



# 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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### CRAIG HUNTER, CCIM

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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 |

|                      |        |
|----------------------|--------|
| <b>Lease Type:</b>   | NNN    |
| <b>Zoning:</b>       | C-17   |
| <b>Clear Height:</b> | 14' OH |

### CONTACT



UPDATED: 2.11.2026

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## CLASS A FINISHES



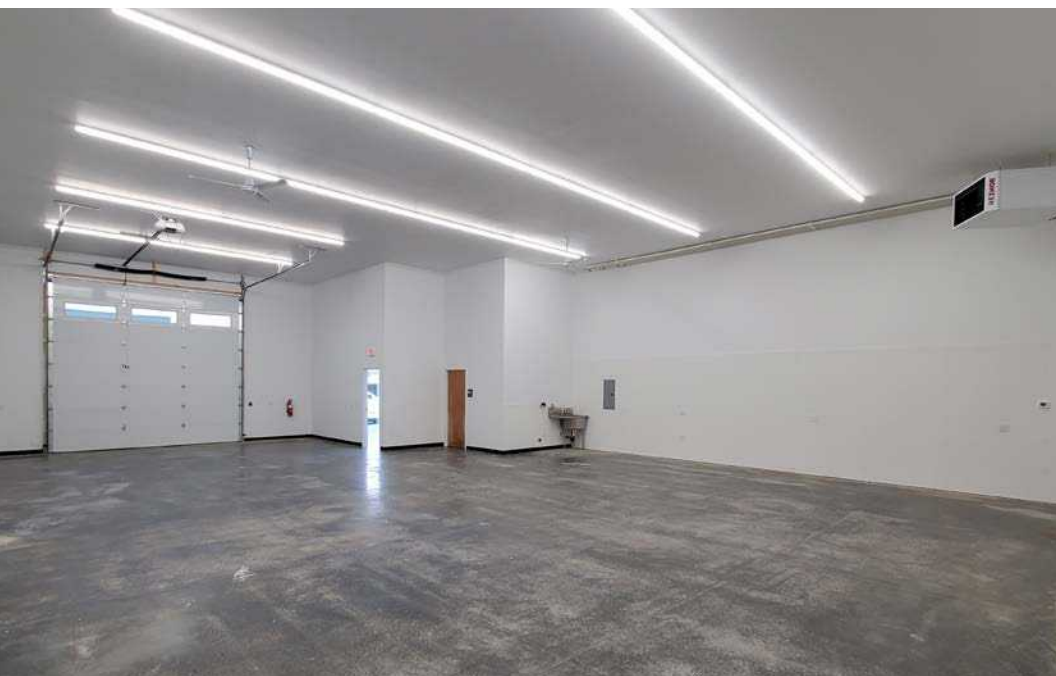
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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



