



# EARLY DAWN COMMERCIAL CENTER

NEW RETAIL/FLEX BUILDING | 4129 E EARLY DAWN AVENUE | POST FALLS, ID 83854

**BLDG B**  
FLEX INDUSTRIAL

**BLDG C**  
FLEX INDUSTRIAL

**BLDG A**  
RETAIL

**RATE REDUCED!**  
CLASS A RETAIL &  
INDUSTRIAL FLEX UNITS

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## HIGHLIGHTS

Now leasing three brand new buildings along Highway 41 in Post Falls.

Retail space and flex industrial space available.

Excellent visibility and access from Highway 41 (19,000 VPD).

**Rare landlord offering! \$25/SF TI allowance & additional \$25/SF amortized TI allowance. \***

*\*TI allowance offering for retail space only.*

SPACE	SIZE	RATE
BLDG A	1,933 - 5,889 SF	\$27/SF/YR
BLDG B&C INTERIOR UNITS	2,320 - 12,000 SF	\$16.20/SF/YR
BLDG B&C ENDCAP UNITS	2,392 SF	\$18/SF/YR

**Lease Type:** NNN

**Zoning:** C-17

**Clear Height:** 14' OH

## DETAILS

## CONTACT



UPDATED: 10.15.2025

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## CLASS A FINISHES



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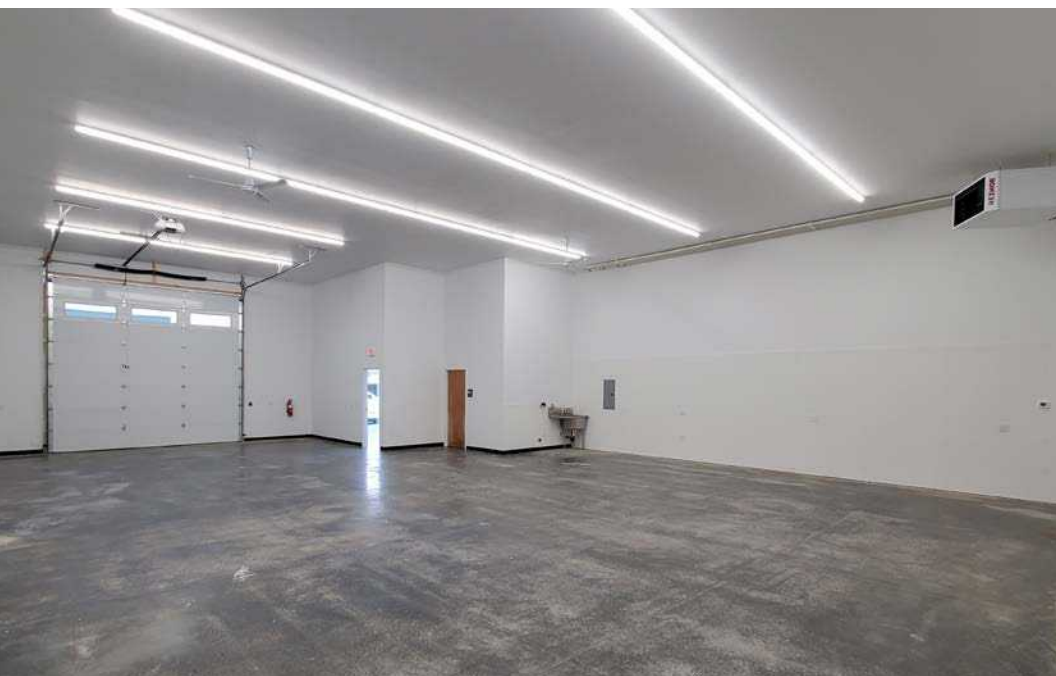
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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



