

BUILDING 4 FOR LEASE OR SALE (CONDOS)

Under Construction 56,440 SF Class A Small Bay Industrial Space

9619 224TH AVE E, BONNEY LAKE, WA 98391

PEAK 410

PEAK410.COM

BUILDING 4

BUILDING 4

Sale Price: \$295/SF

Lease Price: \$1.20/SF + NNN

Available Q4 2026



Building 4

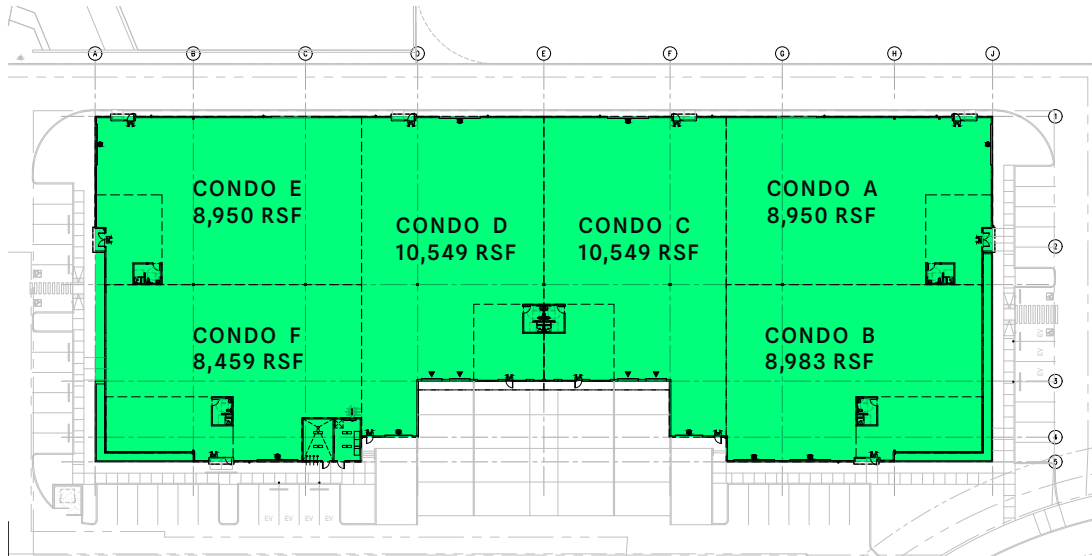
FULLY SEPA
APPROVED

SITE WORK
COMPLETE

UNDER
CONSTRUCTION

For Lease or For Sale

Total SF	56,440 SF
Condos	6 available options for lease or sale
Opt. Mezzanine SF	6,059 SF
Dimensions	400' x 118'
Dock Doors	4
Drive-In Doors	9
Clear Height	24'
Office Area	BTS
Truck Courts	130' min
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	44 stalls
EV Charging	7 stalls
Lighting	Motion sensor LED
Electric	±800 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane



- Sale Price: \$295/SF - Assumes demised space, separated utilities, Reznor heater for sprinklers, one-bathroom, standard LED lighting
- Lease Price: \$1.20/SF plus NNN
- Turn Key Construction Available with Competitive Pricing

