



EARLY DAWN COMMERCIAL CENTER

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



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

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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 only for Building A*

DETAILS

SPACE	SIZE	RATE
BLDG A	1,933- 5,889 SF	\$27.00/SF/YR
BLDG B&C	2,400 - 7,200 SF	\$15.00/SF/YR

Lease Type:	NNN
Est. NNN'S:	\$2.12/SF/YR
Zoning:	C-17
Clear Height:	14' OH

CONTACT



UPDATED: 5.8.2026

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CLASS A FINISHES

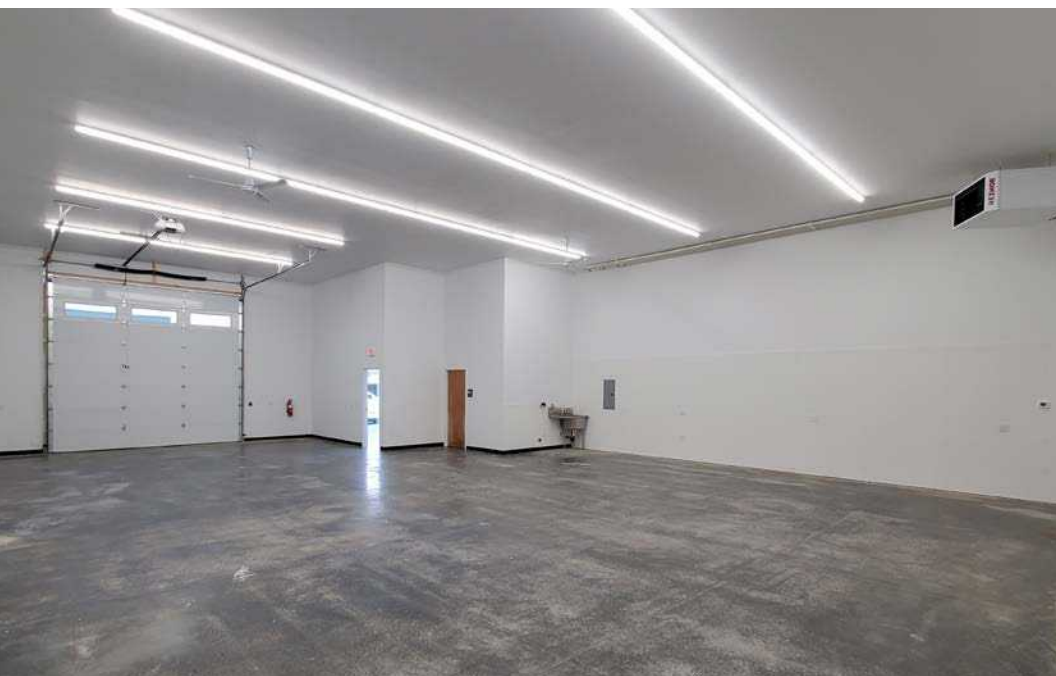
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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