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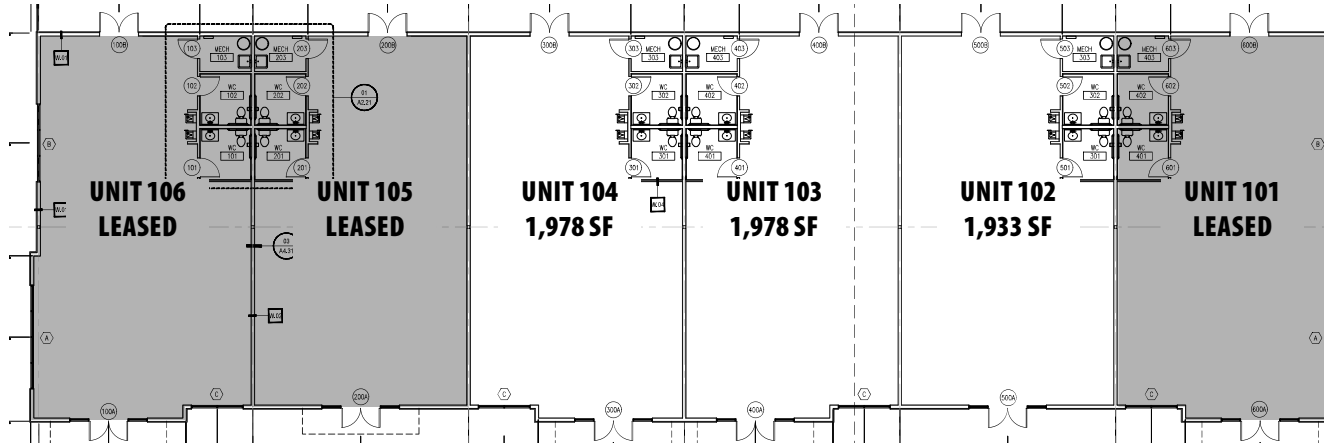
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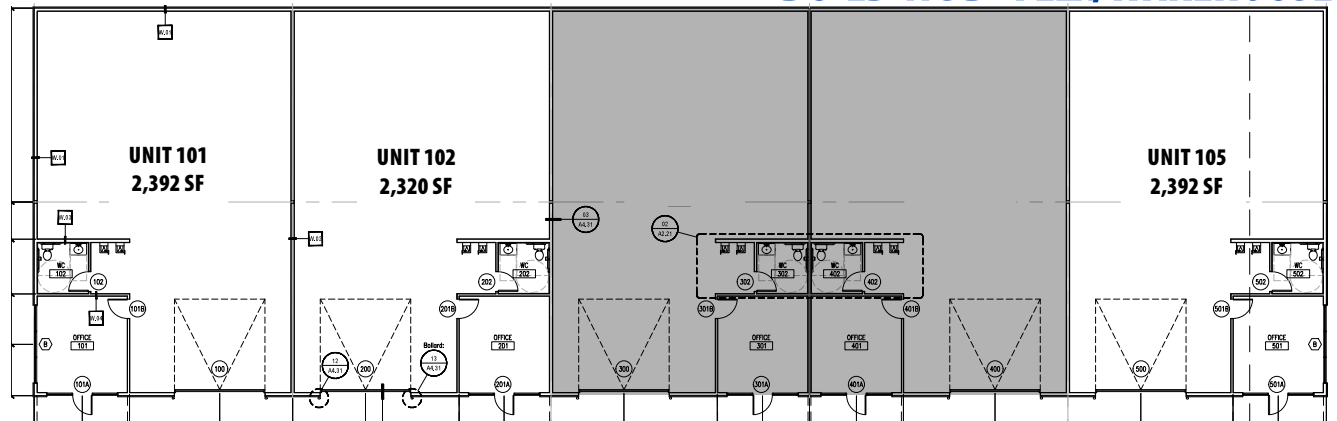
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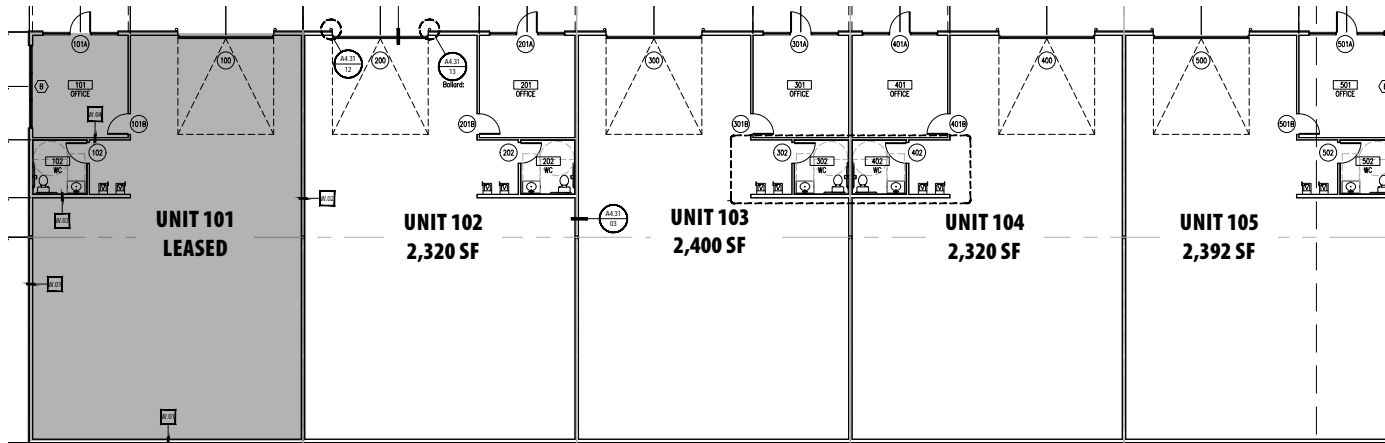
## BUILDING A - RETAIL