Condos A & B

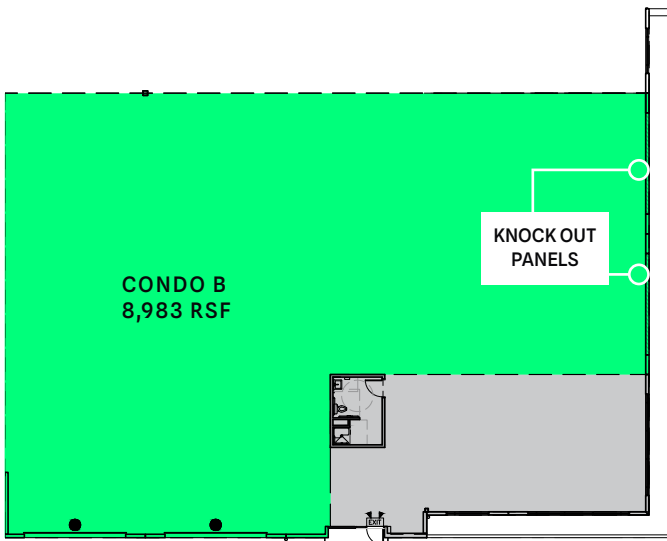
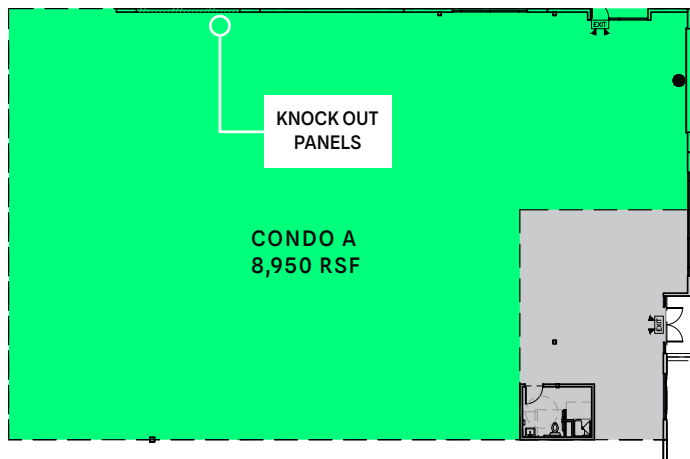
LEGEND

Office

Warehouse

▲ Dock Doors

● Drive-in Doors



Condo A

Total SF	8,950 SF
Warehouse	7,782 SF
BTS Office SF	1,086 SF
Pro Rata	82.3 SF
Total RSF with Mezzanine	12,101 RSF
Grade-Level	1, and 1 additional knock-out available

Condo B

Total SF	8,983 SF
Warehouse	7,465 SF
BTS Office SF	1,435 SF
Pro Rata	82.6 SF
Total RSF with Mezzanine	11,925 RSF
Grade-Level	2, and 1 additional knock-out available