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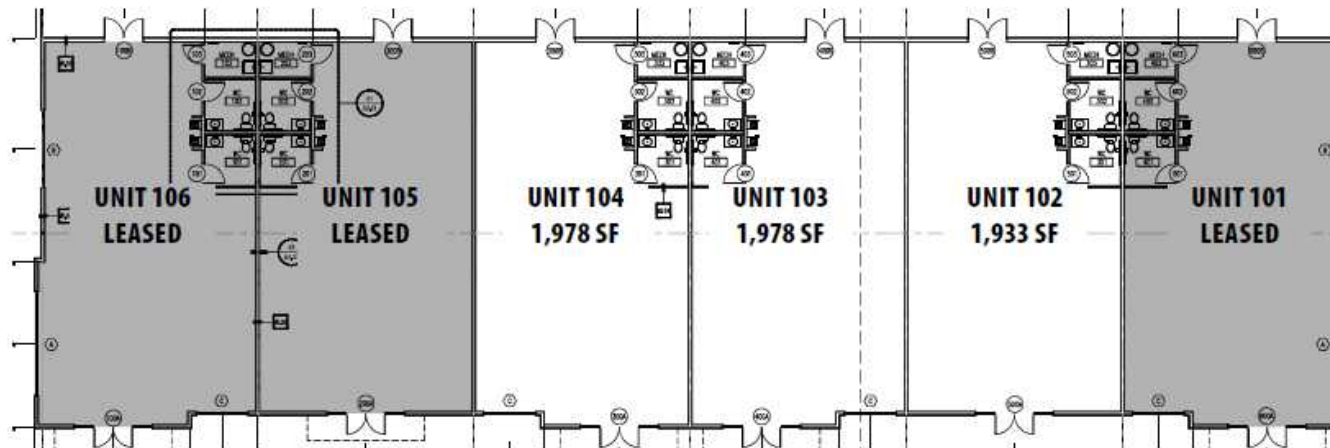
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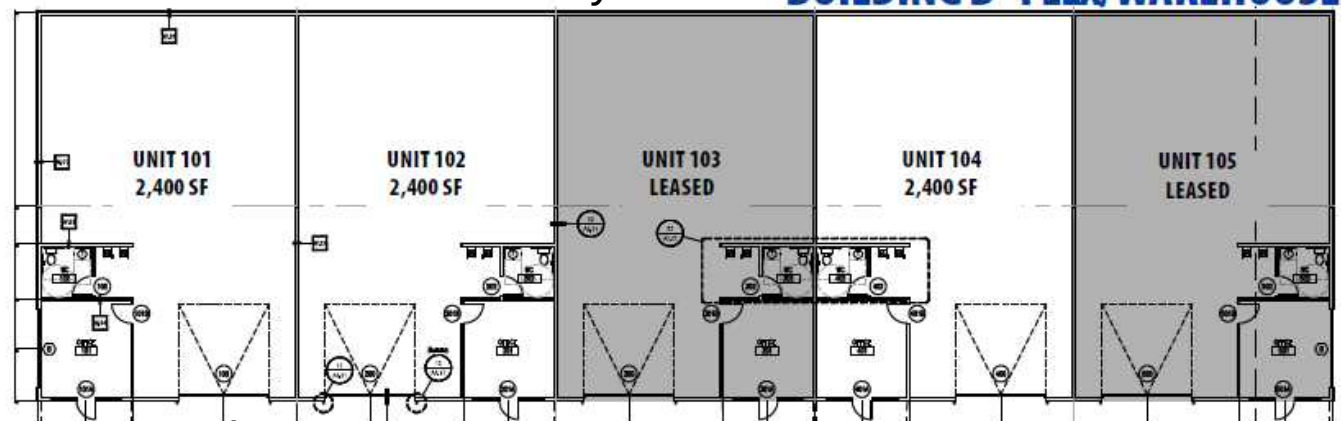
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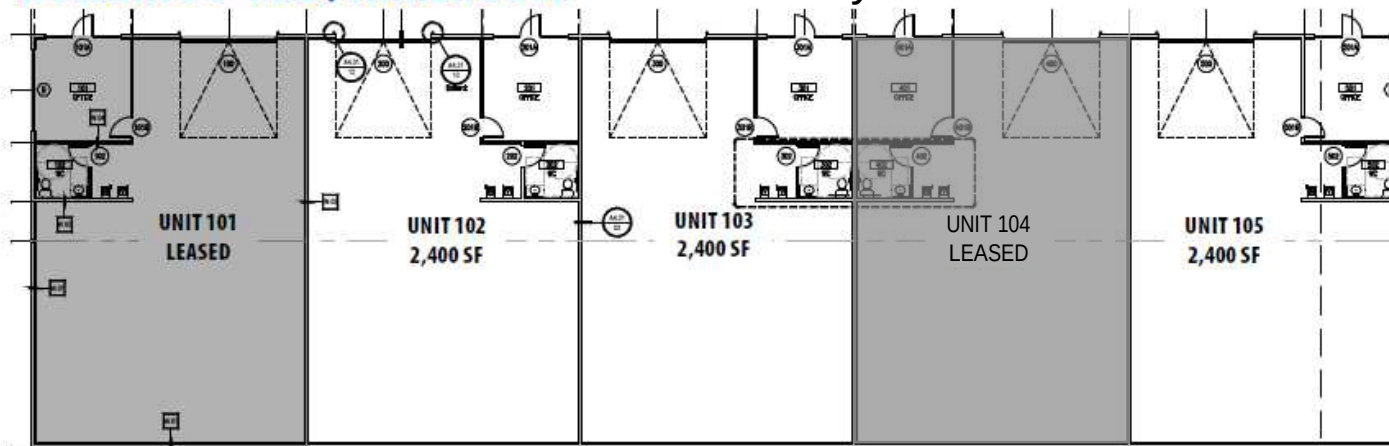
## BUILDING A - RETAIL - 4131 E. Early Dawn