## BUILDING B - FLEX/WAREHOUSE



## BUILDING C - FLEX/WAREHOUSE



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# LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



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# 1 MILE RADIUS



POPULATION  
**8,280**



HISTORIC ANN. GROWTH  
**1.3%**



AVG. HOUSEHOLD INC.  
**\$90,720**

# 3 MILE RADIUS



POPULATION  
**44,575**



HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$95,313**

# 5 MILE RADIUS



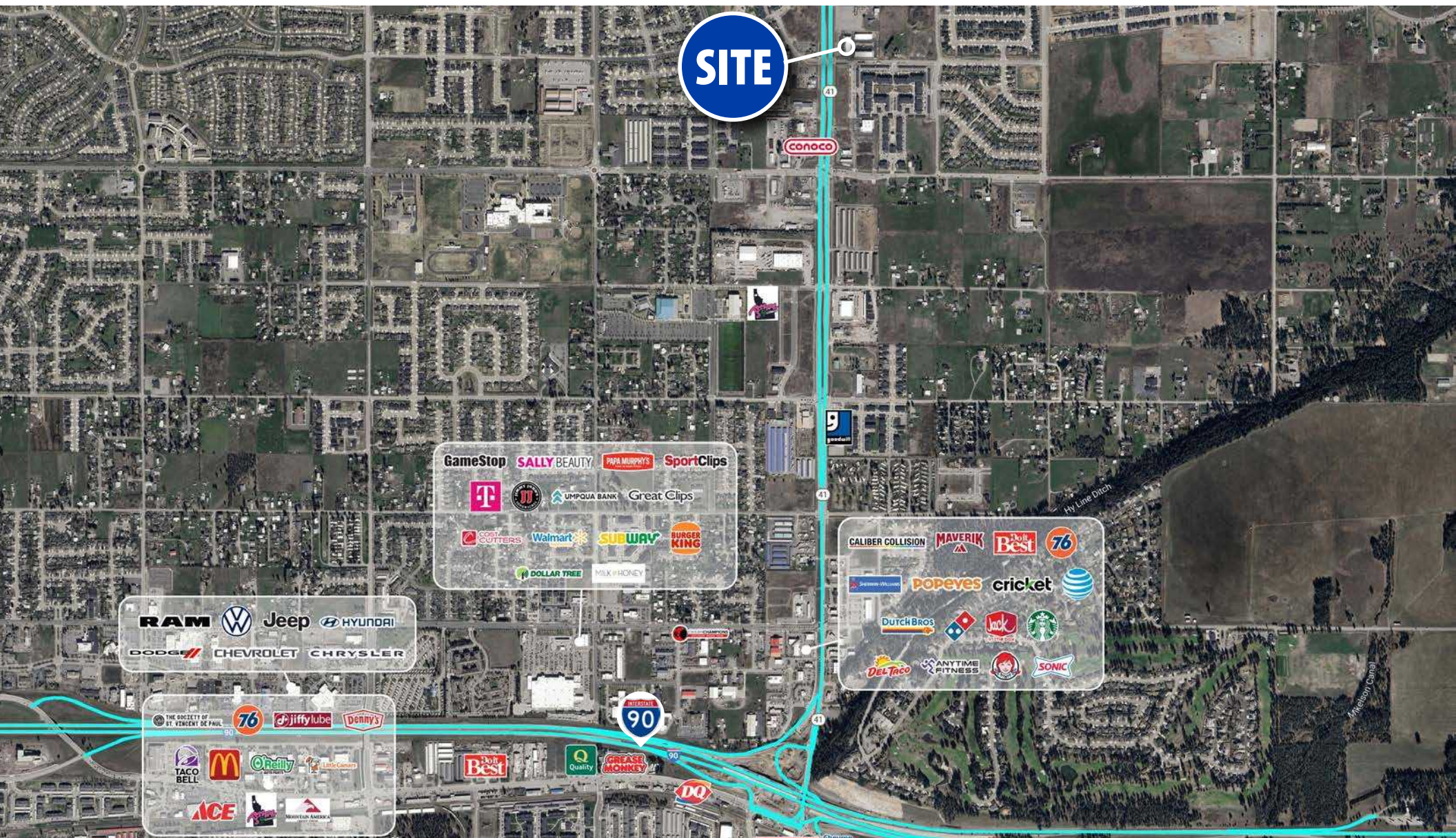
POPULATION  
**90,086**



HISTORIC ANN. GROWTH  
**1.9%**



AVG. HOUSEHOLD INC.  
**\$96,106**



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# NEW I-90 INTERCHANGE



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