Condos C & D

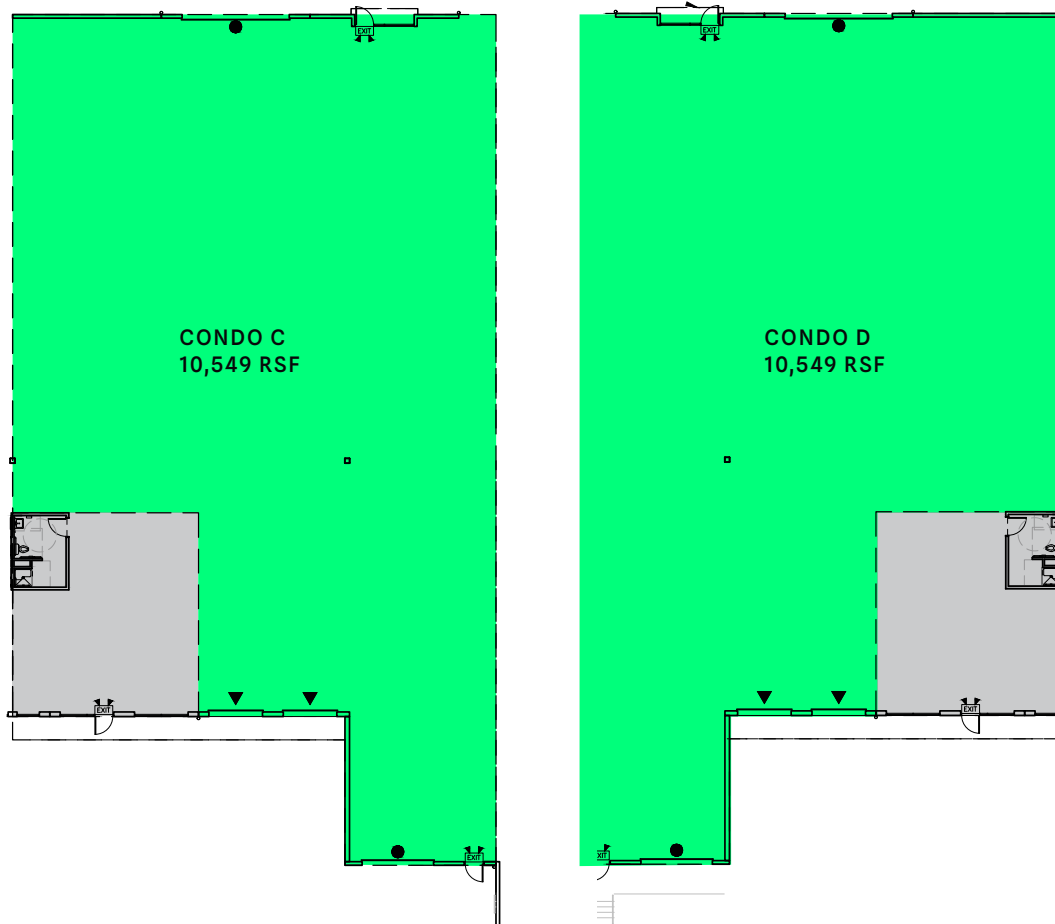
LEGEND

Office

Warehouse

▲ Dock Doors

● Drive-in Doors



Condo C

Total SF 10,549 SF

Warehouse 9,382 SF

BTS Office SF 1,070 SF

Pro Rata 97.0 SF

Grade-Level 2

Dock-High 2

Condo D

Total SF 10,549 SF

Warehouse 9,382 SF

BTS Office SF 1,070 SF

Pro Rata 97.0 SF

Grade-Level 2

Dock-High 2

Condos E & F

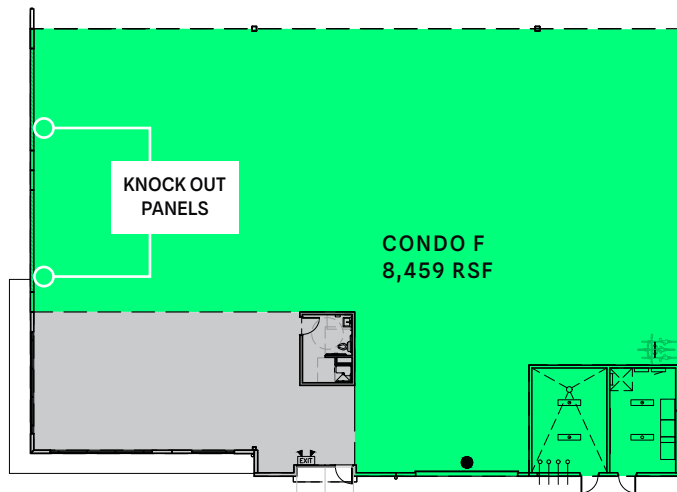
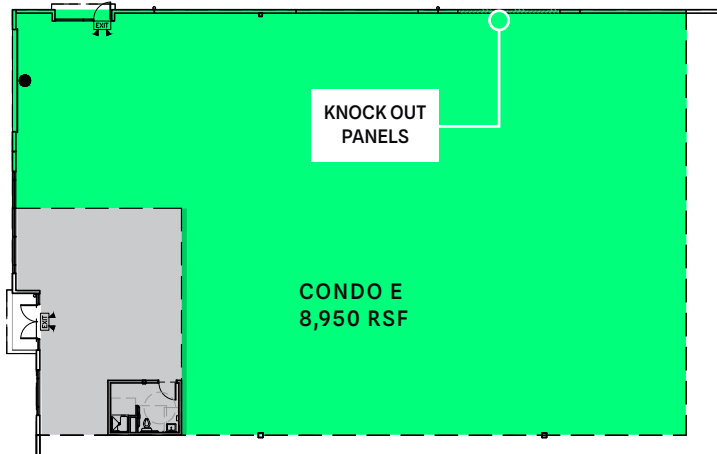
LEGEND

