

BUILDING 5 FOR LEASE OR SALE

80,000 SF Class-A Industrial 30 minutes from Port of Tacoma

22503 97TH ST E, BONNEY LAKE, WA 98391

PEAK 410

PEAK410.COM



PROPERTY PHOTOS

NEWLY
CONSTRUCTED
ROUNDBOUT

PRICING

\$32,000,000 (\$237/SF)

\$0.85 shell / \$1.50 office add-on / \$0.26 NNN

\$75,500 monthly base rent

\$20,800 monthly NNN

\$96,300 total monthly rent



Building 5

\$32,000,000
(\$237/SF)
SALE PRICE

\$0.85/SF
SHELL
ASKING RATE*

\$1.50/SF
OFFICE
ADD-ON

\$0.26
EST. NNN

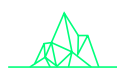


For Lease or Sale

Total SF	134,362 SF
Available SF	80,000 SF
Office	5,000 SF
Conditioned Warehouse Space	5,000 SF
Building Dimensions	500x210
Dock Doors	14
Grade Level Doors	4
Clear Height	35'
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



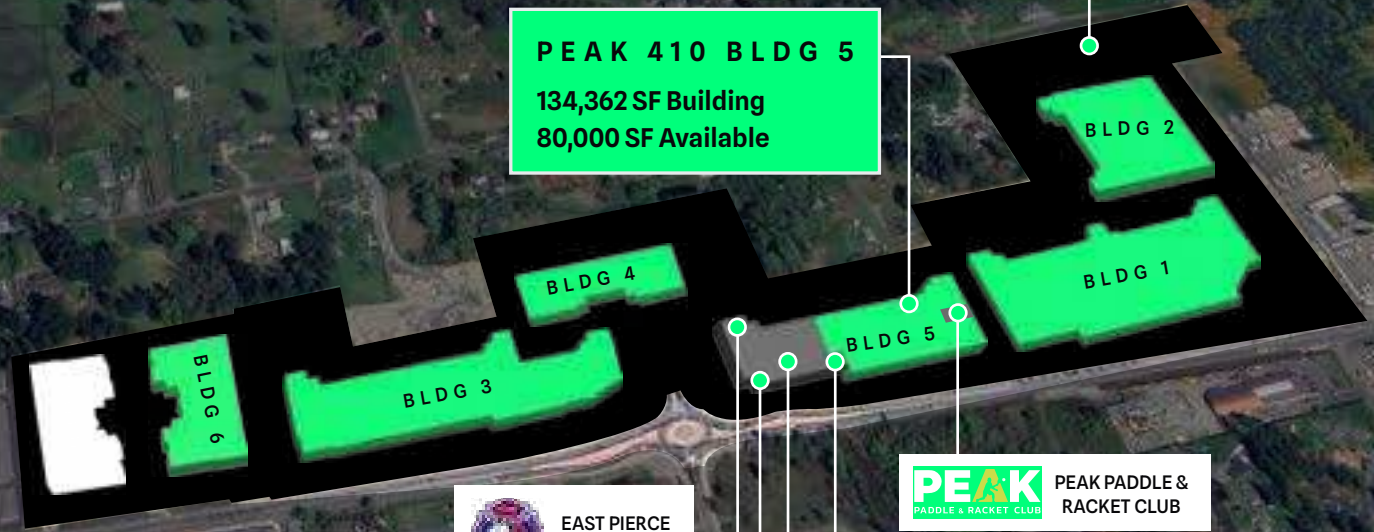
Peak 410 Park Configuration



PEAK 410


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


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

230,792
BUILDING 1 SF

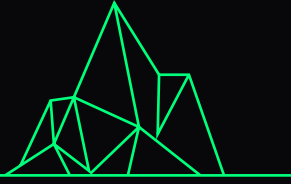
133,701
BUILDING 2 SF

165,055
BUILDING 3 SF

56,547
BUILDING 4 SF

134,362
BUILDING 5 SF

66,284
BUILDING 6 SF



PEAK 410

22503 97TH ST E, BONNEY LAKE, WA 98391

LISTED BY

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

KRAIG HEETER, SIOR
206.248.7313
kraig.heeter@kidder.com

PEAK410.COM



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