## 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



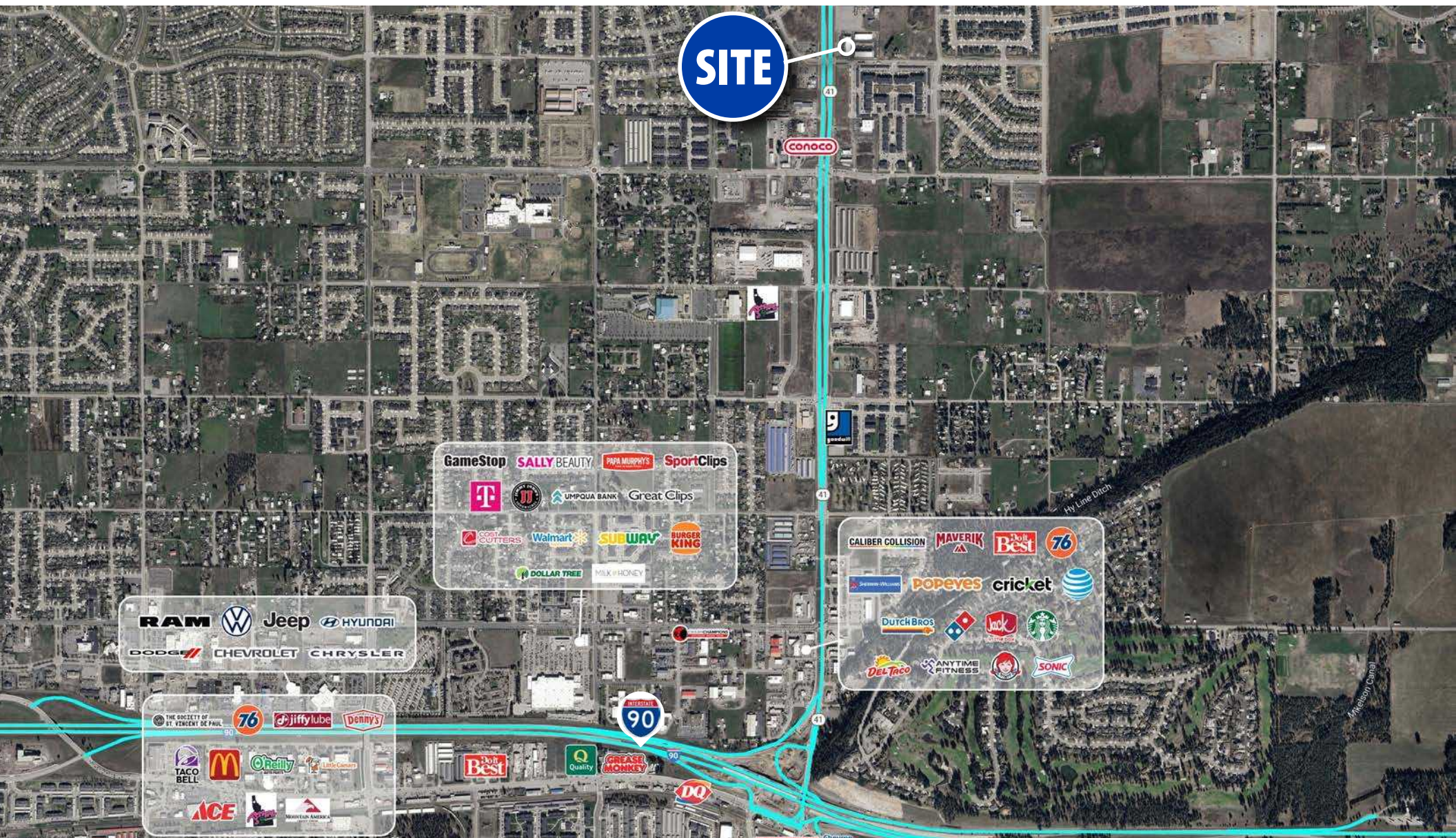
POPULATION  
**90,086**



HISTORIC ANN. GROWTH  
**1.9%**



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



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# NEW I-90 INTERCHANGE



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