Office

Warehouse

▲ Dock Doors

● Drive-in Doors



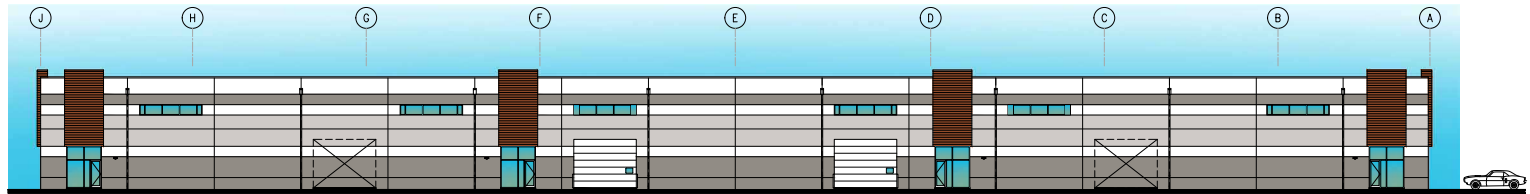
Condo E

Total SF	8,950 SF
Warehouse	7,782 SF
BTS Office SF	1,086 SF
Pro Rata	82.3 SF
Grade-Level	1, and 1 additional knock-out available

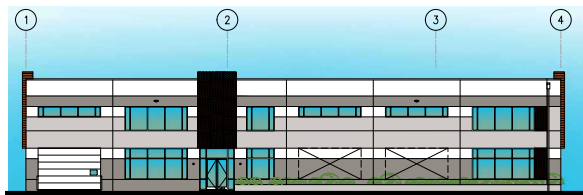
Condo F

Total SF	8,459 SF
Warehouse	6,946 SF
BTS Office SF	1,435 SF
Pro Rata	77.8 SF
Grade-Level	1, and 2 additional knock-outs available

Building Elevations



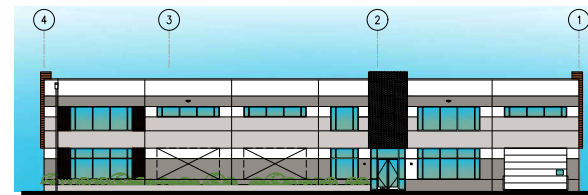
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



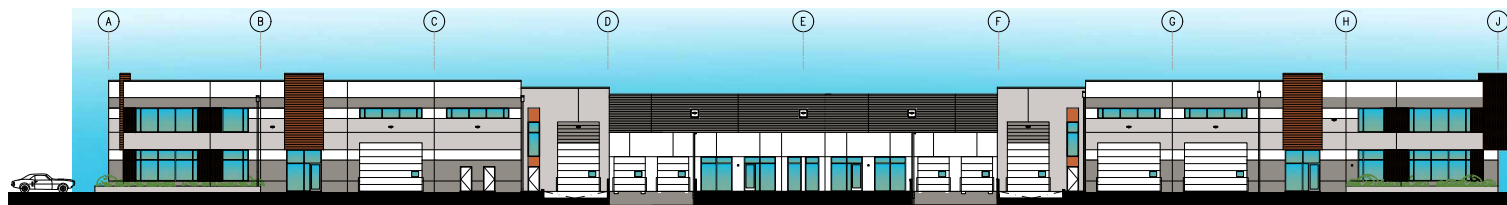
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT / COLOR LEGEND

