

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](http://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\*

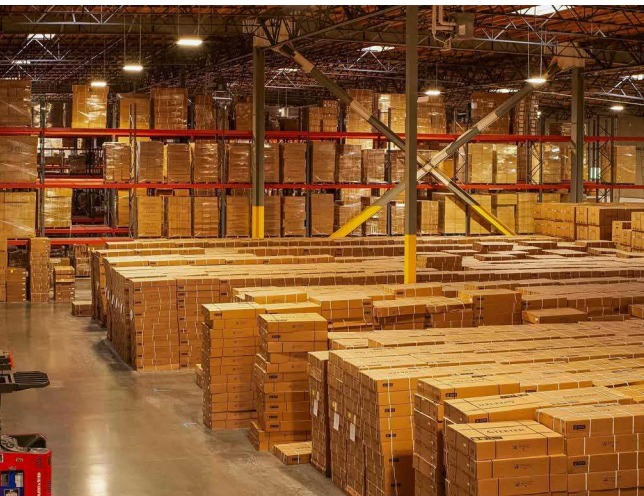
\$1.50/SF  
OFFICE  
ADD-ON

\$0.26  
EST. NNN

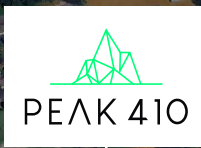


## For Lease or Sale

|                             |  |
|-----------------------------|--|
| 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



