



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

3 MONTHS OF FREE BASE RENT!*

*EXCLUSIVE TO BLDG B & C - INCENTIVE REQUIRES A 3-YEAR CONTRACT MINIMUM

DANNY DAVIS, CCIM

208.691.6003

danny@tokcommercial.com



CRAIG HUNTER, CCIM

208.929.2929

hunter@ccim.net

KIEMLEHAGOOD

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: 10.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM



CLASS A FINISHES



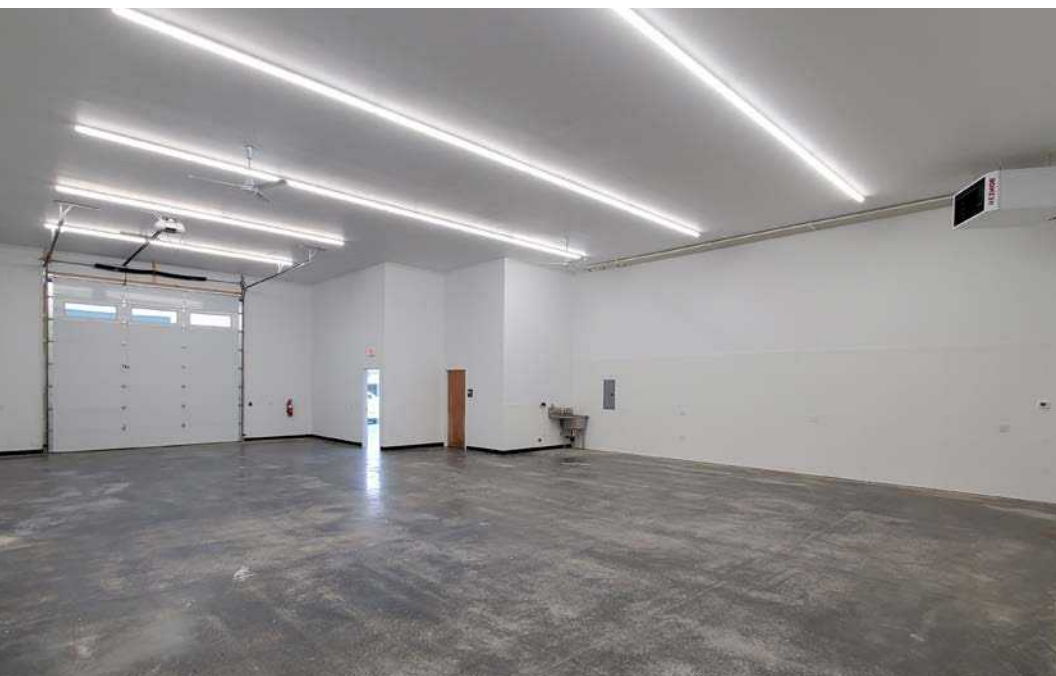
UPDATED: 10.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



UPDATED: 10.23.2025

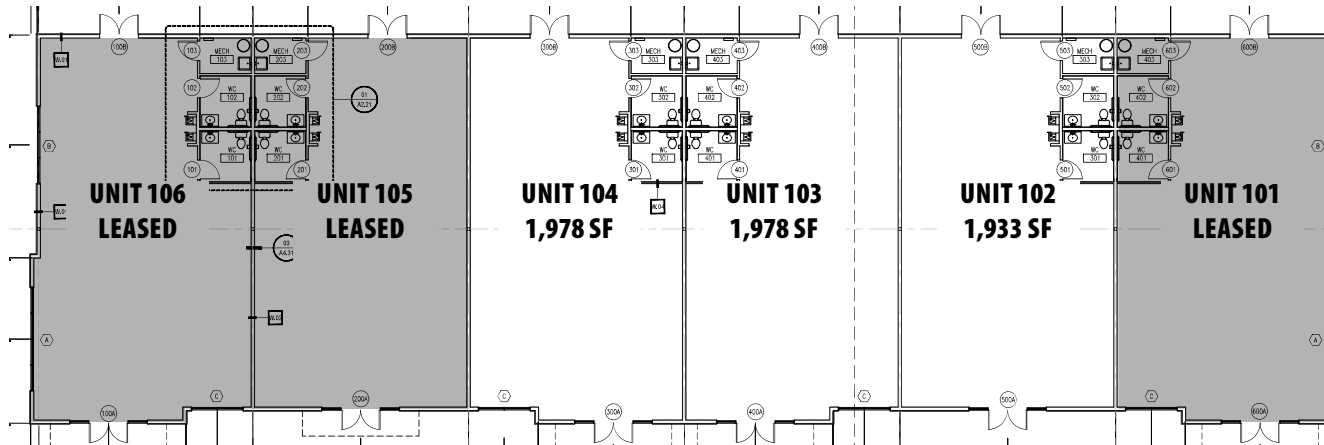
THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

