



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

CONTACT

DANNY DAVIS, CCIM

208.691.6003

danny@tokcommercial.com

TOK COMMERCIAL
REAL ESTATE

CRAIG HUNTER, CCIM

208.929.2929

hunter@ccim.net

KIEMLE HAGOOD

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/SF/YR
BLDG B&C INTERIOR UNITS	2,400 - 9,600 SF	\$16.20/SF/YR
BLDG B&C ENDCAP UNITS	2,400SF	\$18/SF/YR
Lease Type:		NNN
Zoning:		C-17
Clear Height:		14' OH

UPDATED: 12.9.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLE HAGOOD

TOK COMMERCIAL.COM



CLASS A FINISHES

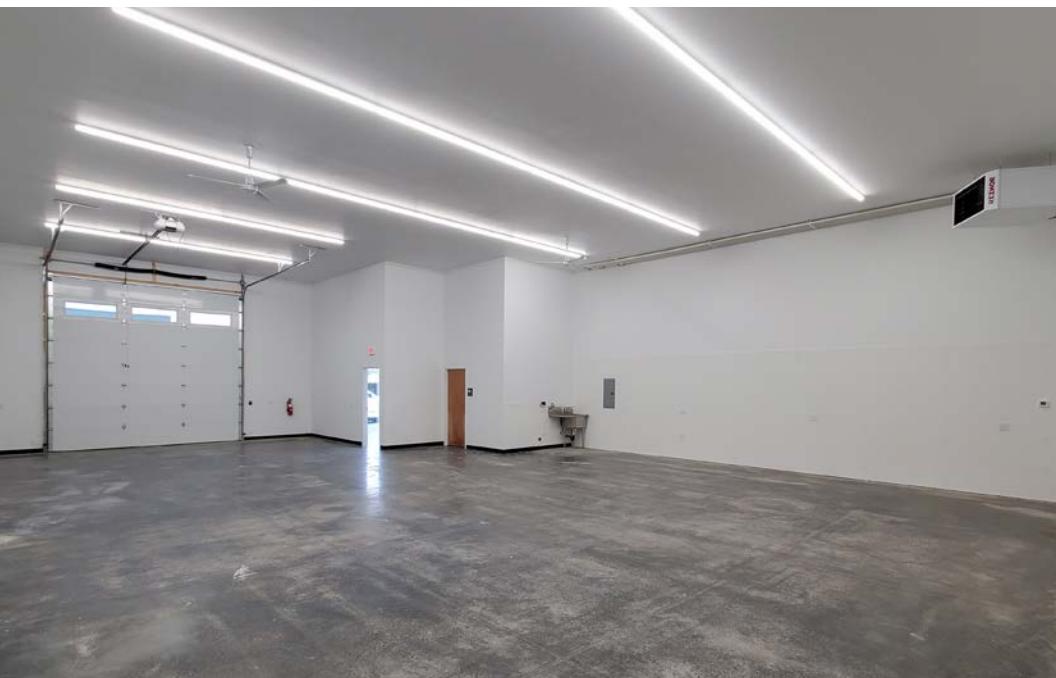
UPDATED: 12.9.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



UPDATED: 12.9.2025

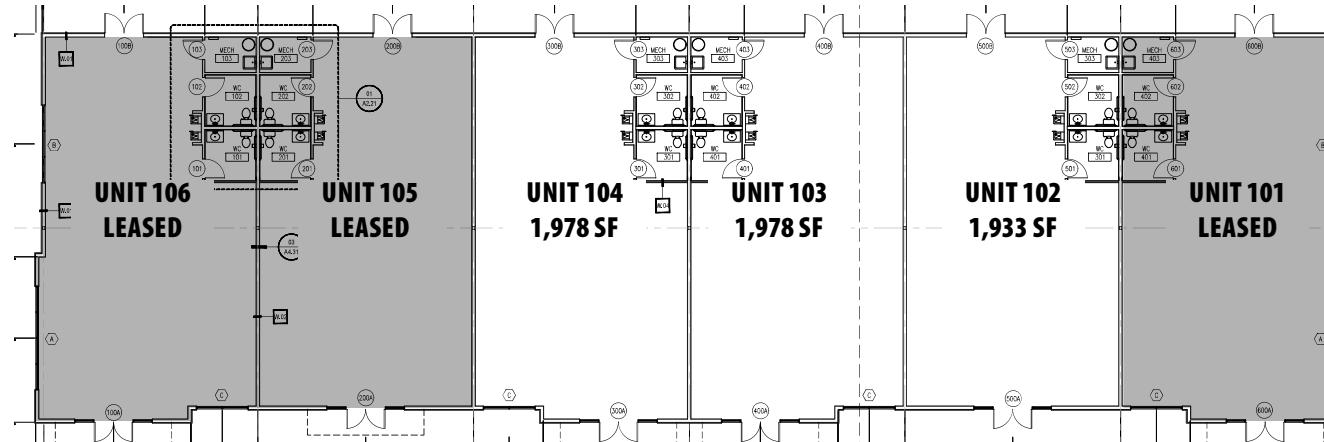
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