	PAINT: SW 7051 GREEK VILLA
	METAL: AEP SPAN COOL PARCHMENT
	PAINT: SW 6148 WOOL SKIN
	PAINT(BEHIND): SW 6635 DETERMINED ORANGE-GLOSSY METAL SCREEN(ON TOP): PERFORATED GALVANIZED
	PAINT: SW 7051 ANALYTICAL GRAY
	PAINT: SW 6635 DETERMINED ORANGE
	METAL: AEP SPAN TO MATCH SW 6635 DETERMINED ORANGE



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Configuration

Bldg 01

SALE OR LEASE

230,792 SF

SEPA approved,
ready for BTS

Bldg 02

SALE OR LEASE

133,701 SF

SEPA approved,
ready for BTS

Bldg 03

SALE OR LEASE

165,055 SF

SEPA approved,
ready for BTS

Bldg 04

SALE OR LEASE

56,440 SF

SEPA approved,
under construction

Bldg 05

FOR LEASE

6,080 SF

95% leased

Bldg 06

SALE OR LEASE

66,584 SF

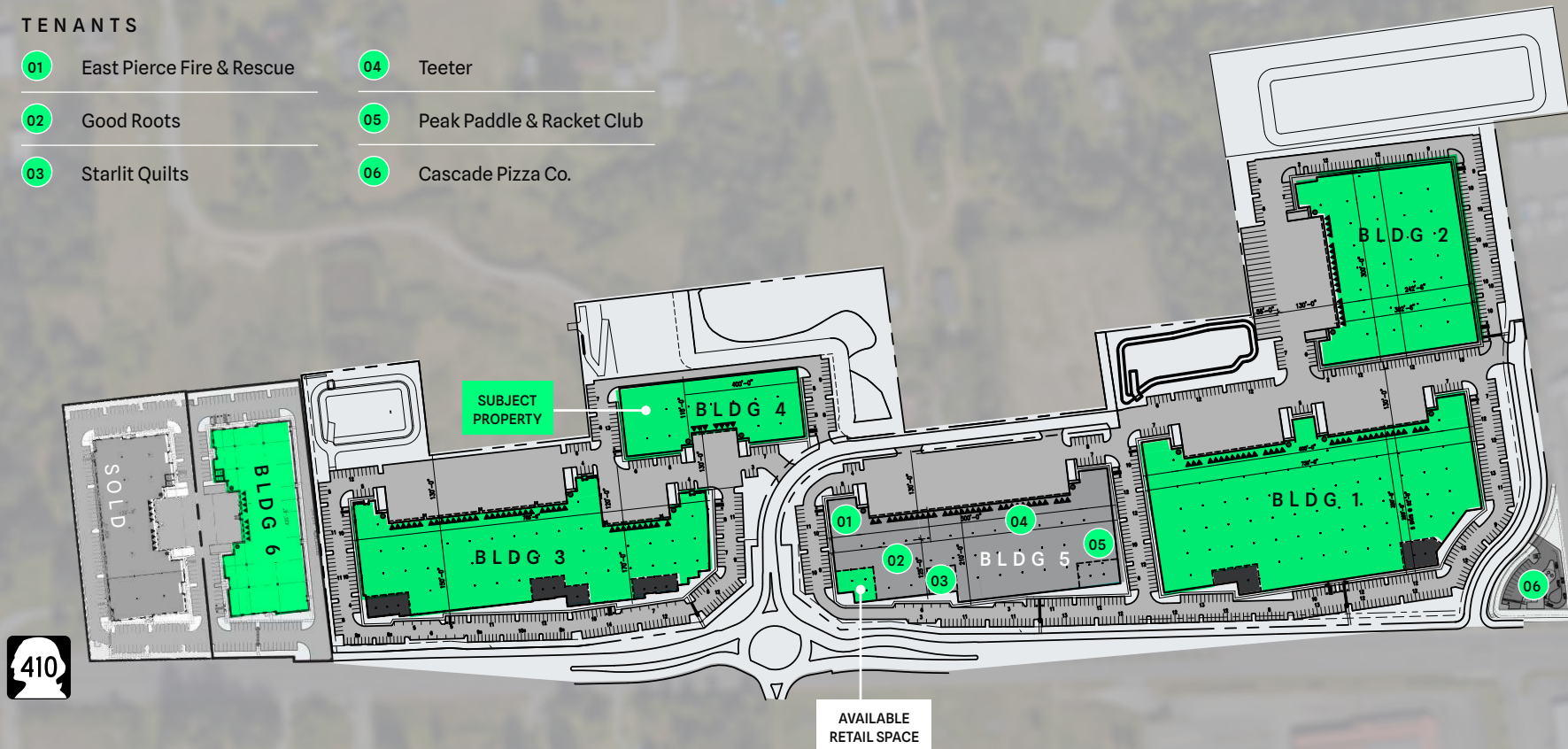
SEPA approved,
ready for BTS

Bldg 07

SOLD

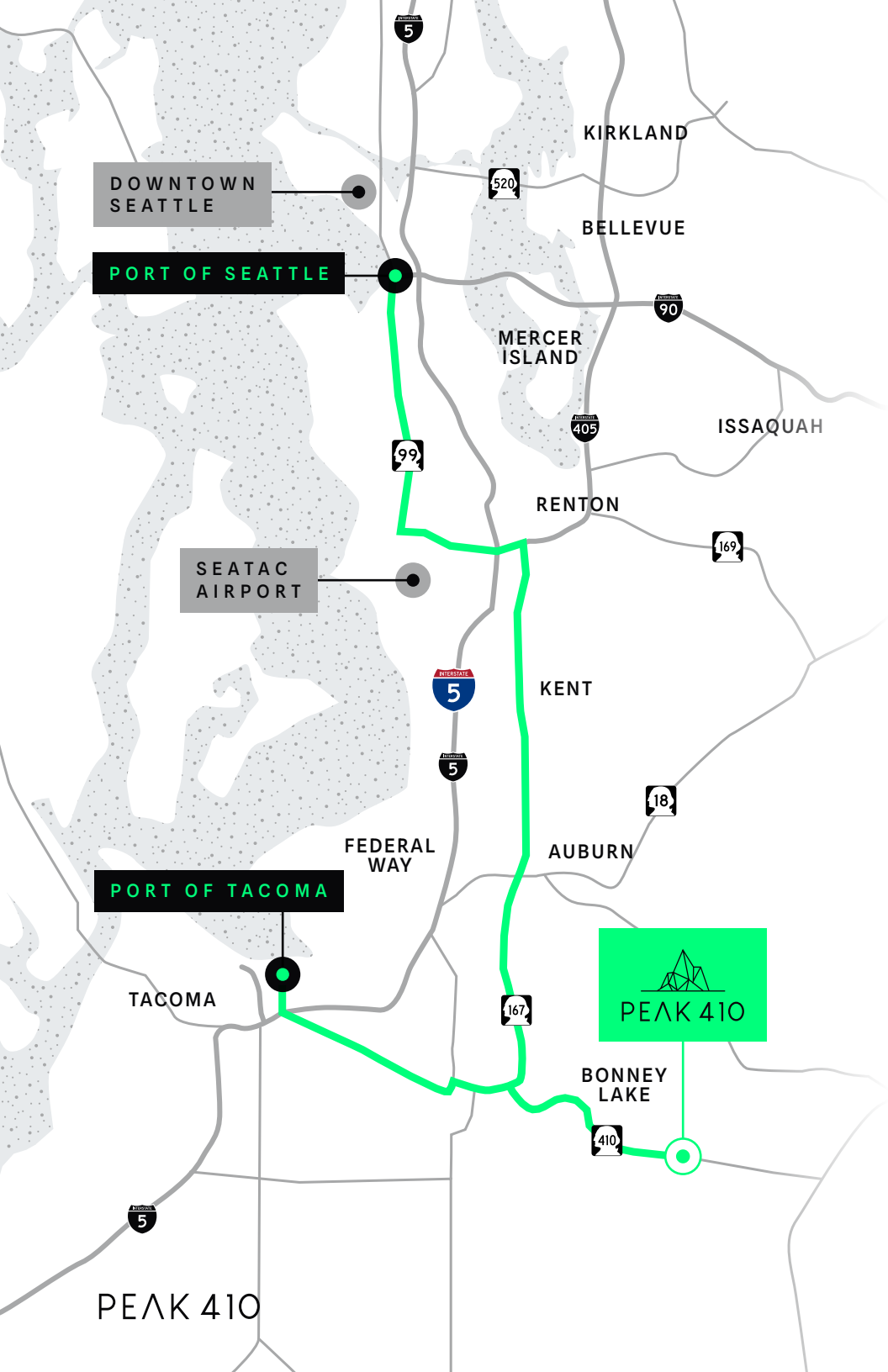
TENANTS

- | | |
|------------------------------|------------------------------|
