

Investment or Owner user opportunity. Seller requires 18 - 24 month sale-leaseback to give time to build their larger warehouse.

Utilities: Avista Natural Gas - Northern Lights Power - 3 Mile Water - Septic System.

INVESTMENT HIGHLIGHTS

- 18,038 square foot warehouse and front retail space.
- 700 square foot Mezzanine
- Main warehouse built in 2020. Retail office built in 2023 and additional space added in 2025.
- Wood framing with steel roof and combination of steel clad interior and wood sheeted interior. Building is insulated.
- 4 Roll Up Doors: Three 16'x14' and One 20'x10' all powered.
- Office, bathroom, retail/showroom. A/C is in office.







SECTION 2

Market Overview

REGIONAL MAP

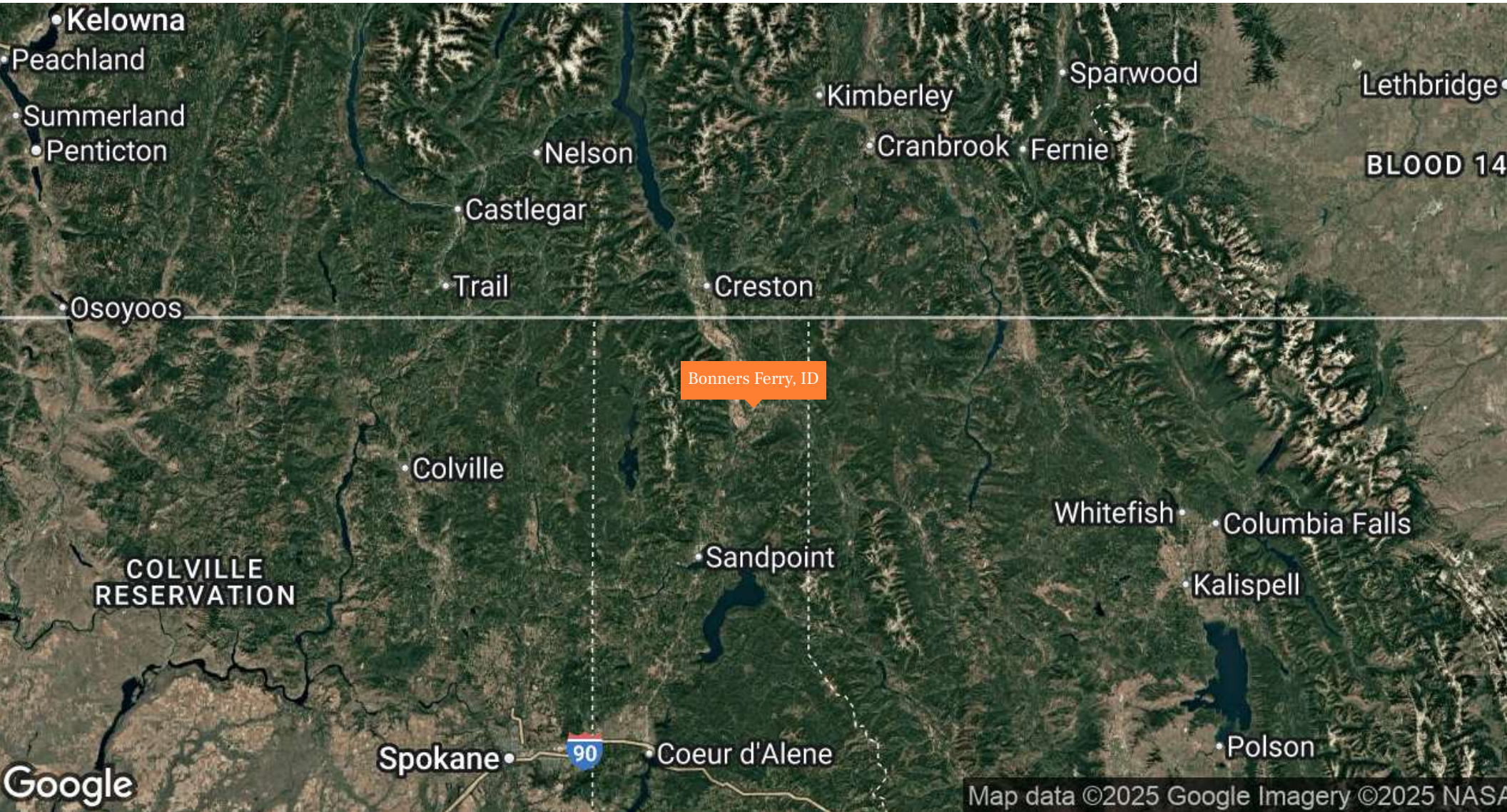
RETAILER MAP

DEMOGRAPHICS

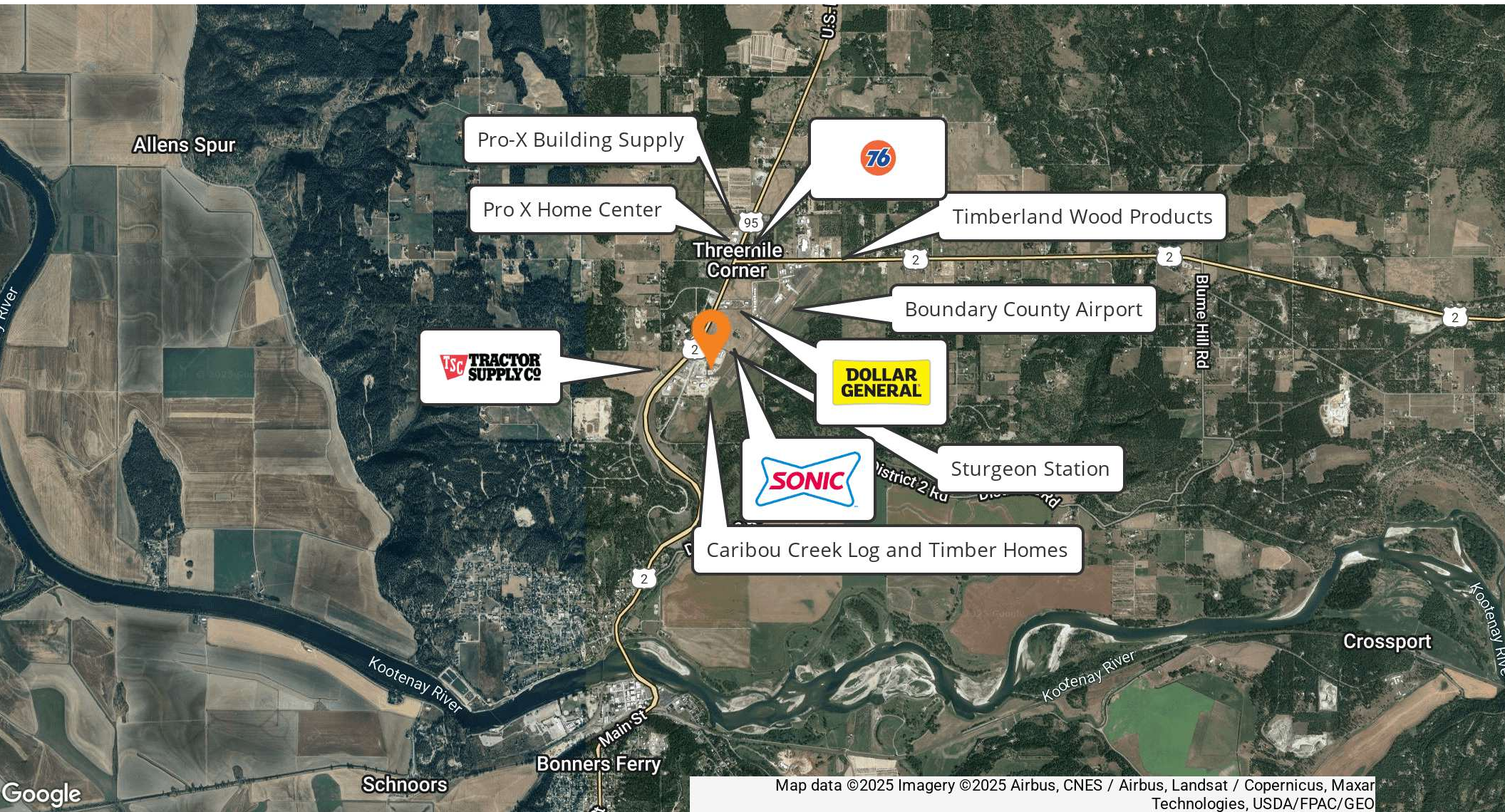
BROKER OF RECORD

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REGIONAL MAP // **IBEX Industrial Building For Sale - Bonners Ferry, ID**

