



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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KIEMLEHAGOOD

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.*

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

DETAILS

CONTACT



UPDATED: 12.9.2025

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CLASS A FINISHES



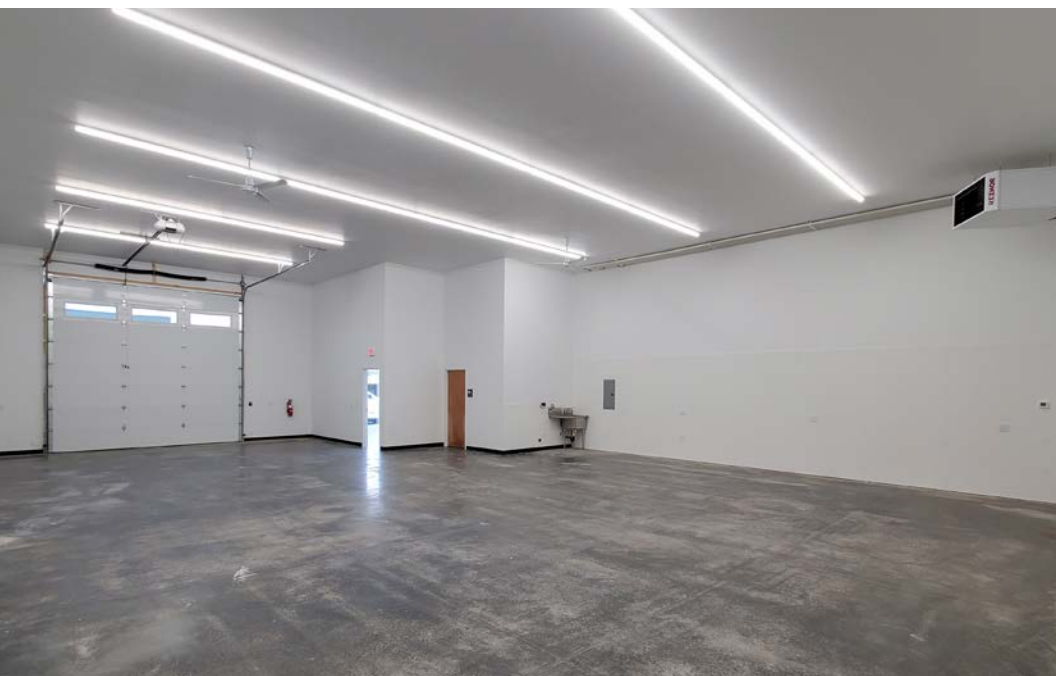
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RETAIL SPACE WITH OPEN LAYOUT