**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**

 **GOODROOTS**

**230,792**  
 BUILDING 1 SF

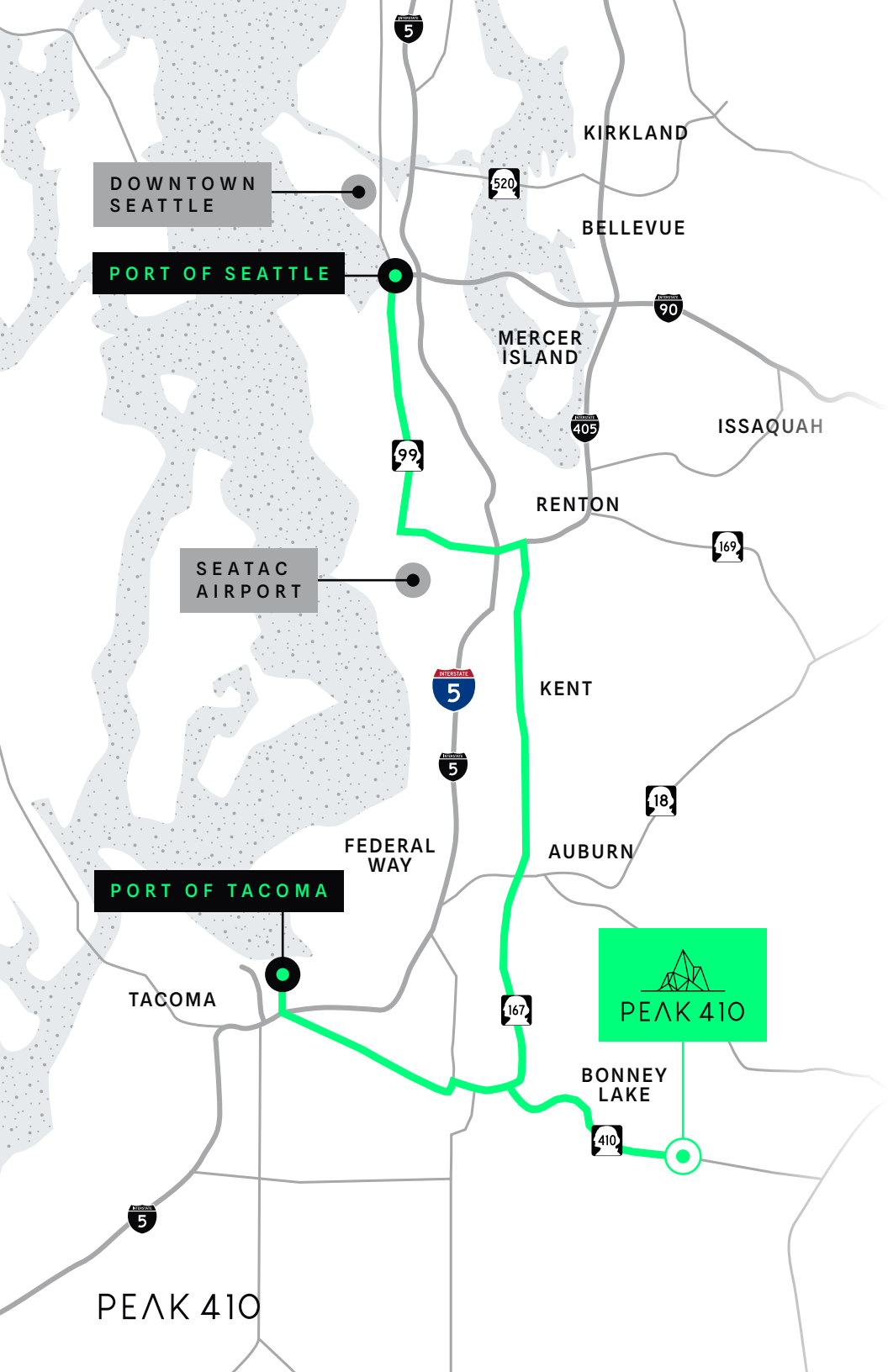
**133,701**  
 BUILDING 2 SF

**165,055**  
 BUILDING 3 SF

**56,547**  
 BUILDING 4 SF

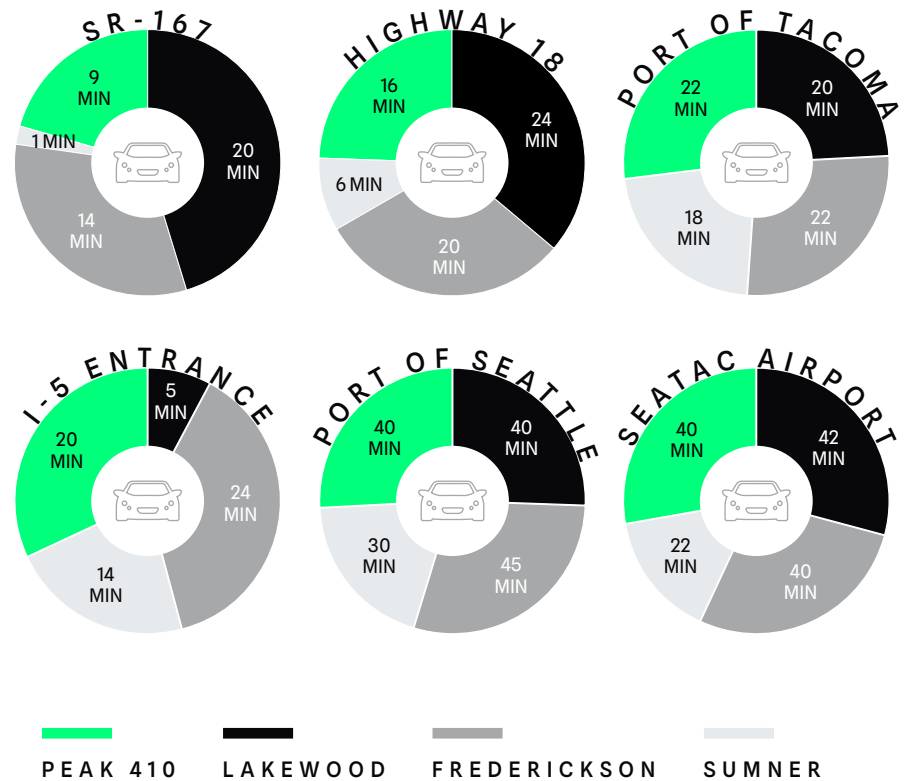
**134,362**  
 BUILDING 5 SF

**66,284**  
 BUILDING 6 SF

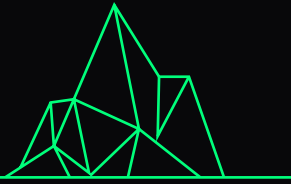


# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410



# PEAK 410

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## LISTED BY

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