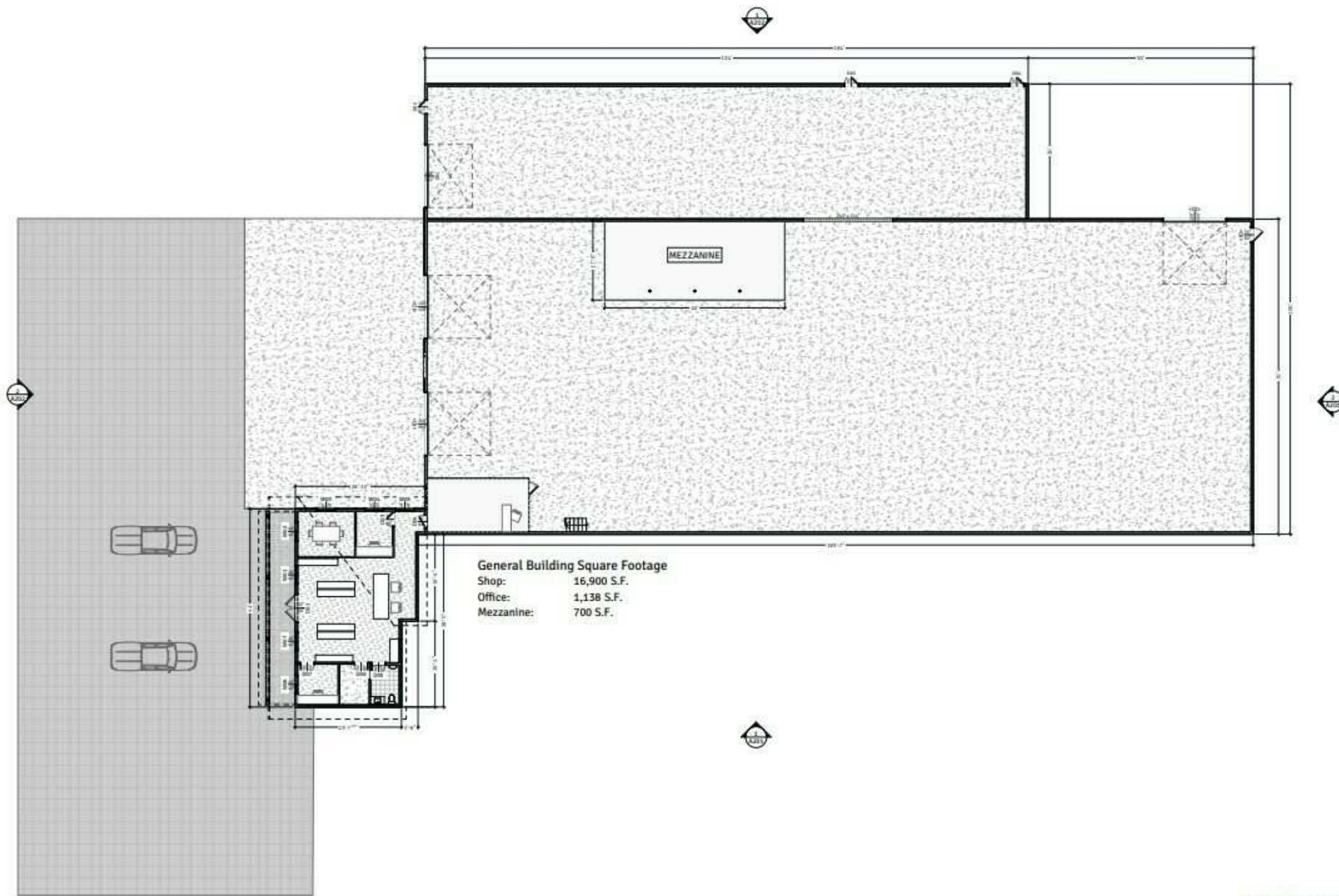


IBEX Industrial Building For Sale - Bonners Ferry, ID // BUSINESS MAP









IBEX Industrial Building For Sale - Bonners Ferry, ID // DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Population	332	7,544	10,759
2024 Estimate			
Total Population	316	7,214	10,286
2020 Census			
Total Population	304	6,742	9,613
2010 Census			
Total Population	264	6,175	8,790
Daytime Population			
2024 Estimate	203	5,601	8,379
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Households	132	3,043	4,279
2024 Estimate			
Total Households	126	2,905	4,087
Average (Mean) Household Size	2.5	2.4	2.4
2020 Census			
Total Households	118	2,715	3,823
2010 Census			
Total Households	115	2,534	3,559