OPTIMAL FLEX LAYOUT



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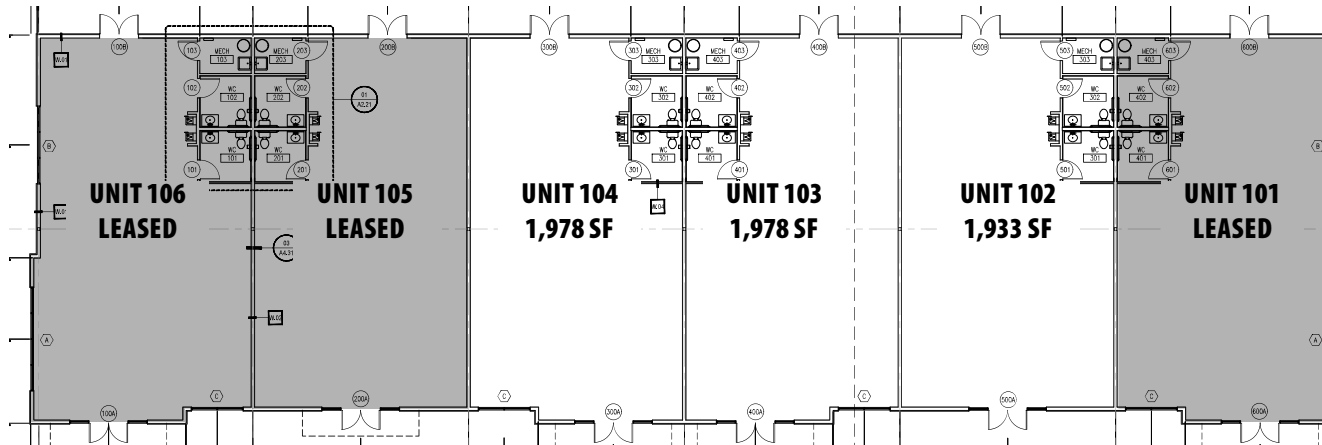
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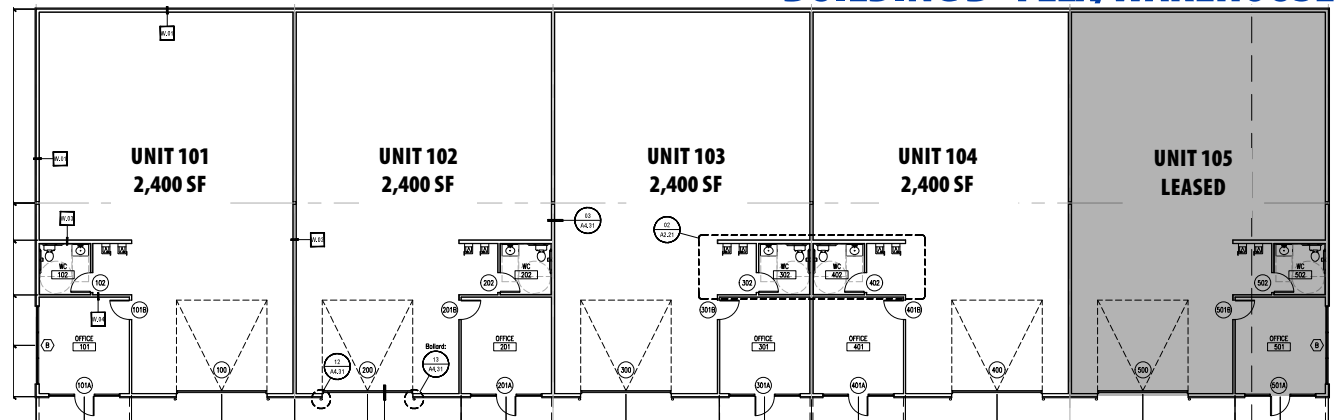
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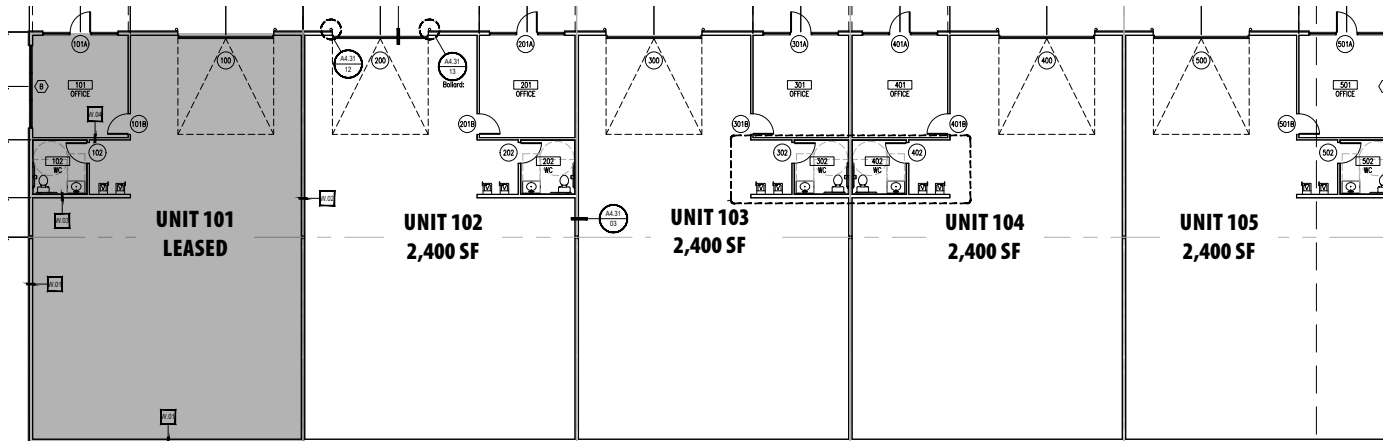
BUILDING A - RETAIL



