

BUILDING 5 FOR LEASE OR SALE

Construction Nearly Complete

22503 97TH ST E, BONNEY LAKE, WA 98391

PEAK 410

PEAK410.COM

NEWLY
CONSTRUCTED
ROUNDBOUT

PRICING

\$0.78 shell / \$1.50 office add-on


\$104,802.36 monthly base rent*

\$34,934.12 monthly NNN*

\$139,736.48 total monthly rent*

*Monthly amounts do not account for office space

 PROPERTY PHOTOS

 PEAK
DESIGN

 **Kidder
Mathews**

Building 5

\$0.78/SF SHELL
ASKING RATE*

\$1.50/SF
OFFICE ADD-ON

\$0.26
EST. NNN

For Lease or For Sale

Total SF 134,362 SF

Available SF ±25,000 - 134,362 SF

Mezzanine Office ±5,173 - 11,253 SF

Dimensions 500' x 210'

Dock Doors 28

Drive-In Doors 8

Clear Height 32'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 174 stalls

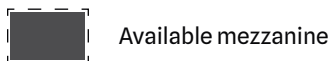
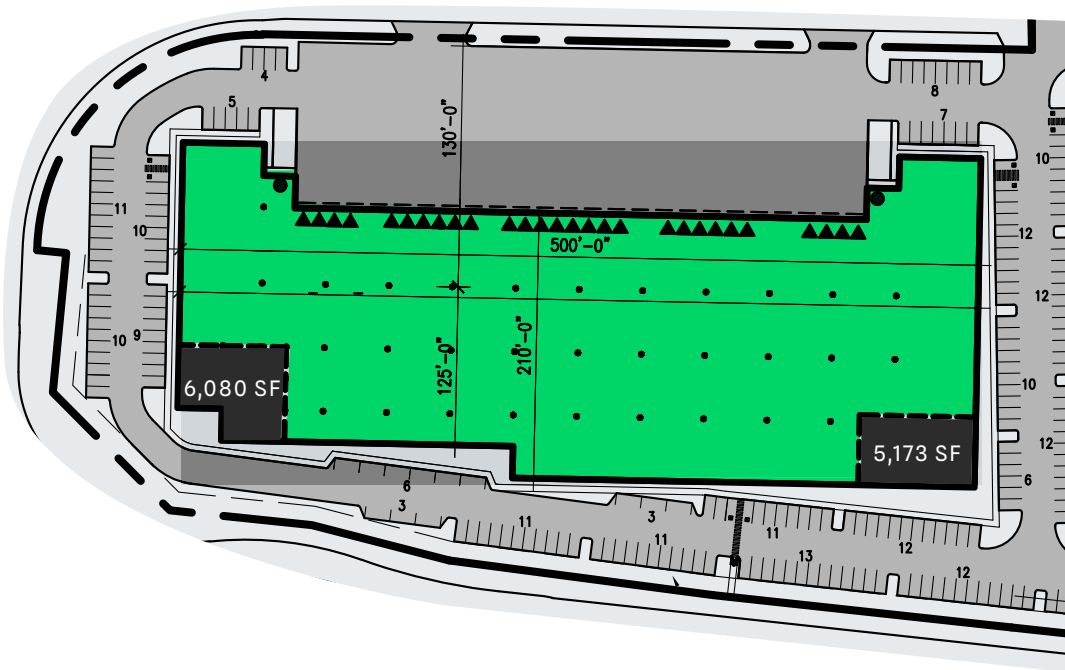
Trailer Parking N/A

Lighting Motion sensor LED

Electric ±3,000 amps (additional power available as needed)