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2024 Estimate			
\$250,000 or More	5.1%	3.1%	3.3%
\$200,000-\$249,999	1.9%	1.3%	1.4%
\$150,000-\$199,999	1.5%	2.7%	3.2%
\$125,000-\$149,999	6.2%	4.0%	3.9%
\$100,000-\$124,999	8.9%	11.0%	10.8%
\$75,000-\$99,999	25.4%	19.4%	19.5%
\$50,000-\$74,999	11.3%	17.9%	19.2%
\$35,000-\$49,999	7.8%	10.8%	11.0%
\$25,000-\$34,999	10.2%	8.7%	7.7%
\$15,000-\$24,999	13.3%	11.1%	10.1%
Under \$15,000	8.4%	10.1%	9.9%
Average Household Income	\$83,787	\$76,111	\$78,228
Median Household Income	\$73,305	\$63,423	\$64,869
Per Capita Income	\$32,822	\$30,281	\$30,820

DEMOGRAPHICS // IBEX Industrial Building For Sale - Bonners Ferry, ID

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2024 Estimate	316	7,214	10,286
0 to 4 Years	7.3%	6.2%	6.2%
5 to 14 Years	13.8%	13.7%	13.6%
15 to 17 Years	3.7%	4.0%	4.1%
18 to 19 Years	2.4%	2.1%	2.1%
20 to 24 Years	4.4%	5.0%	4.8%
25 to 29 Years	5.9%	5.8%	5.5%
30 to 34 Years	4.8%	4.7%	4.6%
35 to 39 Years	5.2%	5.3%	5.3%
40 to 49 Years	9.3%	10.7%	10.9%
50 to 59 Years	11.4%	11.6%	11.7%
60 to 64 Years	8.0%	7.4%	7.6%
65 to 69 Years	6.8%	7.6%	7.9%
70 to 74 Years	6.3%	6.3%	6.4%
75 to 79 Years	3.8%	4.1%	4.2%
80 to 84 Years	2.7%	2.7%	2.6%
Age 85+	4.2%	2.8%	2.6%
Median Age	42.0	42.0	43.0

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	216	4,973	7,123
Elementary (0-8)	4.1%	4.8%	5.0%
Some High School (9-11)	7.4%	6.4%	6.3%
High School Graduate (12)	36.6%	38.5%	39.1%
Some College (13-15)	26.4%	23.9%	23.8%
Associate Degree Only	6.5%	8.7%	8.2%
Bachelor's Degree Only	14.9%	12.7%	12.3%
Graduate Degree	4.1%	5.1%	5.3%
HOUSING UNITS			
Occupied Units			
2029 Projection	142	3,305	4,739
2024 Estimate	136	3,153	4,525
Owner Occupied	97	2,186	3,157
Renter Occupied	26	701	927
Vacant	9	248	438
Persons in Units			
2024 Estimate Total Occupied Units	126	2,905	4,087
1 Person Units	26.2%	27.9%	27.4%
2 Person Units	37.3%	38.7%	39.5%
3 Person Units	12.7%	13.1%	13.0%
4 Person Units	13.5%	10.9%	10.5%
5 Person Units	6.3%	5.6%	5.4%
6+ Person Units	4.8%	3.9%	4.2%

IBEX Industrial Building For Sale - Bonners Ferry, ID // DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 10,286. The population has changed by 17.02 percent since 2010. It is estimated that the population in your area will be 10,759 five years from now, which represents a change of 4.6 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 39.0. The population density in your area is 33 people per square mile.



HOUSEHOLDS

There are currently 4,087 households in your selected geography. The number of households has changed by 14.84 percent since 2010. It is estimated that the number of households in your area will be 4,279 five years from now, which represents a change of 4.7 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2024, the median household income for your selected geography is \$64,869, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 61.59 percent since 2010. It is estimated that the median household income in your area will be \$71,495 five years from now, which represents a change of 10.2 percent from the current year.

The current year per capita income in your area is \$30,820, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$78,228, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 3,967 people in your selected area were employed. The 2010 Census revealed that 46.2 percent of employees are in white-collar occupations in this geography, and 31.7 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSING

The median housing value in your area was \$431,759 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 2,678.00 owner-occupied housing units and 881.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 46.2 percent in the selected area compared with the 19.7 percent in the U.S.

