



# EARLY DAWN COMMERCIAL CENTER

FLEX INDUSTRIAL SPACE FOR LEASE | 4129 E EARLY DAWN AVENUE | POST FALLS, ID 83854

**BLDG B**  
FLEX INDUSTRIAL

**EXCLUSIVE UNIT RATES**  
**3 MONTHS OF FREE BASE RENT!\***  
\*INCENTIVE REQUIRES A 3-YEAR CONTRACT MINIMUM

CONTACT



**DANNY DAVIS, CCIM**  
208.691.6003  
danny@tokcommercial.com



**CRAIG HUNTER, CCIM**  
208.929.2929  
hunter@ccim.net  
KIEMLEHAGOOD

HIGHLIGHTS



- Now leasing brand new flex industrial building along Highway 41 in Post Falls.
- Excellent visibility and access from Highway 41 (19,000 VPD).
- Modern, well-maintained construction with a functional layout.
- Versatile mix of warehouse and office space.

DETAILS



SPACE	SIZE	RATE
BLDG B - UNIT 103	2,400 SF	\$1.25/SF/MO
BLDG B - UNIT 104	2,400 SF	\$1.25/SF/MO

**Lease Type:** NNN  
**Zoning:** C-17  
**Clear Height:** 14' OH  
**Power:** 1-Phase; 200 Amps



## CLASS A FINISHES



UPDATED: 10.23.2025

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FLEXIBLE WAREHOUSE SPACE



PRIVATE OFFICE

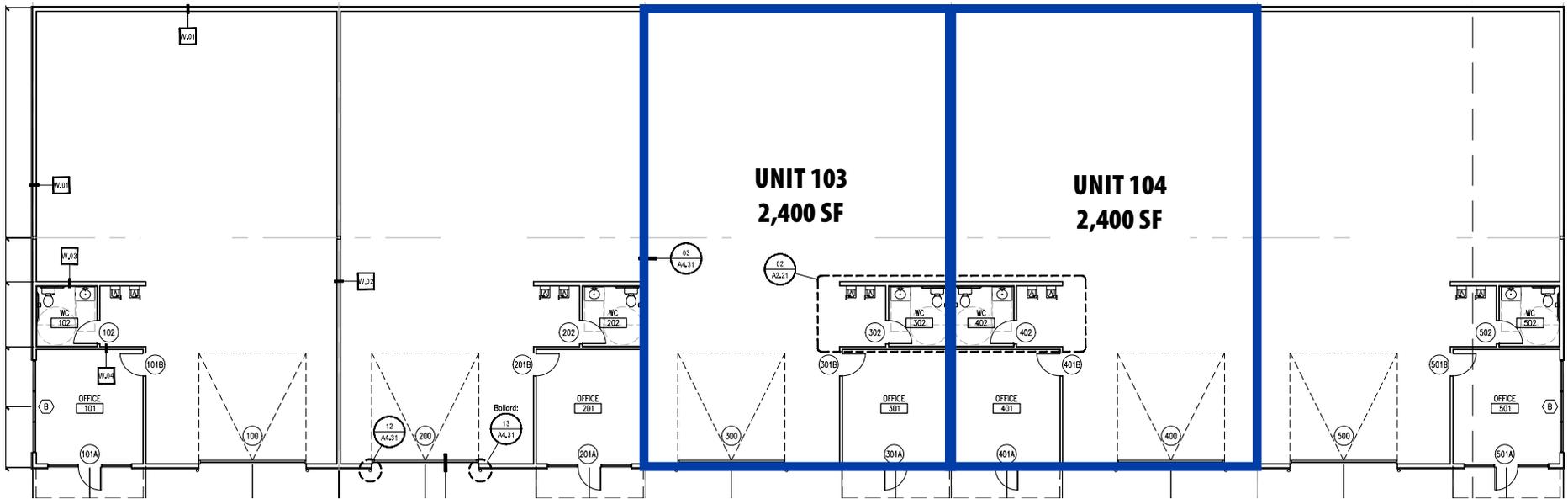
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# FLOOR PLAN

## BUILDING B - FLEX INDUSTRIAL



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# LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



