



Kootenai Business Park is 400 acres located in Libby, Montana, the northwestern most city in Montana. The site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

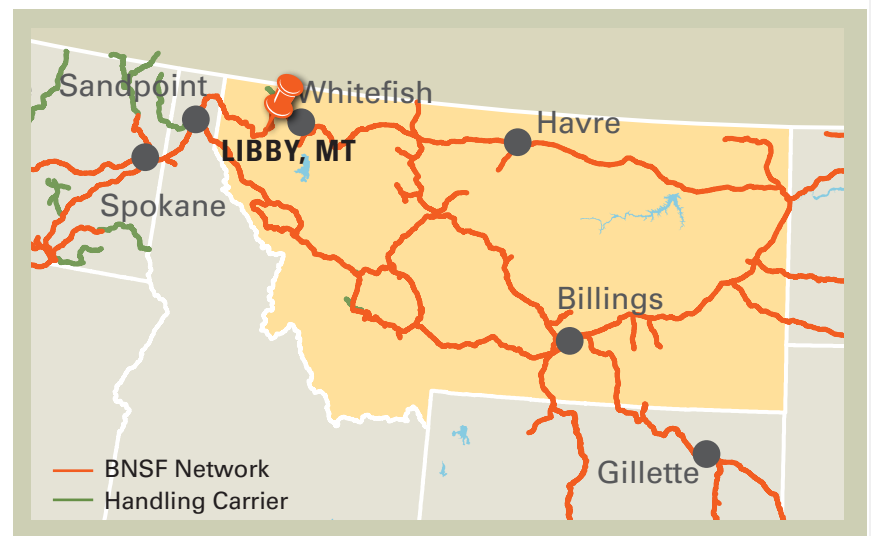
**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

Kootenai Business Park lies about 30 miles east of the state's border with Idaho and 80 miles south of the state and national border with British Columbia, Canada.

The site contains a good mix of space for heavy industrial, retail and commercial tenants. Approximately 120 acres of the site is developable with immediate access to a 5,000 foot lead track connecting back to BNSF's mainline.



**Site Details:**

- 120 acres available for development
- Immediate access to rail
- Zoned Heavy Industrial
- At the junction of State Hwy 37 & US Hwy 2
- 100,000 square feet of existing warehouse building available

**CONTACT INFORMATION**

BNSF Regional Manager

**Justin Pearson**

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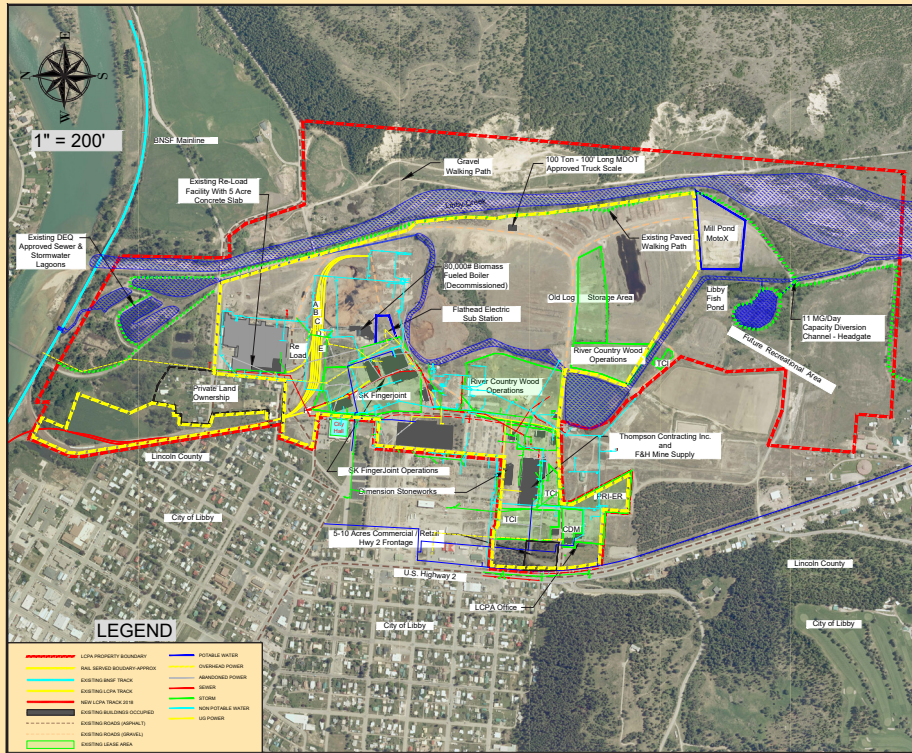
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Lincoln County Port Authority

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SITE PROFILE	
Land Area	120 acres
Zoning	Heavy Industrial
Price	\$15,000 - \$35,000 per acre

UTILITIES	
Electric	Flathead Electric Cooperative
Gas	N/A - propane
Water	City of Libby
Wastewater	City of Libby
Telecommunications	MontanaSky

**DEMOGRAPHICS**

Libby is the largest municipality in Lincoln County which has about 19,687 residents.

POPULATION		
City of Libby		
10 mile radius		9,291
30 mile radius		14,252
50 mile radius		61,723

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

For more information on BNSF's Certified Sites Program, please visit [www.bnsf.com/rail-development](http://www.bnsf.com/rail-development) or call 817.867.0183.