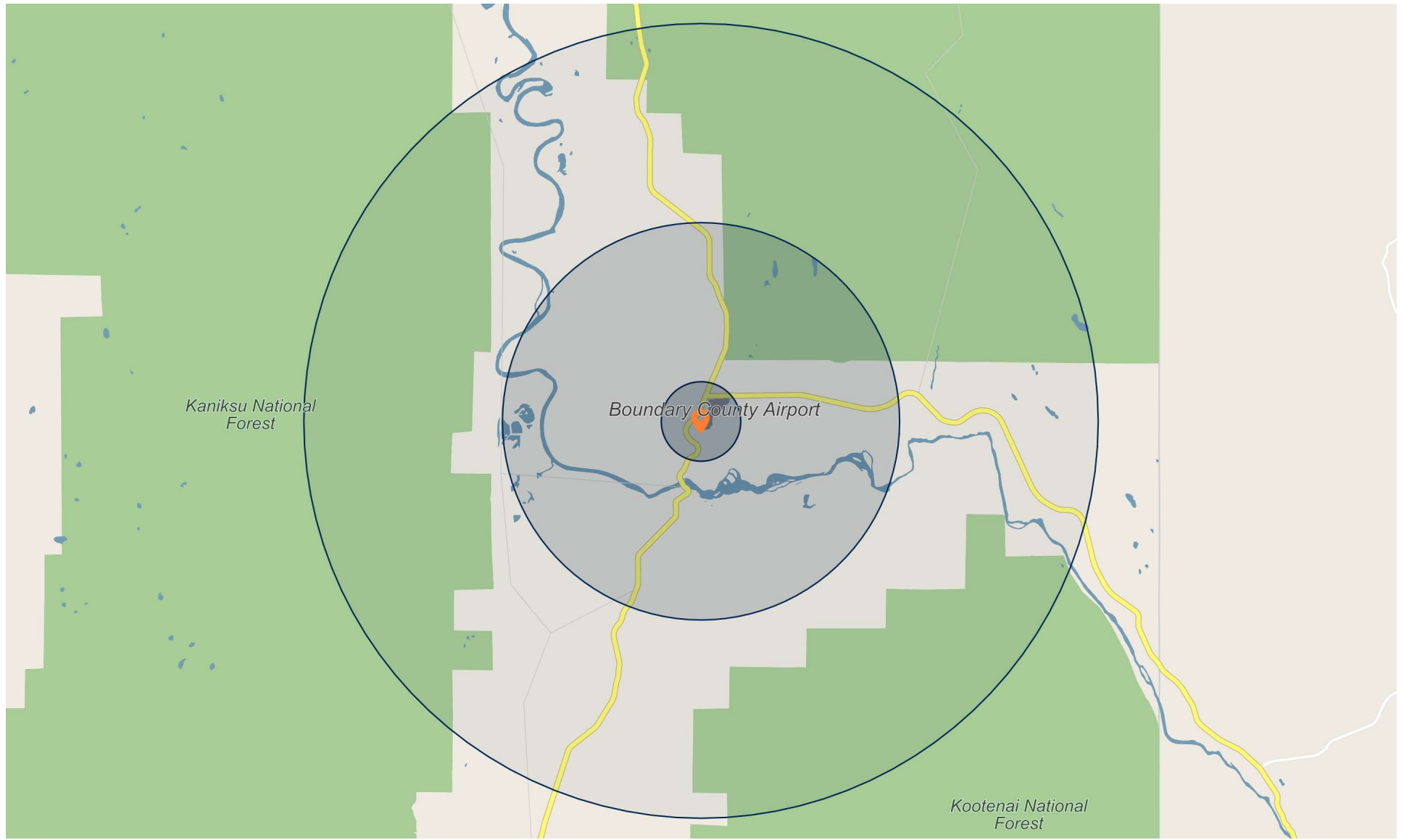
DEMOGRAPHICS // IBEX Industrial Building For Sale - Bonners Ferry, ID



Major Employers

	Employees
1 Boundary Community Hospital	170
2 Idaho Forest Group LLC	121
3 Bonner Foods Inc-Boundary Trading Co	85
4 Protector Exteriors Inc-Pro X Home Center	68
5 Boundary Rgnal Cmnty Hlth Ctr-KANIKSU HEALTH SERVICES	50

IBEX Industrial Building For Sale - Bonners Ferry, ID // DEMOGRAPHICS





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