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



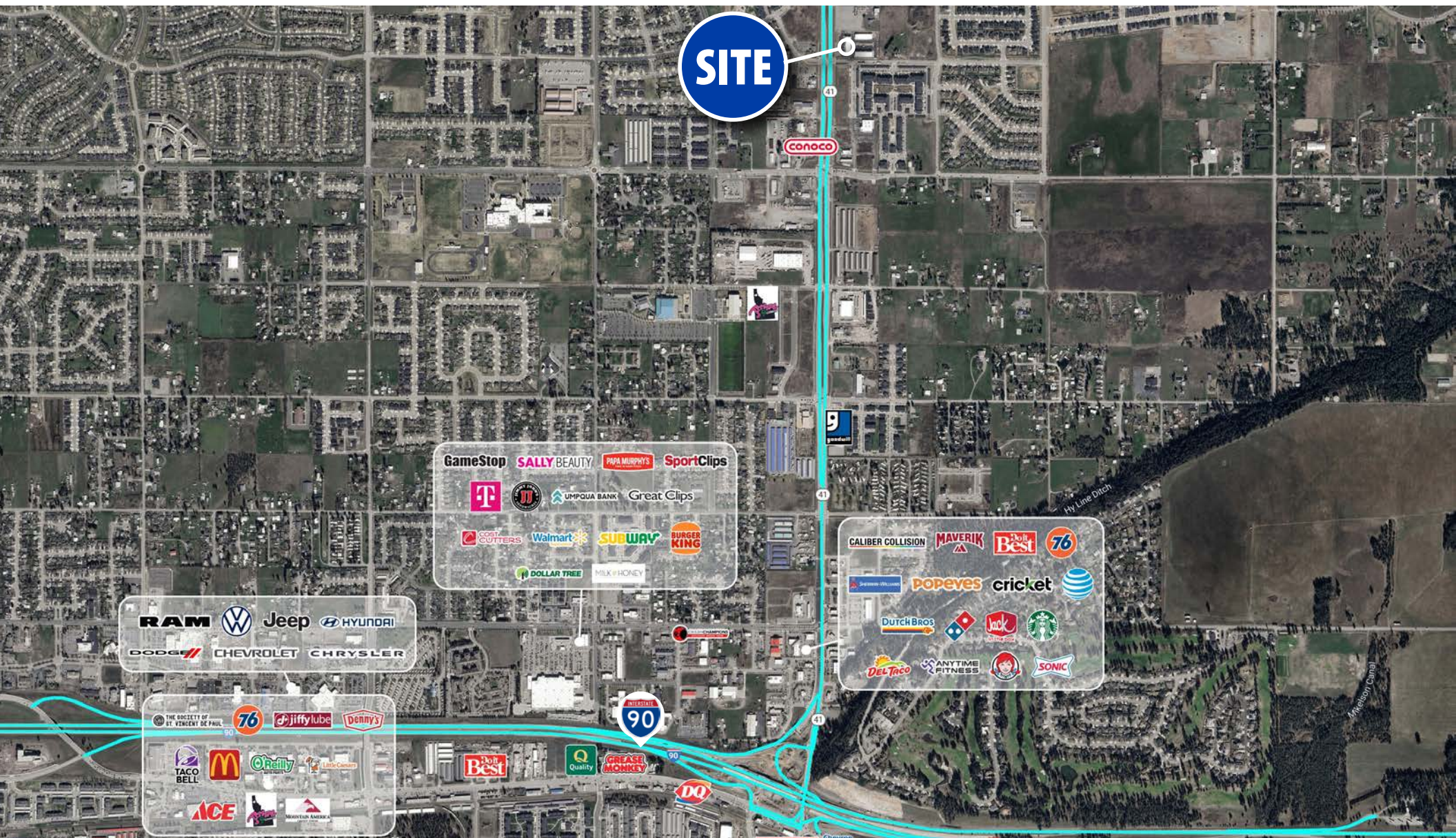
POPULATION
90,086



HISTORIC ANN. GROWTH
1.9%



AVG. HOUSEHOLD INC.
\$96,106



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NEW I-90 INTERCHANGE



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