| 01 East Pierce Fire & Rescue | 04 Teeter |
| 02 Good Roots | 05 Peak Paddle & Racket Club |
| 03 Starlit Quilts | 06 Cascade Pizza Co. |



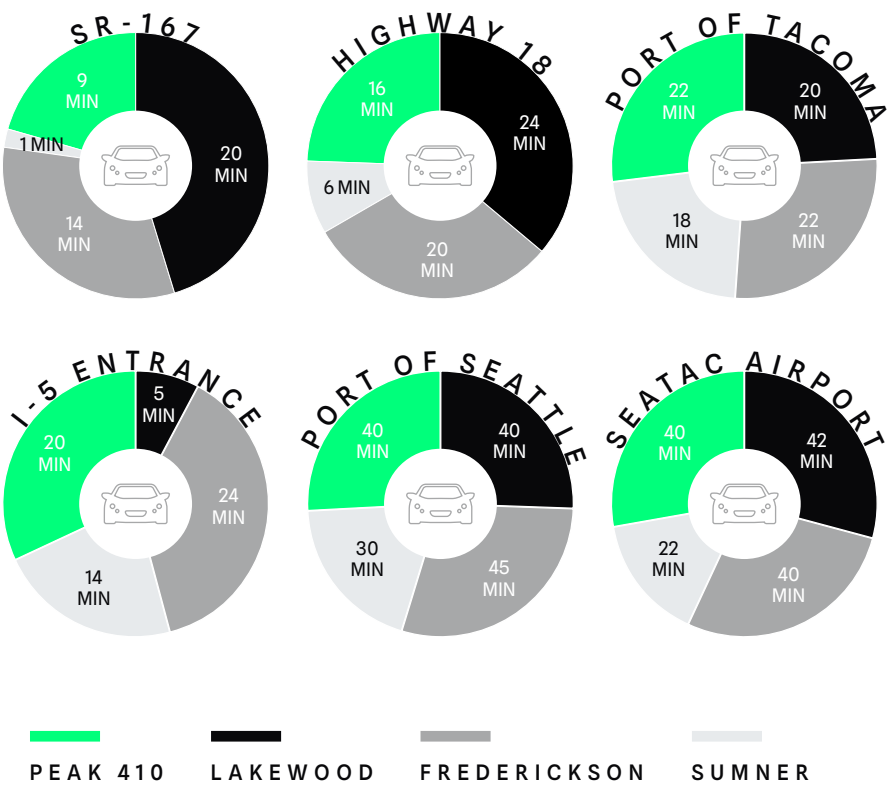
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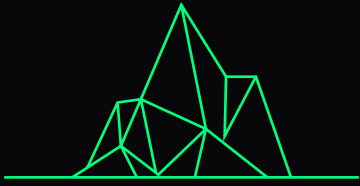
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Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.





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