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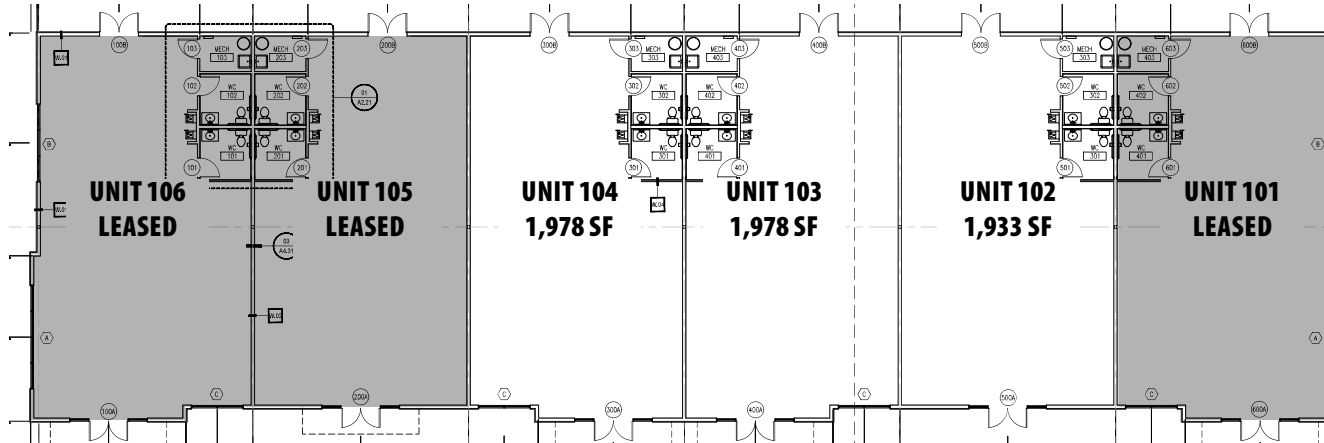
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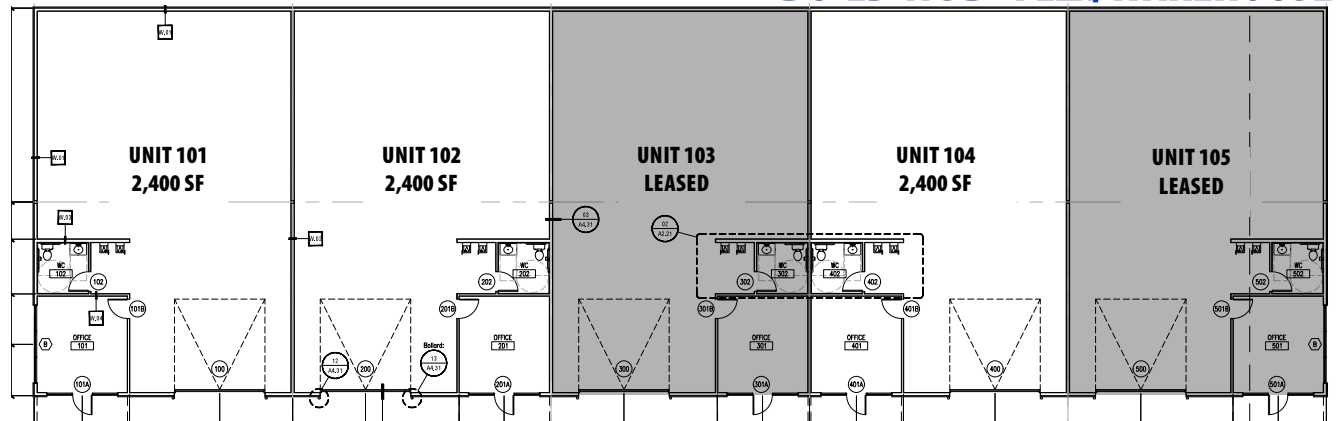
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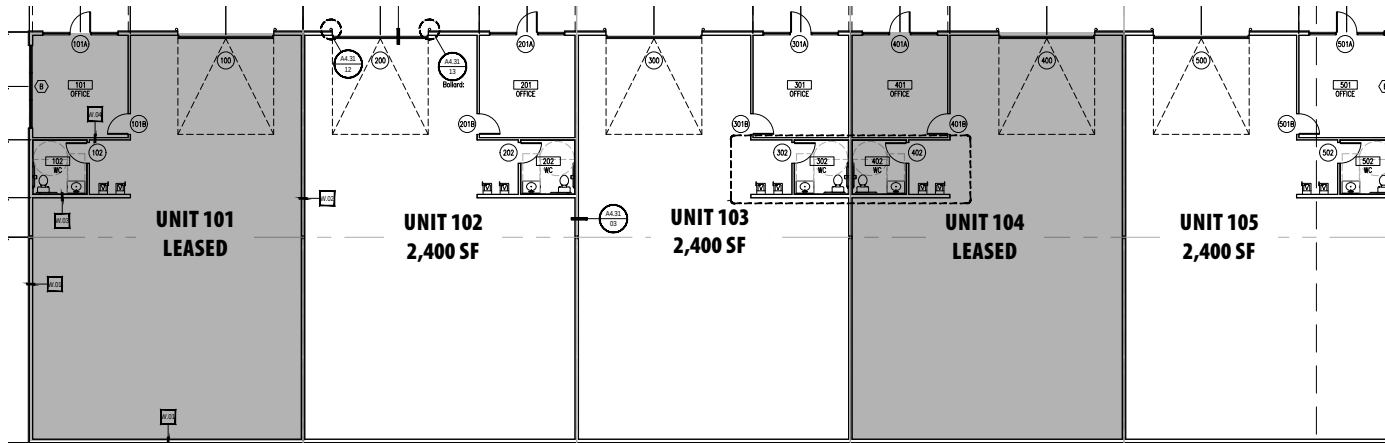
BUILDING A - RETAIL



