



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

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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.*

DETAILS

SPACE	SIZE	RATE
BLDG A	1,933- 5,889 SF	\$27.00/SF/YR
BLDG B&C	2,400 - 4,800 SF	\$15.00/SF/YR

Lease Type:	NNN
Zoning:	C-17
Clear Height:	14' OH

CONTACT



UPDATED: 2.11.2026

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CLASS A FINISHES



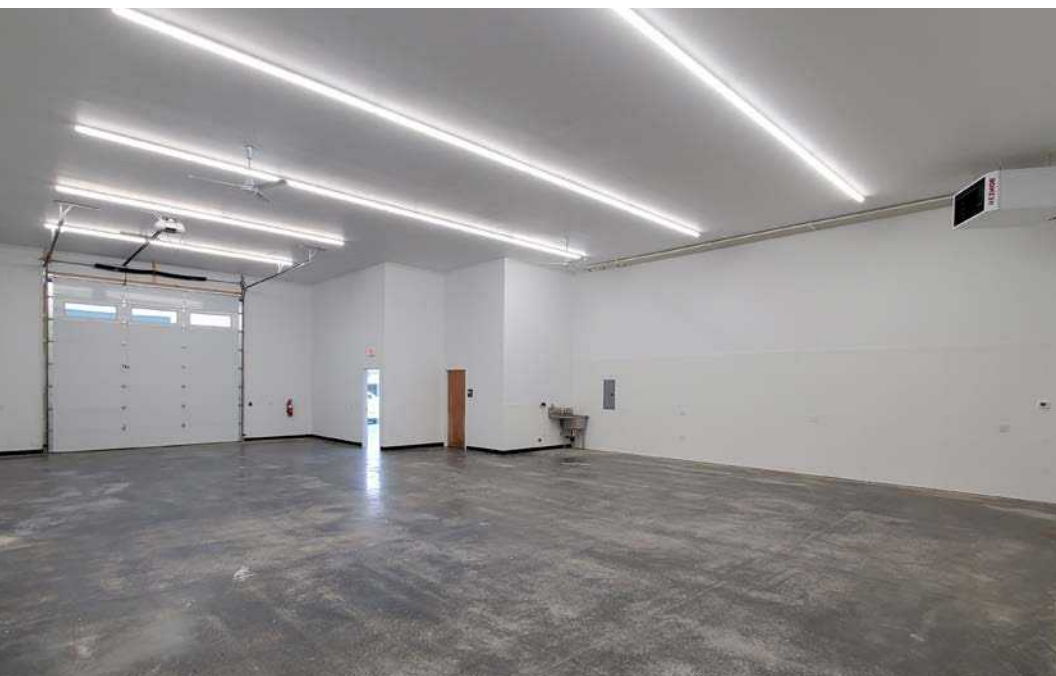
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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