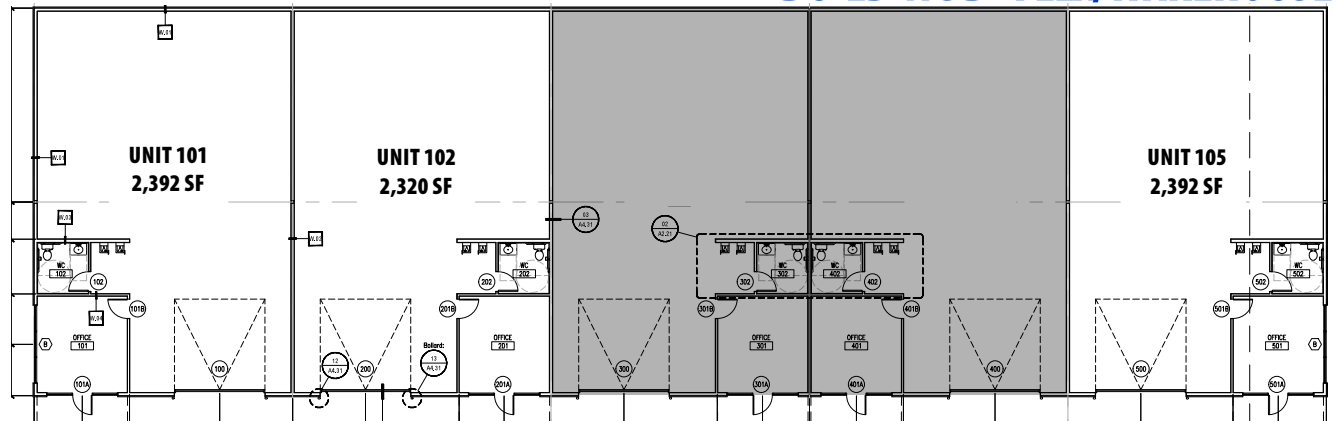
KIEMLEHAGOOD

TOKCOMMERCIAL.COM

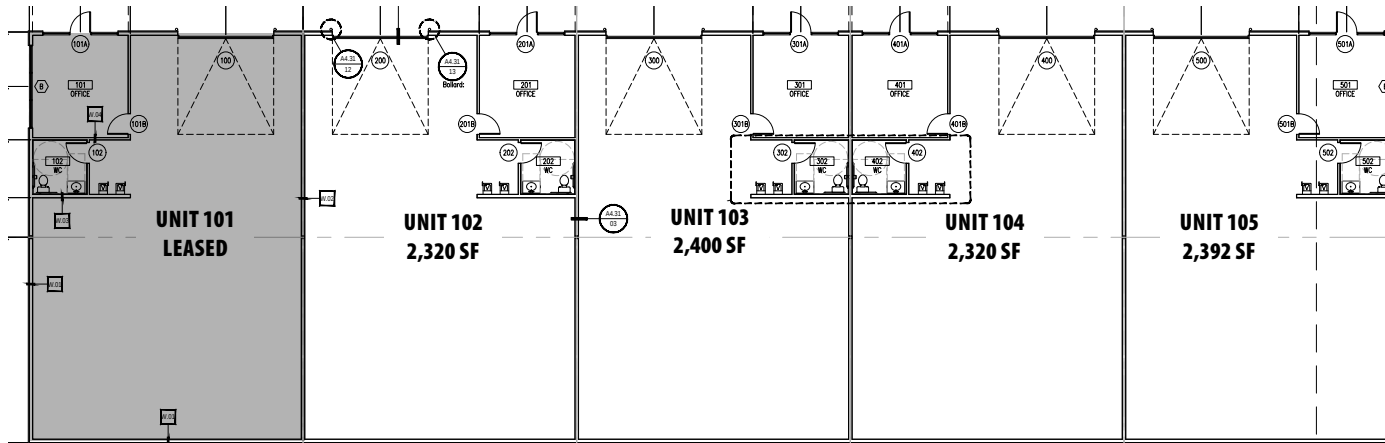
BUILDING A - RETAIL



BUILDING B - FLEX/WAREHOUSE



BUILDING C - FLEX/WAREHOUSE



UPDATED: 10.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM

LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



UPDATED: 10.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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



