



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



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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

UPDATED: 10.23.2025

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CLASS A FINISHES

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FLEXIBLE WAREHOUSE SPACE



PRIVATE OFFICE

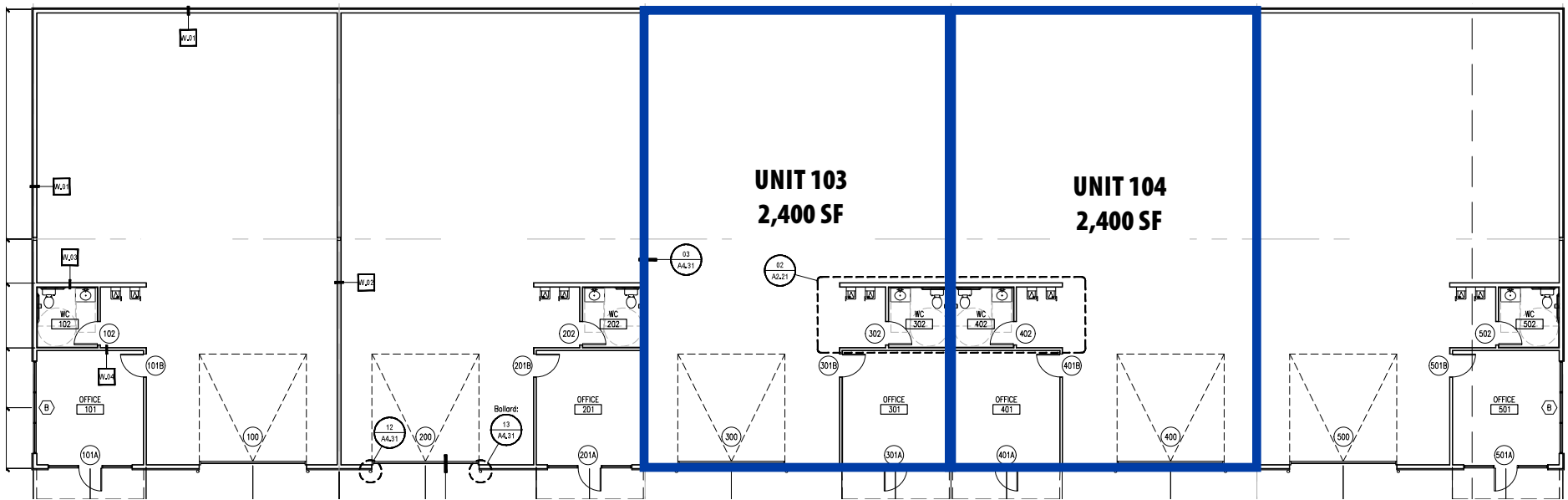
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FLOOR PLAN

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



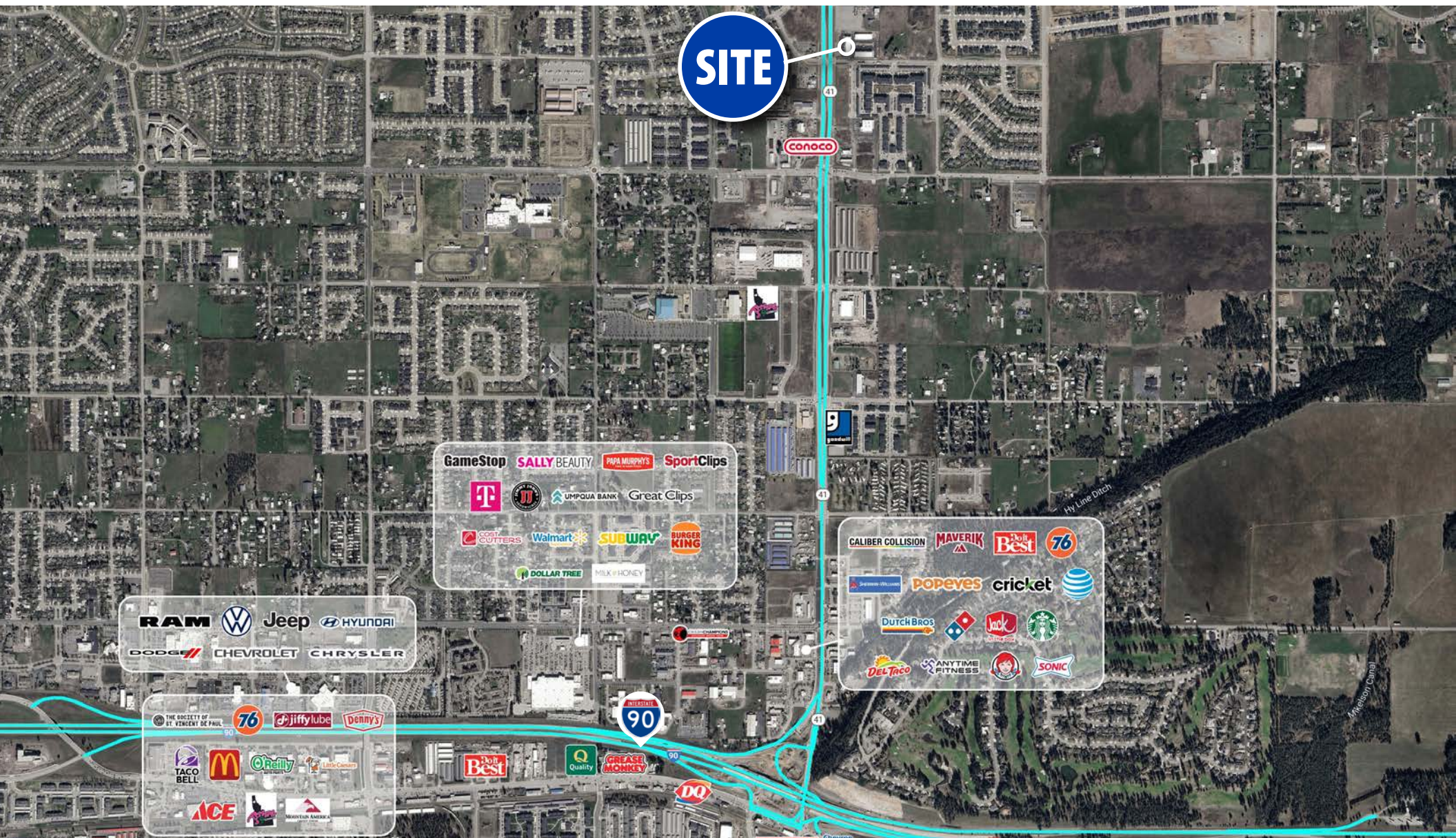
POPULATION
90,086



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106



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NEW I-90 INTERCHANGE



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