PEAK 410

FOR LEASE OR FOR SALE | BLDG 1 & BLDG 2

Class A industrial buildings with full Sepa Approval and ready for BTS Delivery

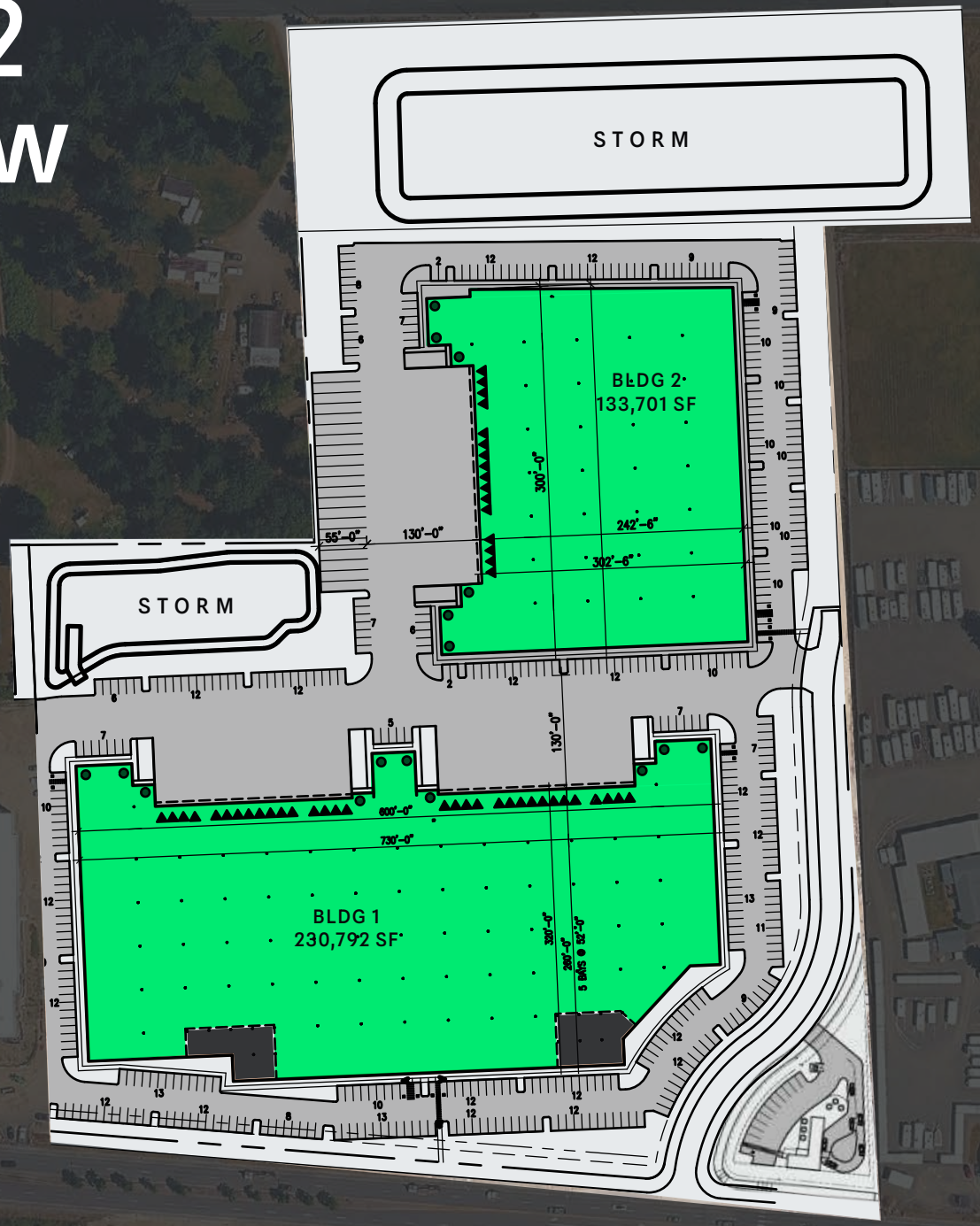
9625 & 9701 229TH AVE E | BONNEY LAKE, WA 98391

PEAK410.COM

PEAK DESIGN | Kidder Mathews

Building 1 & 2 Site Overview

Located in Bonney Lake's growing East Town industrial corridor, Peak 410 offers two Class A buildings available for sale or lease. Each building features modern construction, 36' clear heights, and generous dock-high and drive-in loading. With full SEPA approval and site work complete, both are ready for immediate build-to-suit delivery. Exceptional access to SR-410 and nearby ports positions Peak 410 as one of the Puget Sound's most strategic and cost-effective industrial opportunities.



410

Building 1

9701 229TH AVE E | BONNEY LAKE, WA 98391

FULLY SEPA APPROVED	SITE WORK COMPLETE	READY FOR BTS

Mezzanine Office

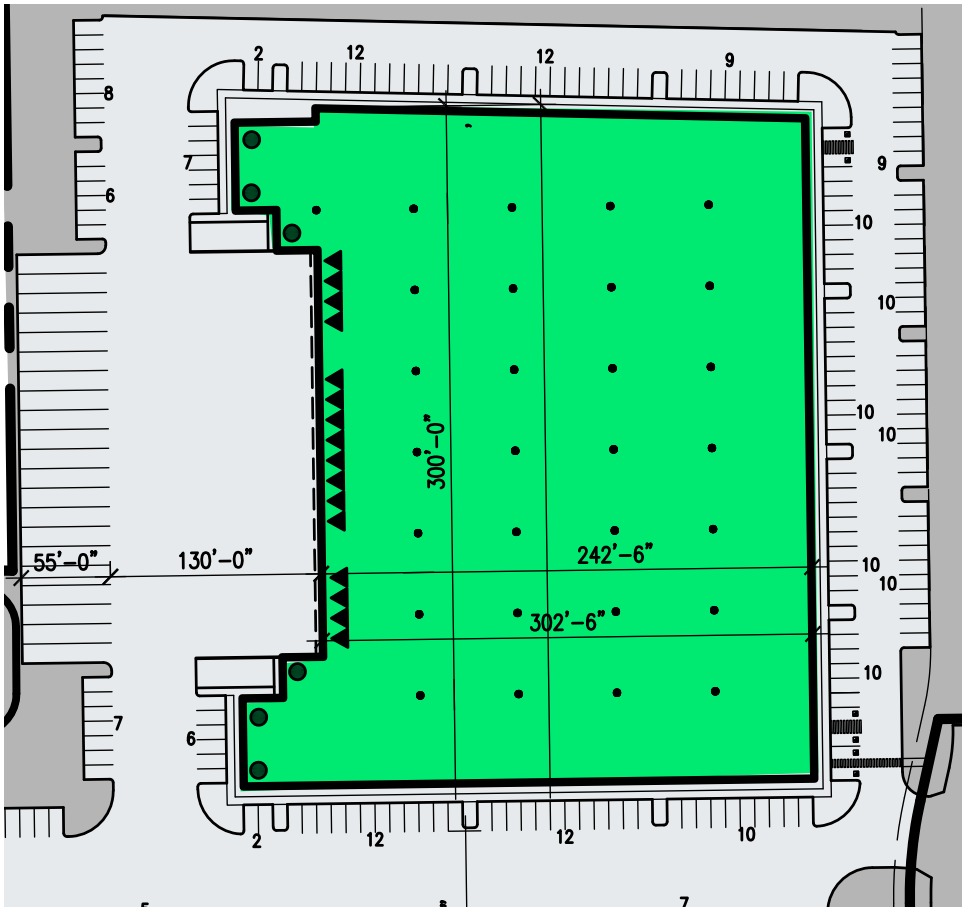
For Lease or For Sale

Total SF	230,792 SF
Mezzanine SF	10,051 SF
Dimensions	730′ x 320′
Divisible to	±60,000 SF
Dock Doors	32
Drive-In Doors	10
Clear Height	36′
Office Area	BTS
Truck Courts	130′
Column Spacing	50′ x 60′
Fire Protection	ESFR
Parking	256 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±3,000 amps
Floors	6″ reinforced slab
Roof	R34 and TPO membrane

Building 2

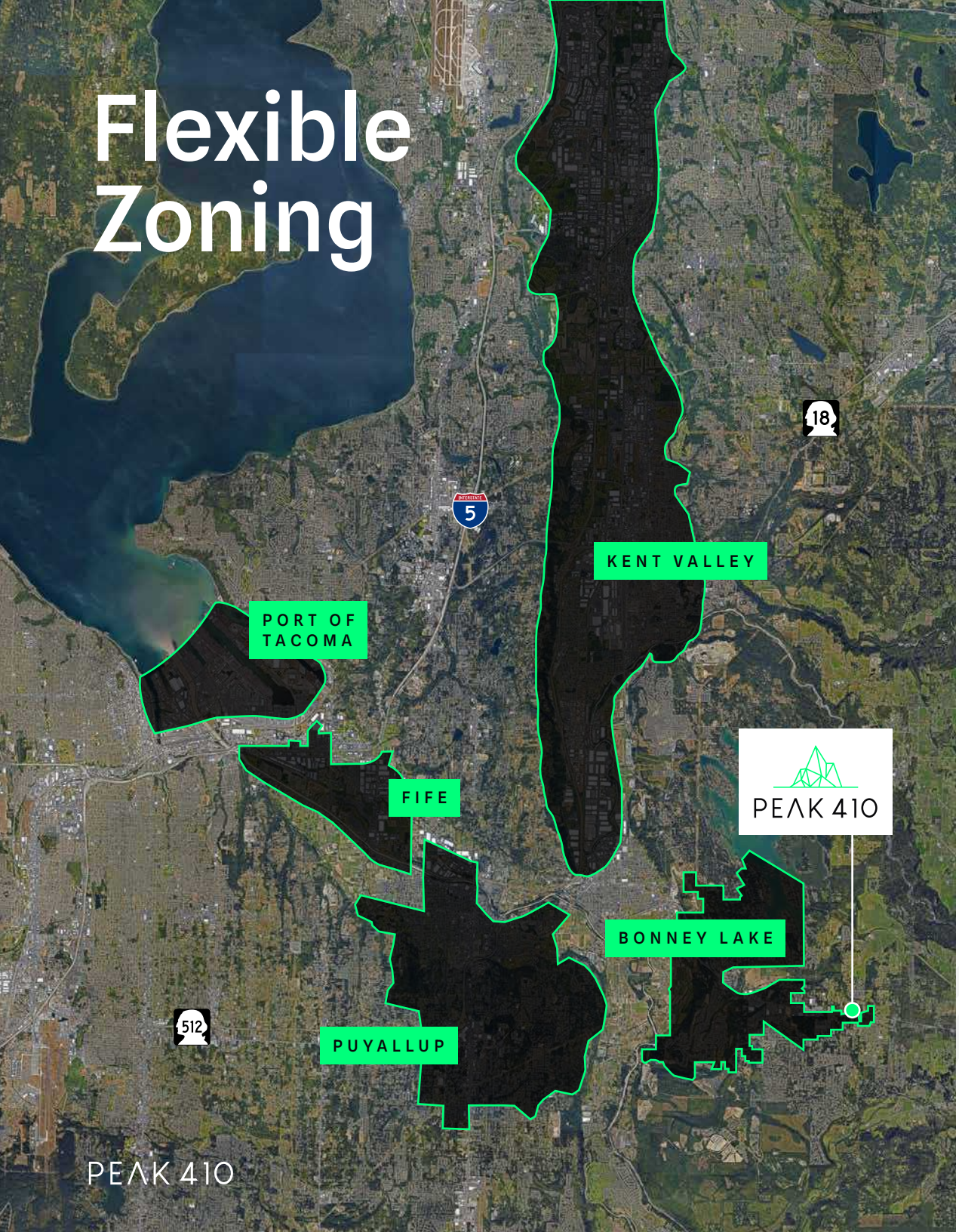
9625 229TH AVE E | BONNEY LAKE, WA 98391

FULLY SEPA APPROVED	SITE WORK COMPLETE	READY FOR BTS



For Lease or For Sale

Total SF	133,701 SF
Dimensions	300' x 302'
Divisible to	±55,000 SF
Dock Doors	16
Drive-In Doors	6
Clear Height	36'
Office Area	BTS
Truck Courts	130'
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	213 stalls
Trailer Parking	21
Lighting	Motion sensor LED
Electric	±1,600 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

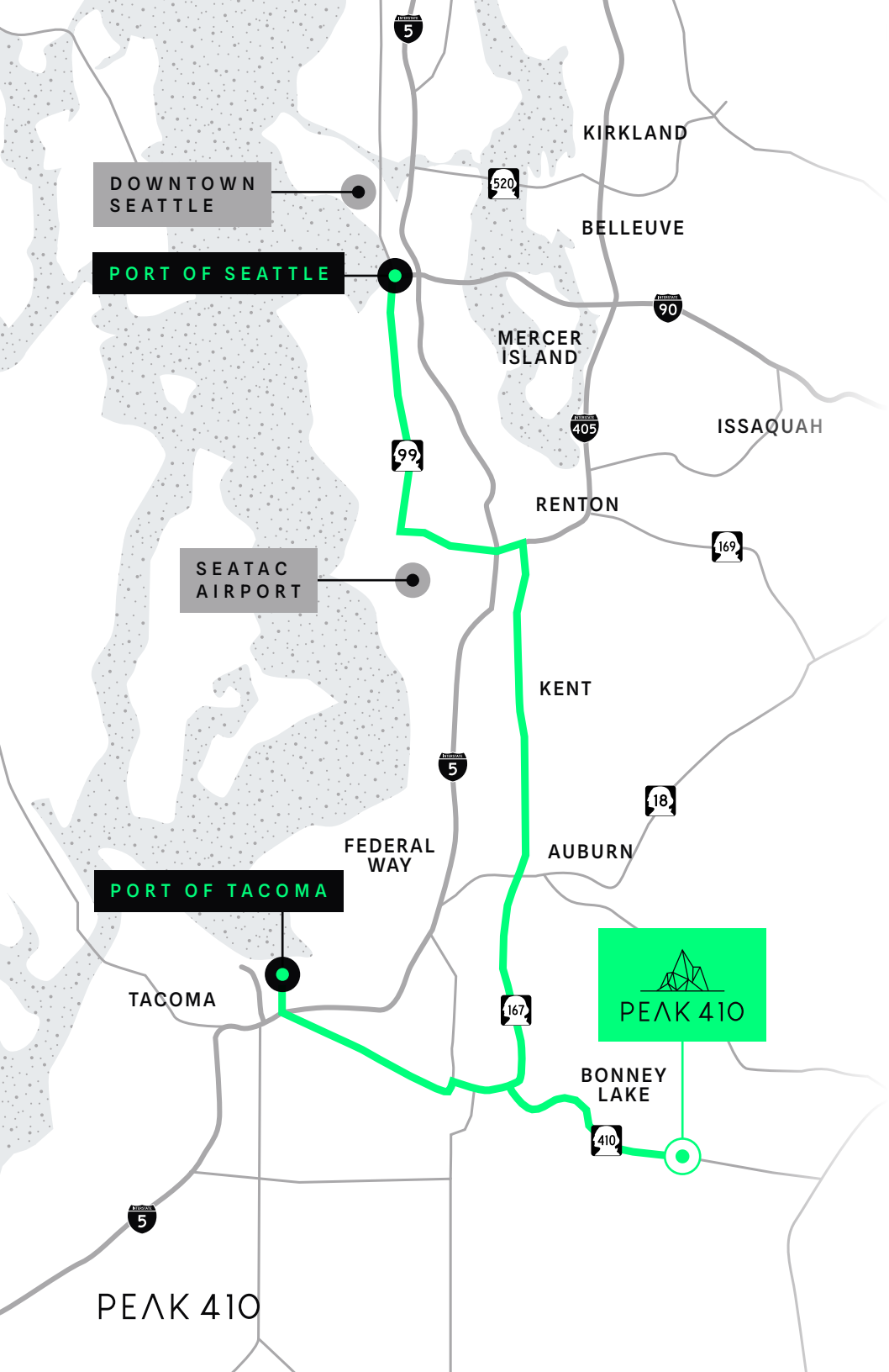


Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- Warehouse distribution
- Light Manufacturing
- Boat dealer
- Cabinet and furniture shops
- Construction equipment and machinery sales
- Contractor yards
- Machine shops
- Mini storage facilities
- Plumbing, electrical and HVAC contractors
- Public utility facility
- Retail and wholesale warehousing and distribution of goods within a fully enclosed building
- Recreational vehicle, motorcycle, ATV, and trailer dealers

→ZONING CODE

→ZONING MAP



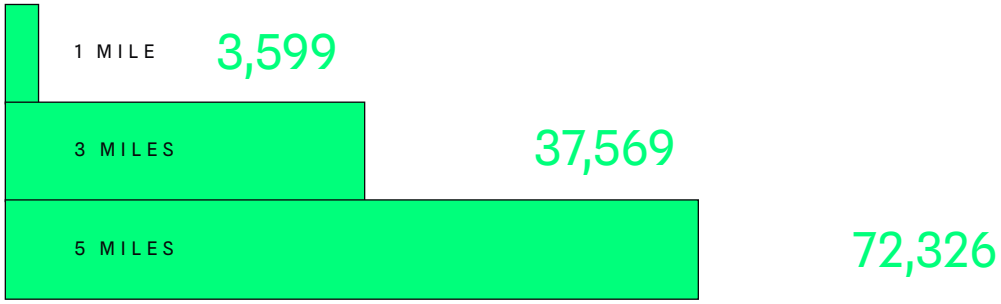
Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.

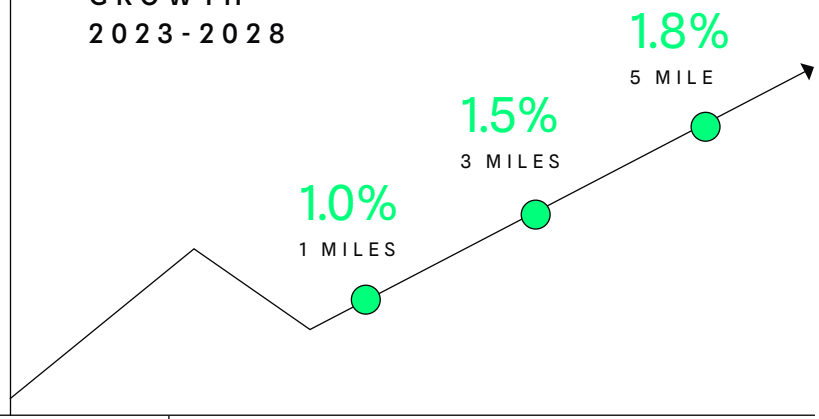
Labor Statistics

Data source: insert source here

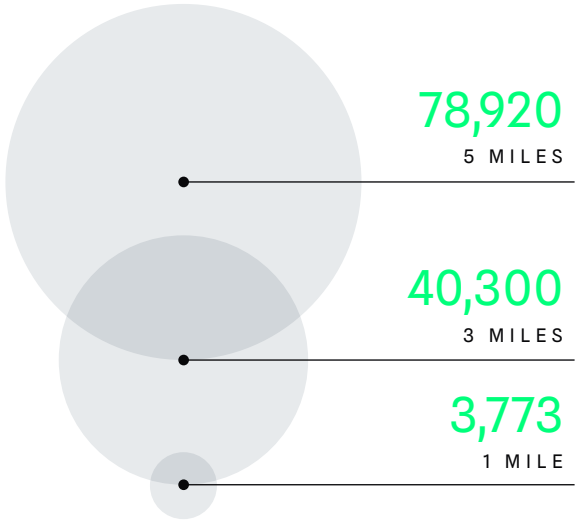
ESTIMATED POPULATION 2023



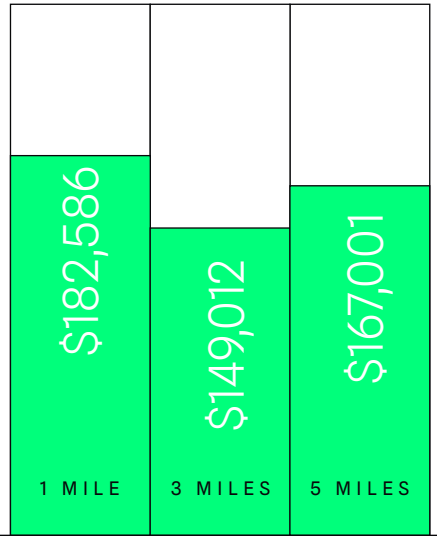
POPULATION GROWTH 2023-2028



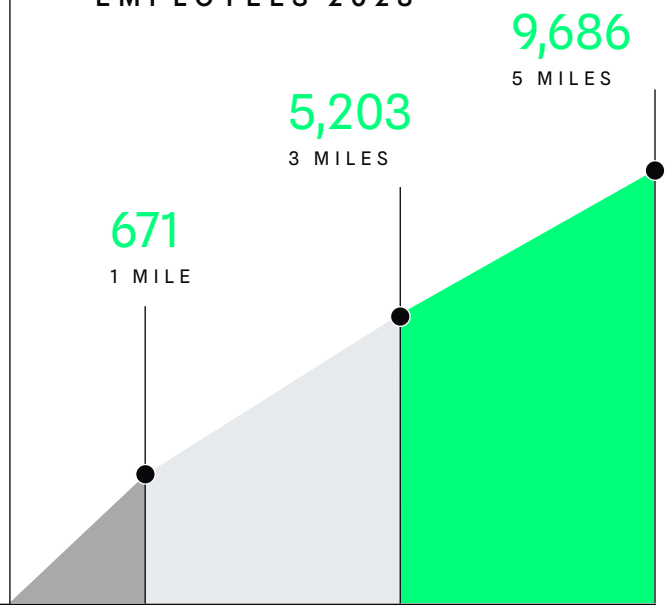
POPULATION FORECAST 2028



AVERAGE HOUSEHOLD INCOME 2023



ESTIMATED EMPLOYEES 2023



PEAK 410

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