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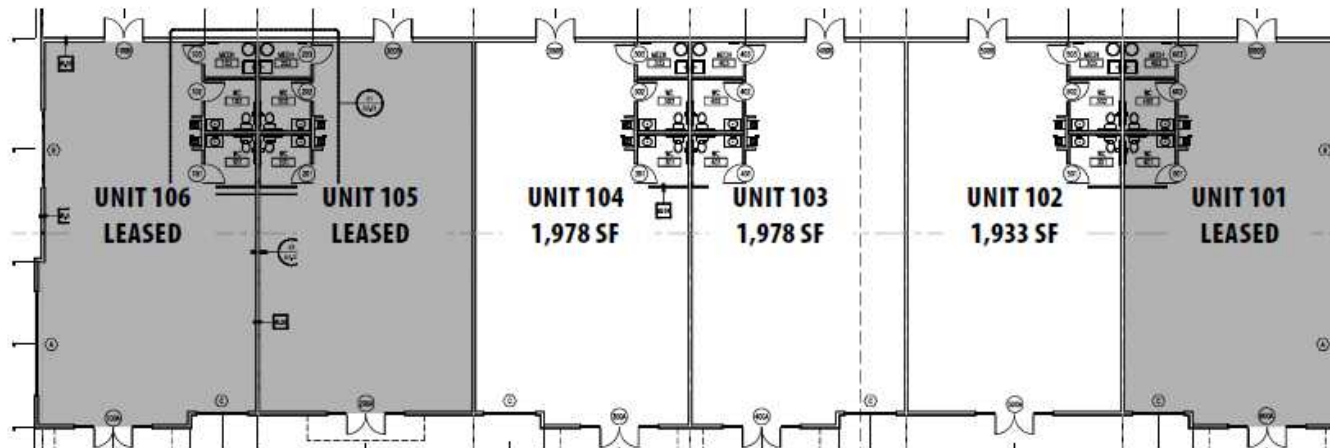
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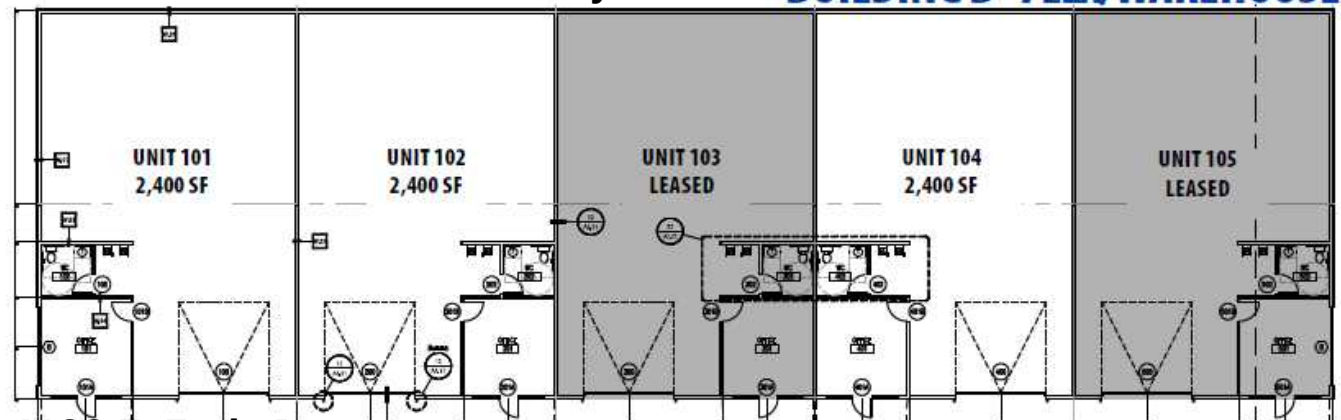
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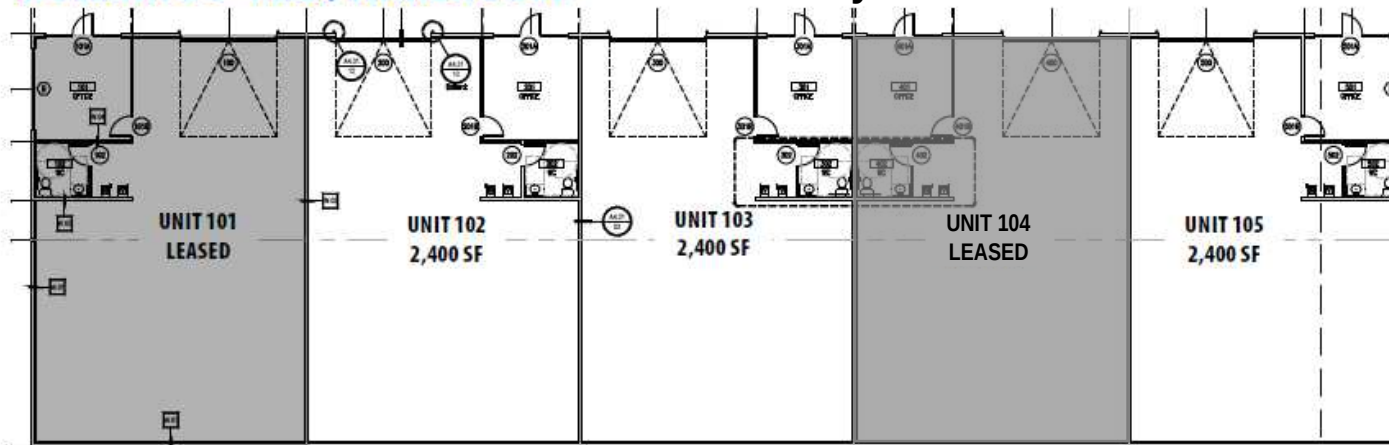
BUILDING A - RETAIL - 4131 E. Early Dawn