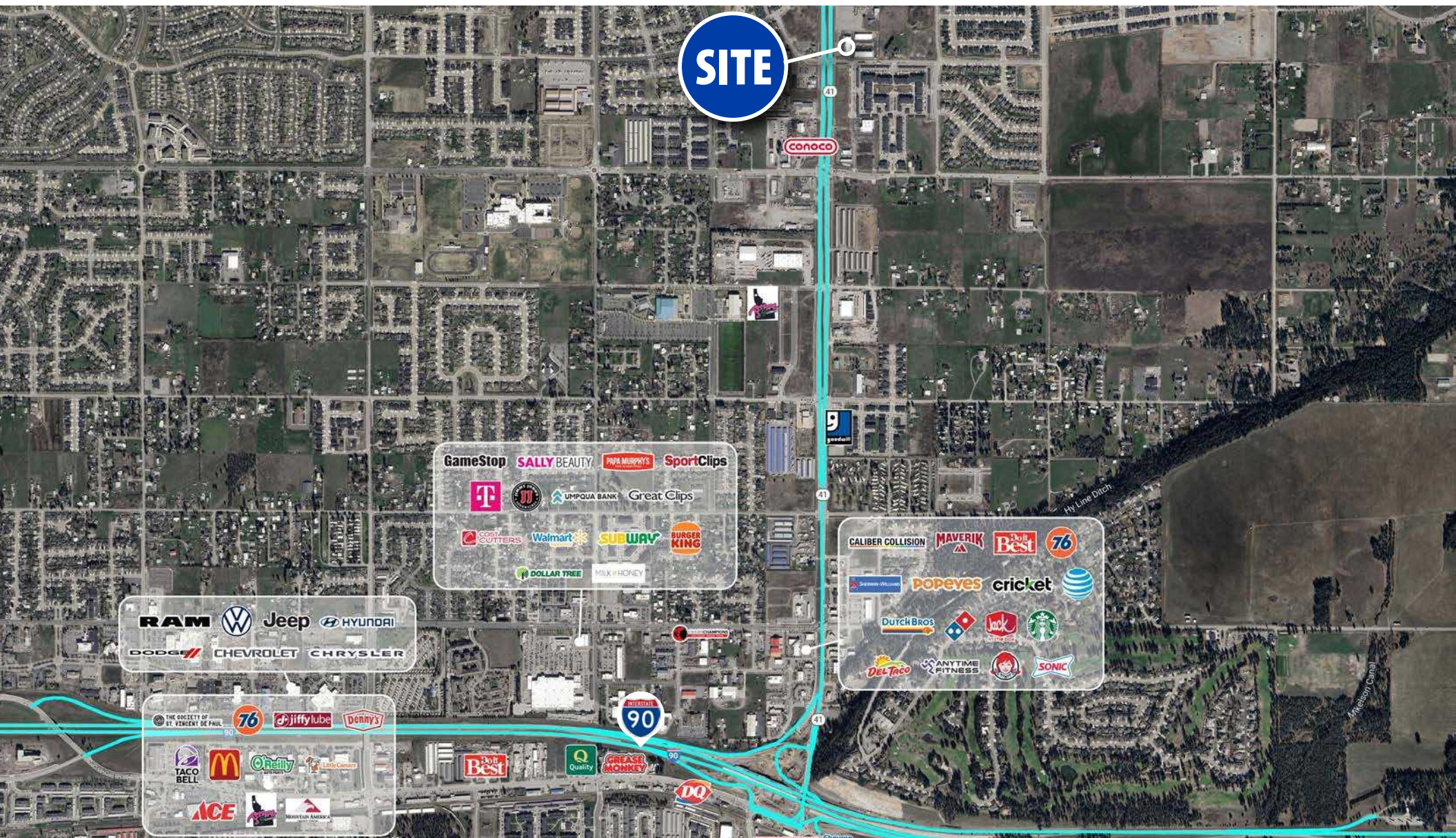
POPULATION
90,086



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106



UPDATED: 10.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM

NEW I-90 INTERCHANGE



UPDATED: 10.23.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM