

FOR SALE OR LEASE

FENNEL CREEK PHASE II

*81,458 SF Building,
57,103 SF Available 11/2026*

→ VIEW PHOTOS

→ VIEW VIDEO

9817 233RD AVE E, STE A, BONNEY LAKE, WA 98391

Exclusively listed by

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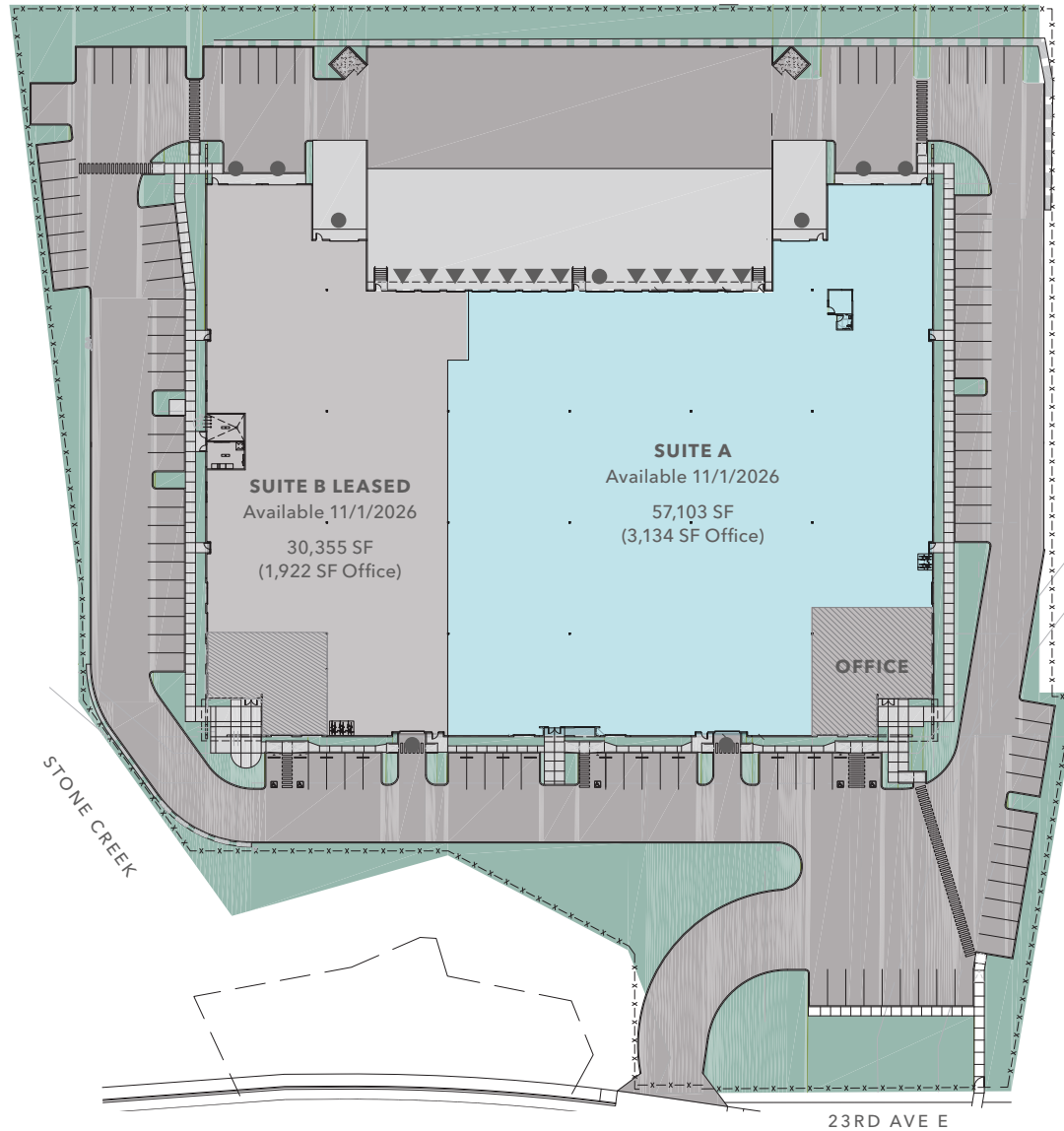
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FENNEL CREEK II

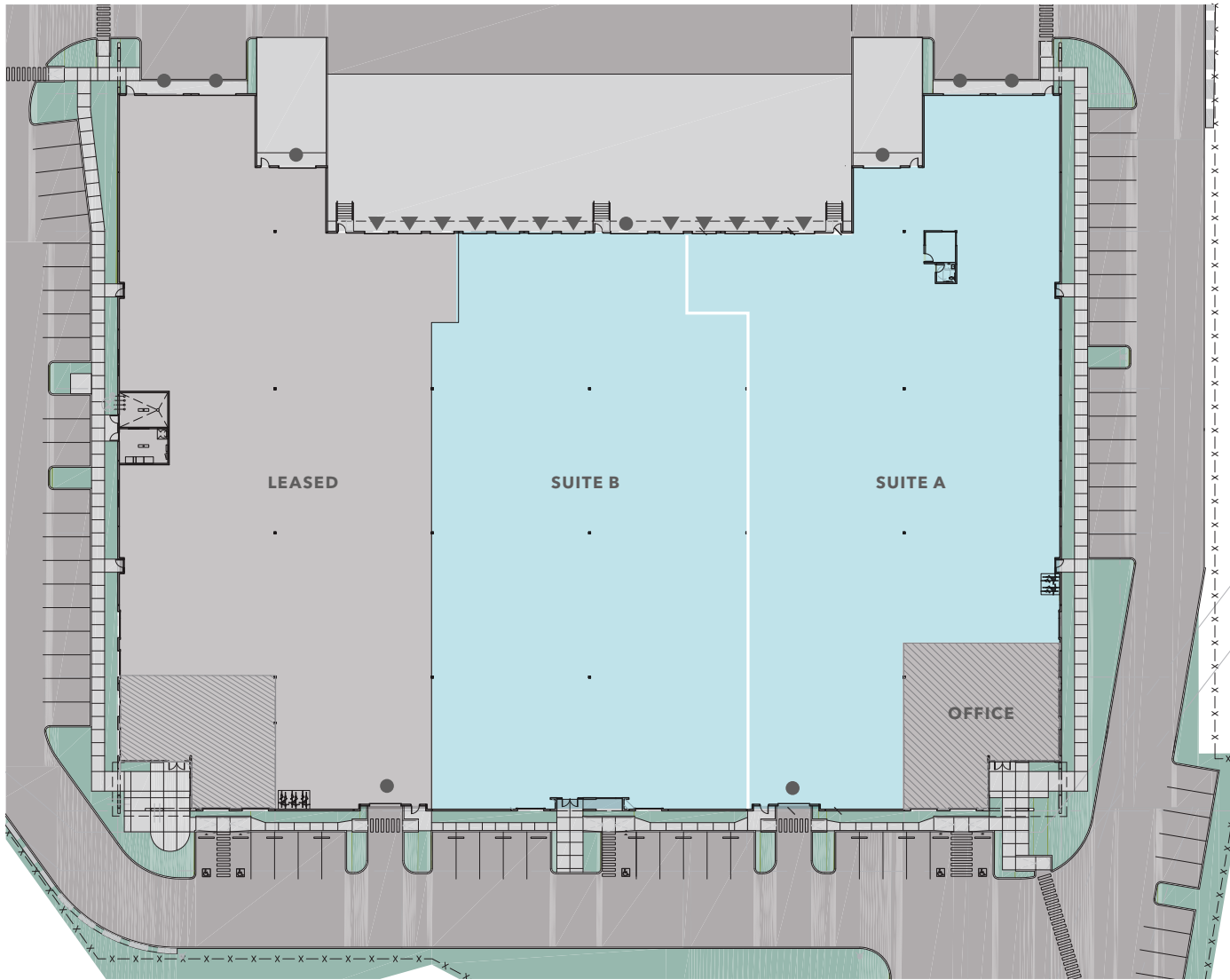
● Grade level loading ▼ Dock-high loading



AVAILABLE	11/1/2026
TOTAL BUILDING SF	87,458 SF
AVAILABLE SHELL SF	57,103 SF
AVAILABLE OFFICE SF	3,134 SF
YEAR BUILT	2020
LOADING	9 Dock High, 5 Grade-Level
CLEAR HEIGHT	30'
POWER	480V / 3-Phase / 1,200 Amps
	Suite A Panel: 200A, 480V, 3PH
	Suite A Mfg. Service: 800A, 480V, 3PH
	Suite B Panel: 200A, 480V, 3PH
SPRINKLERS	ESFR
ROOF	TPO Panelized Roof Structure
SECURITY	Fully Fenced and Secured with Camera Entry Call-Box
PARKING	127 car parks for entire building, includes EV Charging Stations
CONDITION	Fully heated space
ZONING	City of Bonney Lake (E) Eastown VIEW ZONING MAP VIEW ZONING TABLE
TIF	MANUFACTURING TIF PAID
LEASE RATES	\$0.85/SF shell \$1.50/SF office add-on \$0.32 NNN
SALE PRICE	\$18,995,000 (\$217.19/SF)

DEMISING OPTIONS

● Grade level loading ▼ Dock-high loading



SUITE A

±31,000 Shell SF

3,134 SF Office SF

4 dock-high doors

3 grade-level doors

2 edge-of-dock levelers

SUITE B

±26,103 SF

BTS office

5 dock-high doors

1 grade-level door

2 edge-of-dock levelers

FENNEL CREEK II

Fennel Creek II offers a rare opportunity to lease 57,103 square feet of Class-A industrial space in one of Pierce County's most desirable and supply-constrained submarkets, located directly off Highway 410 in Bonney Lake.

The suite features 30-foot clear heights, nine dock-high doors, five grade-level doors, and 3,134 square feet of Class-A office space with views of Mount Rainier – delivering a best-in-class functional layout for distribution, manufacturing, or logistics operations.

Built in 2020 with quality concrete construction, ESFR sprinklers, 1,200 amps of power, and a fully fenced and secured site, the building was designed to meet the demands of today's most sophisticated industrial users.

Fennel Creek Industrial Park provides exceptional regional connectivity with convenient access to SR-167, Highway 18, the Port of Tacoma, and Seattle-Tacoma International Airport – all at a compelling cost advantage compared to the core Tacoma and Kent Valley submarkets.



FENNEL CREEK II

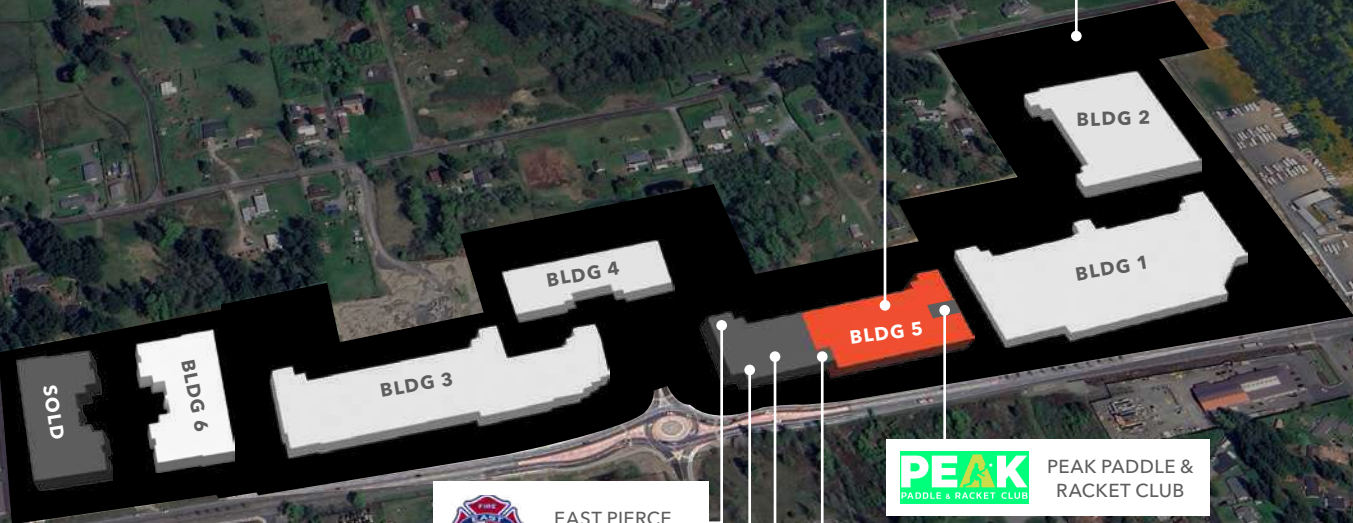


FENNEL CREEK II

FENNEL CREEK PHASE I
100% Occupied
202,000 RSF
Sold Jan 2024


PEAK 410

PEAK 410 BLDG 5
134,362 SF Building
80,000 SF Available



FENNEL CREEK PHASE II
87,458 SF Building
57,103 SF Available
Available 11/2026

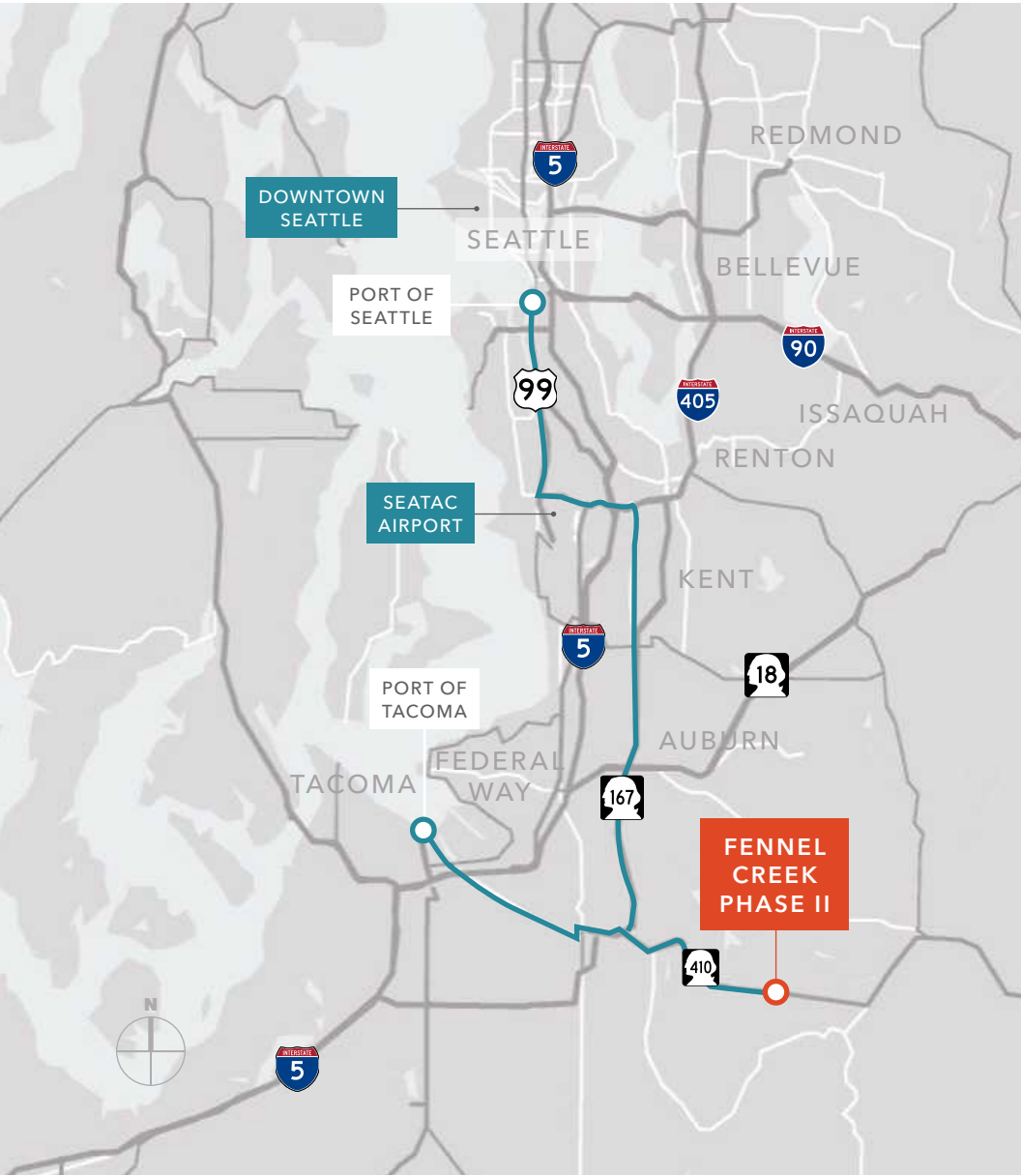

**EAST PIERCE
FIRE & RESCUE**


**PEAK PADDLE &
RACKET CLUB**


**CASCADE PIZZA
CO.**


**STARLIT
QUILTS**

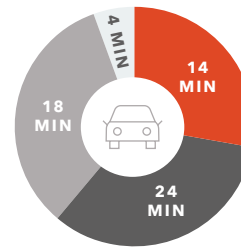

**GOOD
ROOTS**



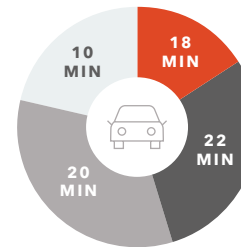
PERFECTLY CONNECTED

Fennel Creek Phase II easily accesses major freeways and interstate highways.

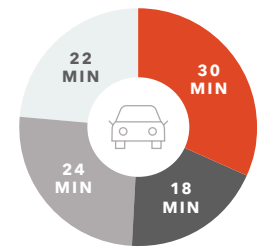
SR-167



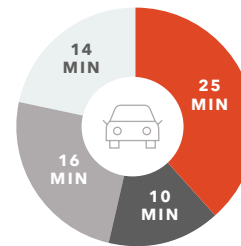
Highway 18



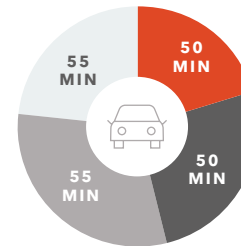
Port of Tacoma



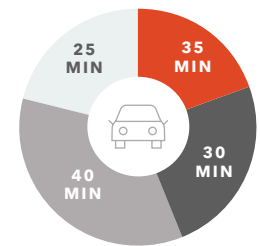
I-5 Entrance



Port of Seattle



Seatac Airport



FENNEL CREEK

LAKWOOD

FREDERICKSON

SUMNER



SUITE A
AVAILABLE

FENNEL CREEK II

*For more information on
this property, please contact*

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