SUN RENTAL CENTER

EXPRESSIONS SCHOOL OF PERFORMING ARTS

LEFT-HAND TURNING LANE SB TRAFFIC

BLUEGRASS FARMS APARTMENTS

**BLDG B**  
FLEX INDUSTRIAL

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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



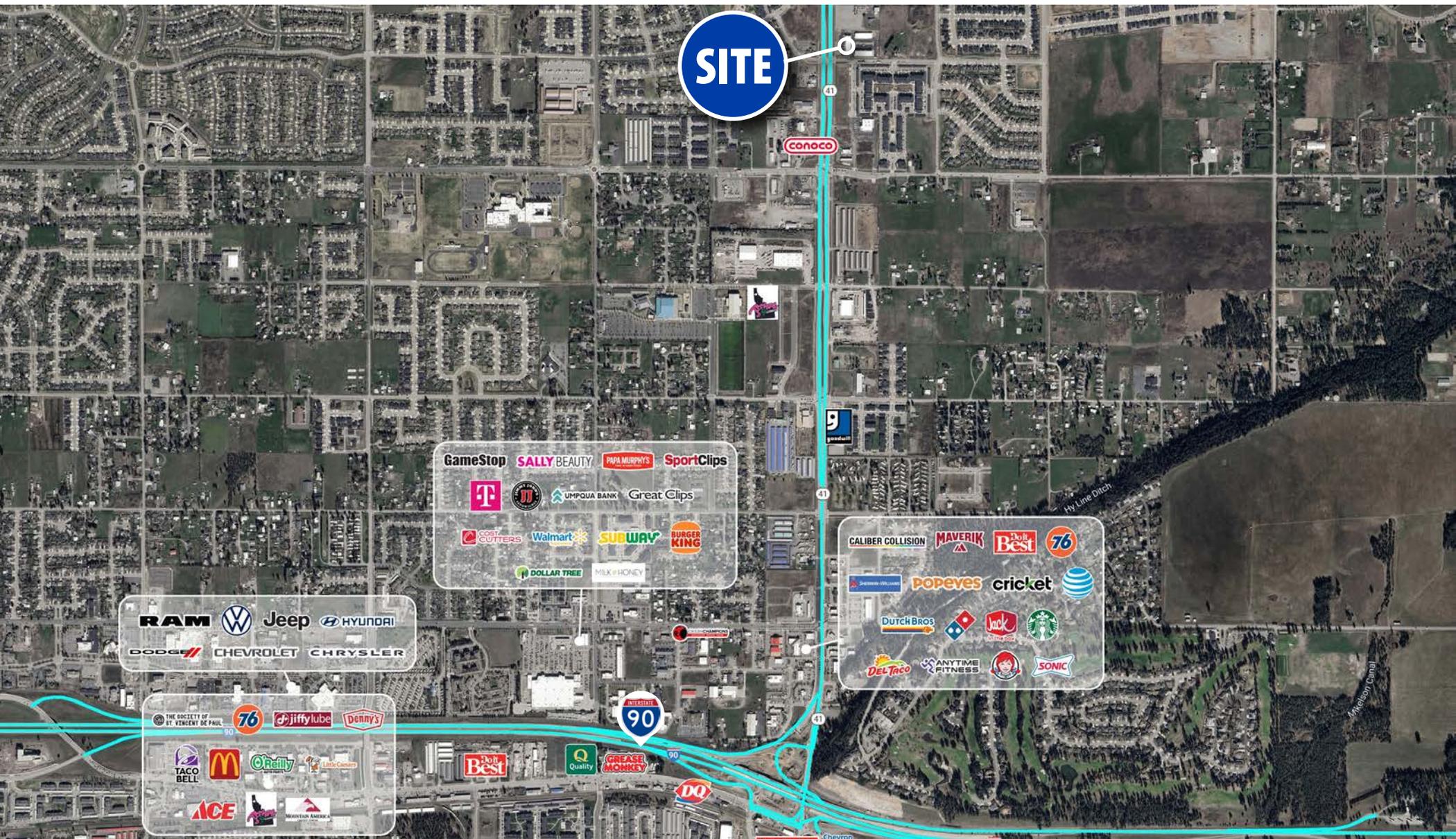
POPULATION  
**90,086**



HISTORIC ANN. GROWTH  
**1.9%**



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



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# NEW I-90 INTERCHANGE



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