Floors 6" reinforced slab

Roof R34 and TPO membrane



*Rates are subject to change and are deal dependent

Configuration

230,792

BUILDING 1 SF

133,701

BUILDING 2 SF

165,055

BUILDING 3 SF

56,547

BUILDING 4 SF

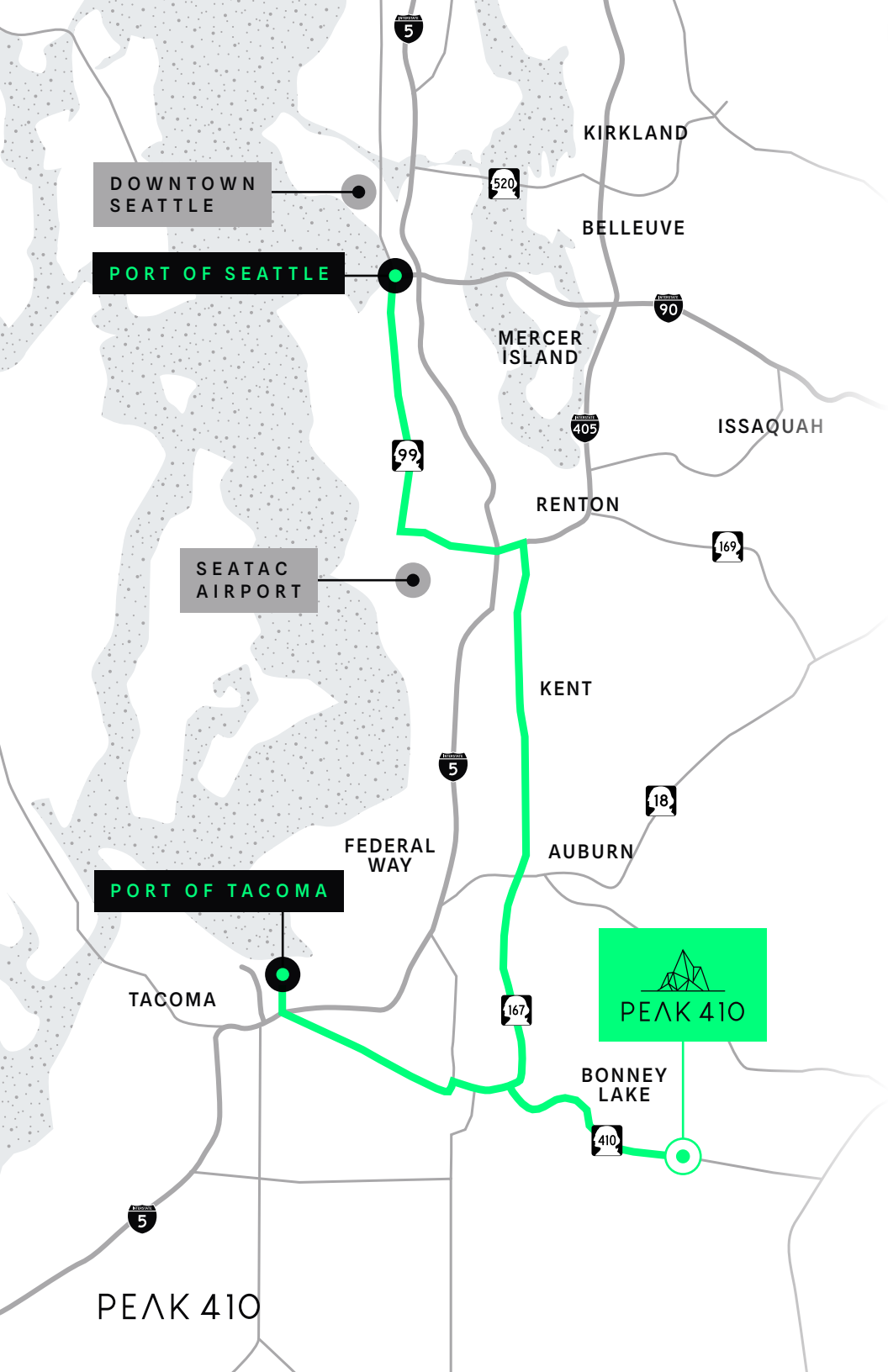
134,362

BUILDING 5 SF

66,284

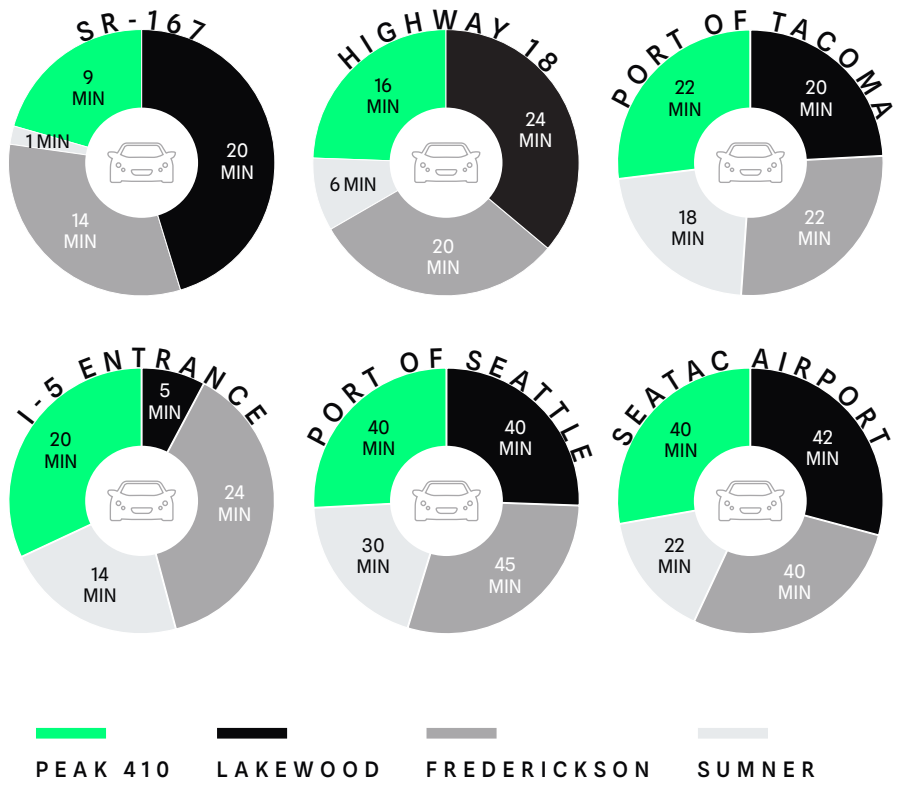
BUILDING 6 SF



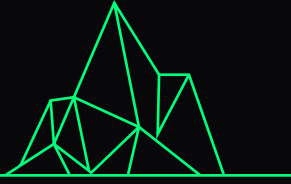


Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410



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LEASING BY

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