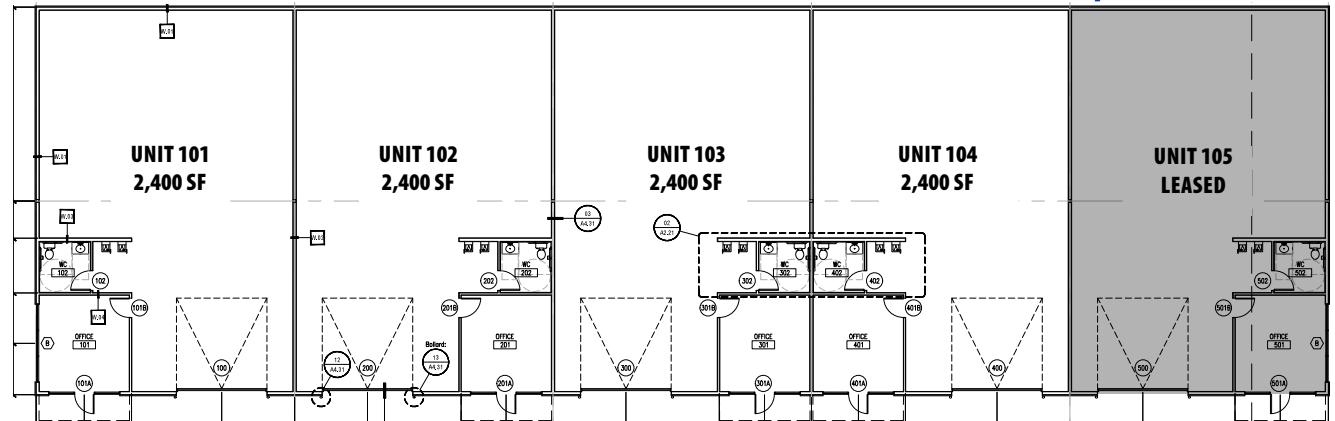
KIEMLEHAGOOD

TOKCOMMERCIAL.COM

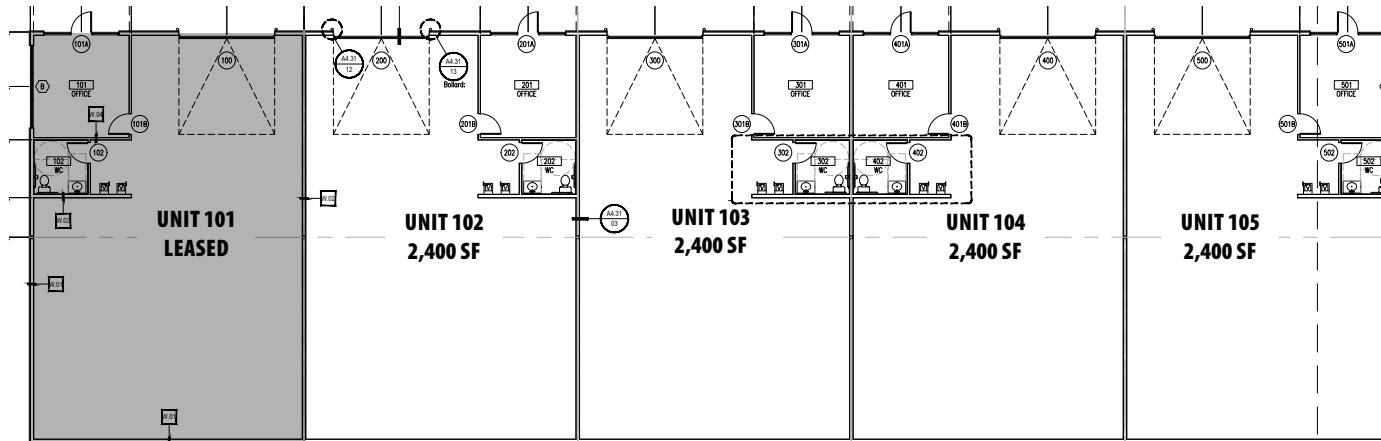
BUILDING A - RETAIL



BUILDING B - FLEX/WAREHOUSE



BUILDING C - FLEX/WAREHOUSE



UPDATED: 12.9.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM

LOCATOR MAP

EASY ACCESS TO MAIN THOROUGHFARES



UPDATED: 12.9.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM

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



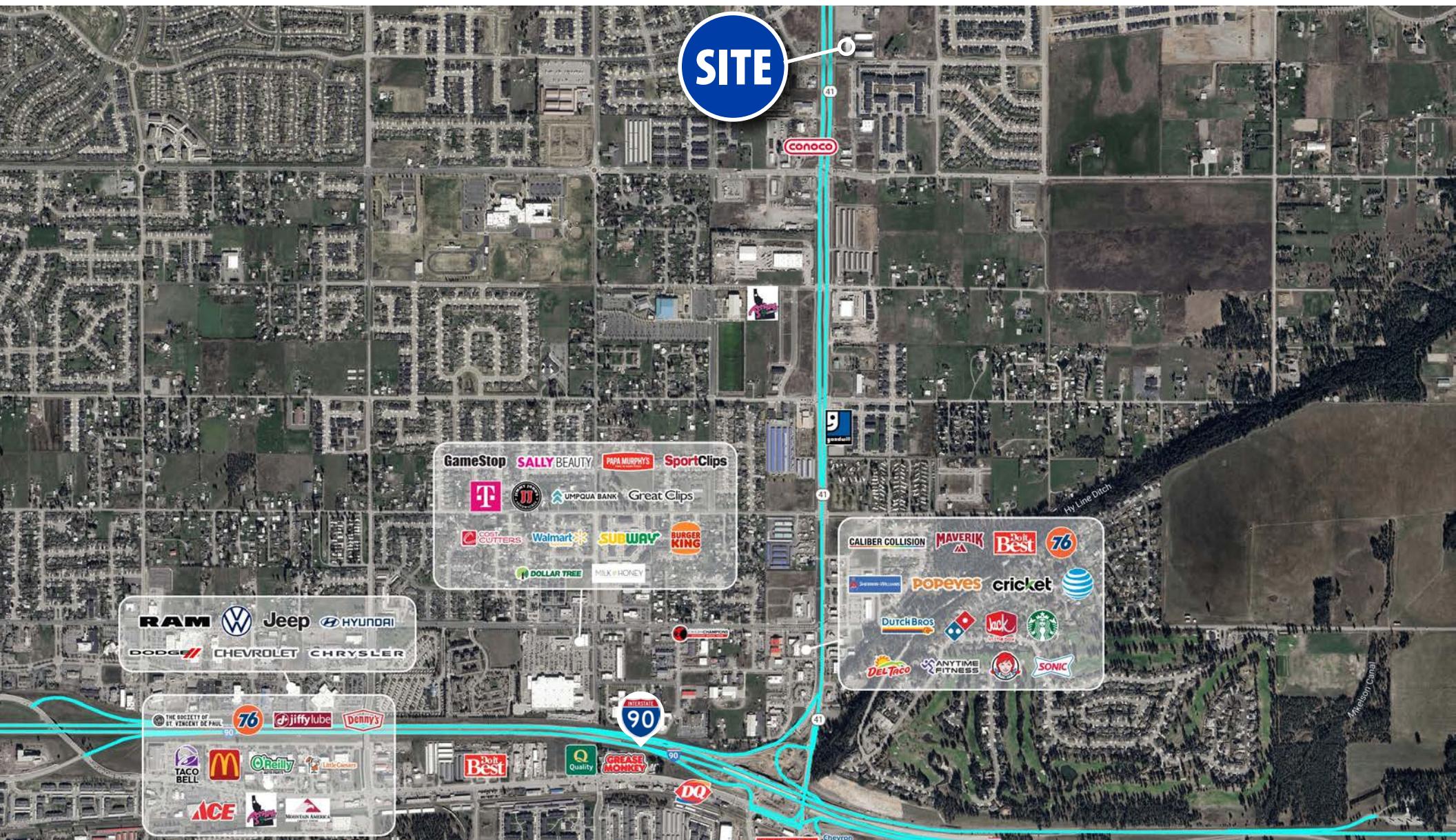
HISTORIC ANN. GROWTH

1.9%



AVG. HOUSEHOLD INC.

\$96,106



UPDATED: 12.9.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM

NEW I-90 INTERCHANGE



UPDATED: 12.9.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

KIEMLEHAGOOD

TOKCOMMERCIAL.COM