4131 E. Early Dawn - BUILDING B - FLEX/WAREHOUSE



BUILDING C - FLEX/WAREHOUSE - 4133 E. Early Dawn



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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



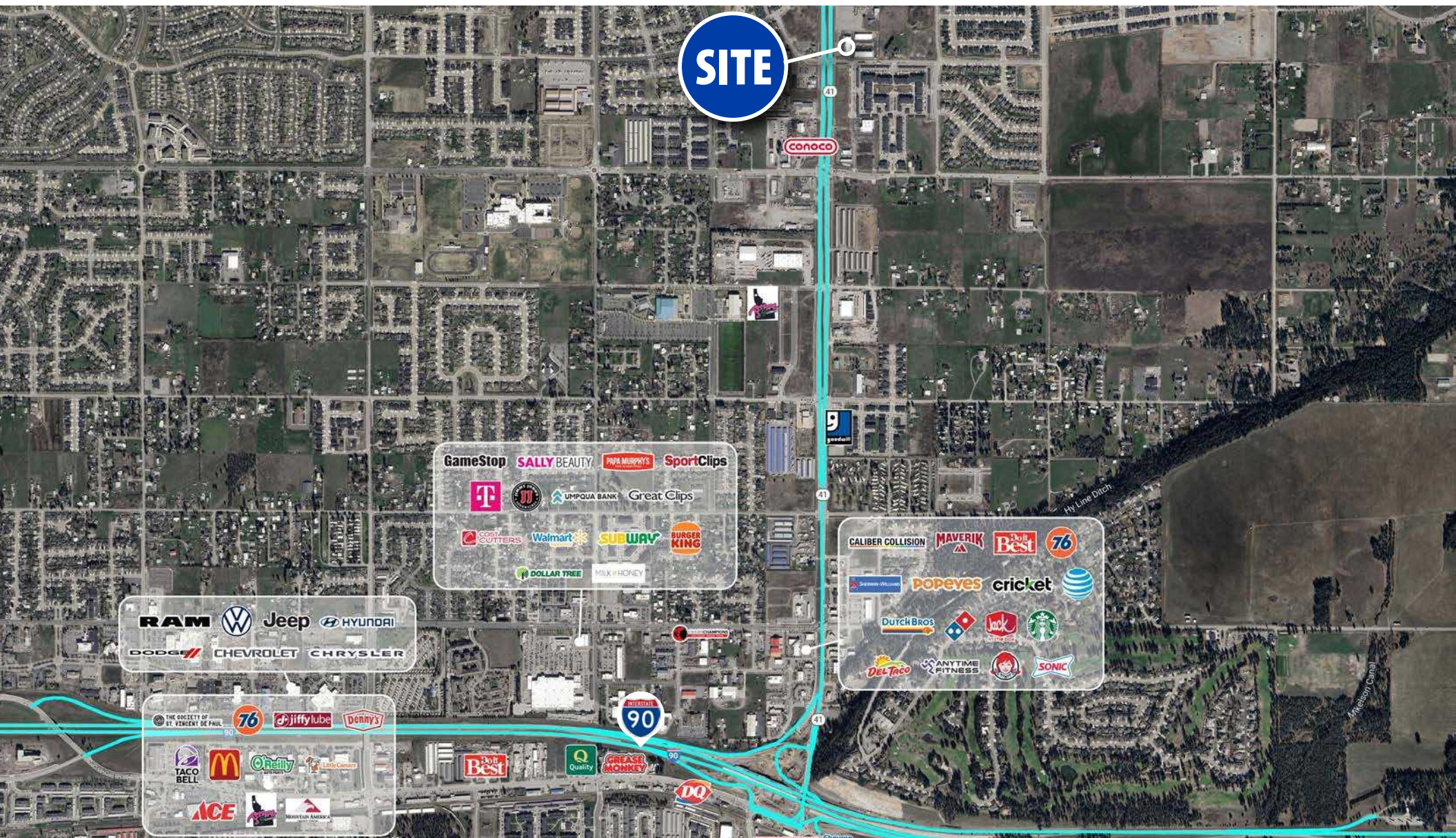
POPULATION
90,086



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106



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NEW I-90 INTERCHANGE



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