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



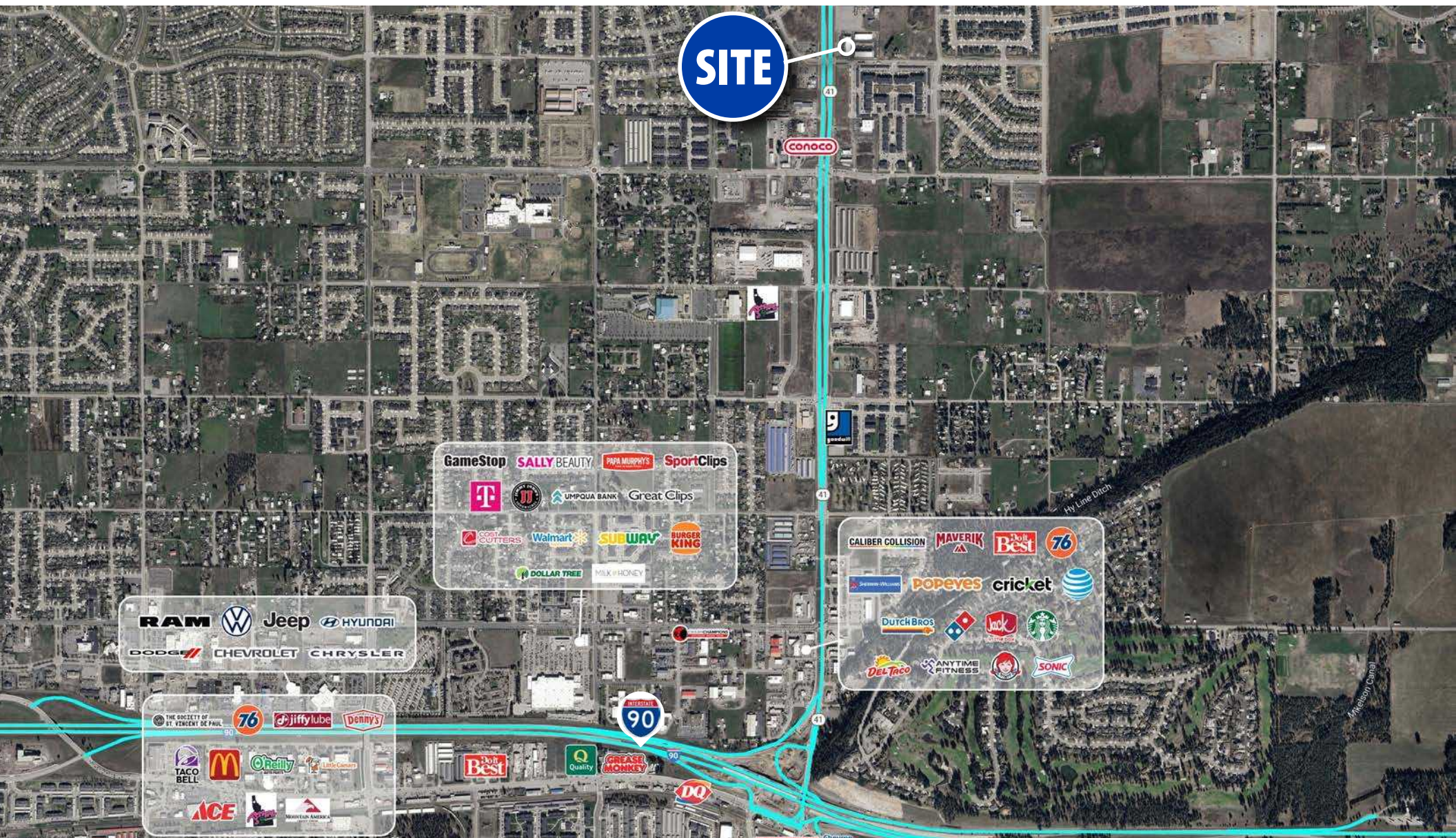
POPULATION
90,086



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106



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NEW I-90 INTERCHANGE



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