

BUILDING 4 FOR LEASE OR SALE (CONDOS)

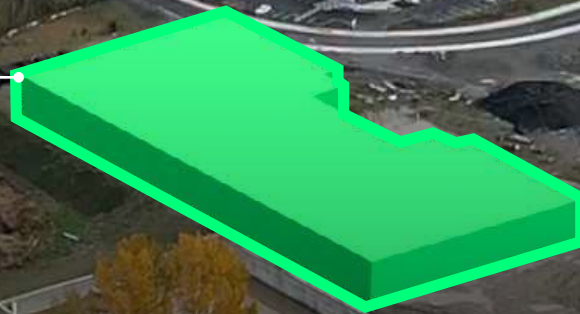
Under Construction 56,547 SF Class A Small Bay Industrial Space

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

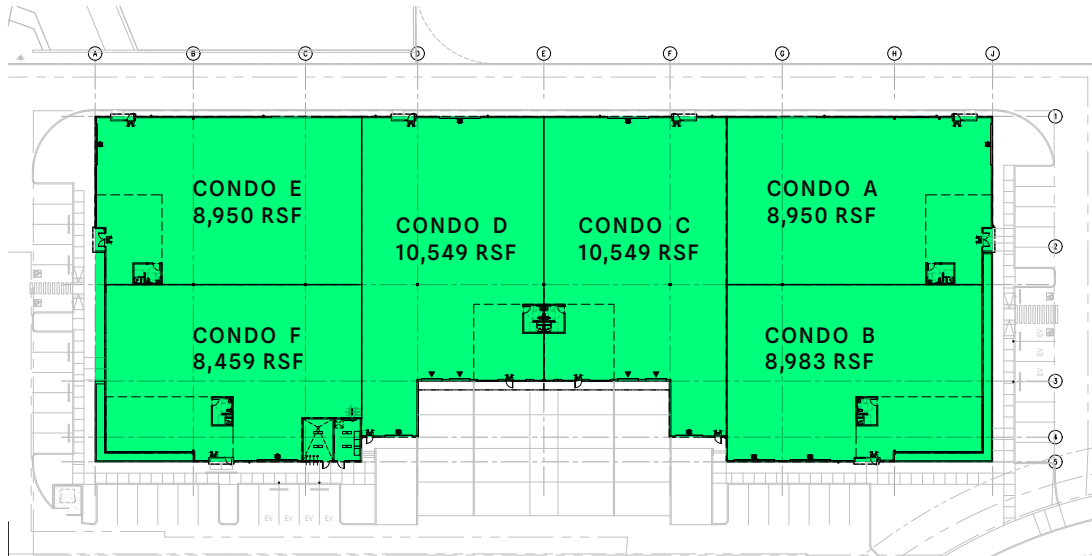
FULLY SEPA
APPROVED

SITE WORK
COMPLETE

UNDER
CONSTRUCTION

For Lease or For Sale

Total SF	56,547 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

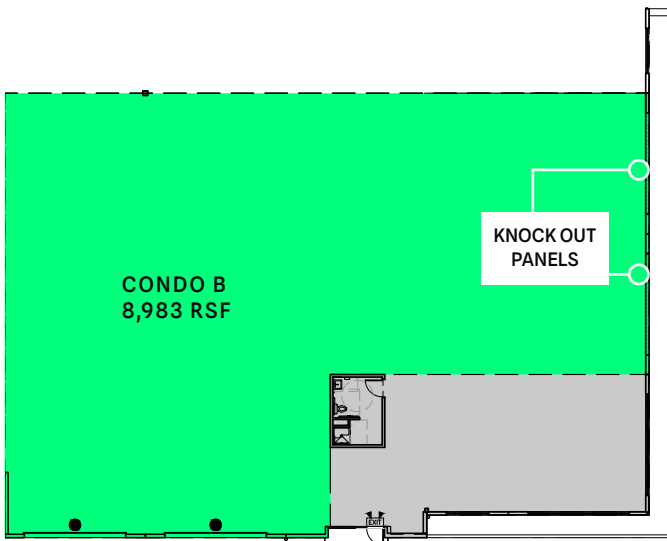
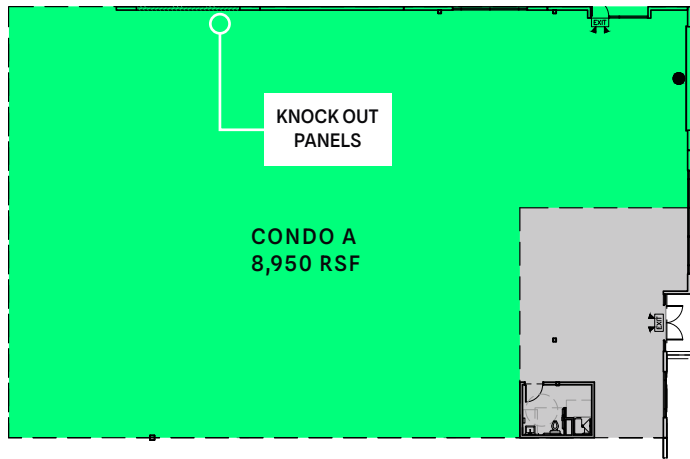


- Sale Price: \$295/SF - Assumes demised space, separated utilities, Reznor heater for sprinklers, one-bathroom, standard LED lighting
- Lease Price: \$1.20/SF plus NNN
- Turn Key Construction Available with Competitive Pricing

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

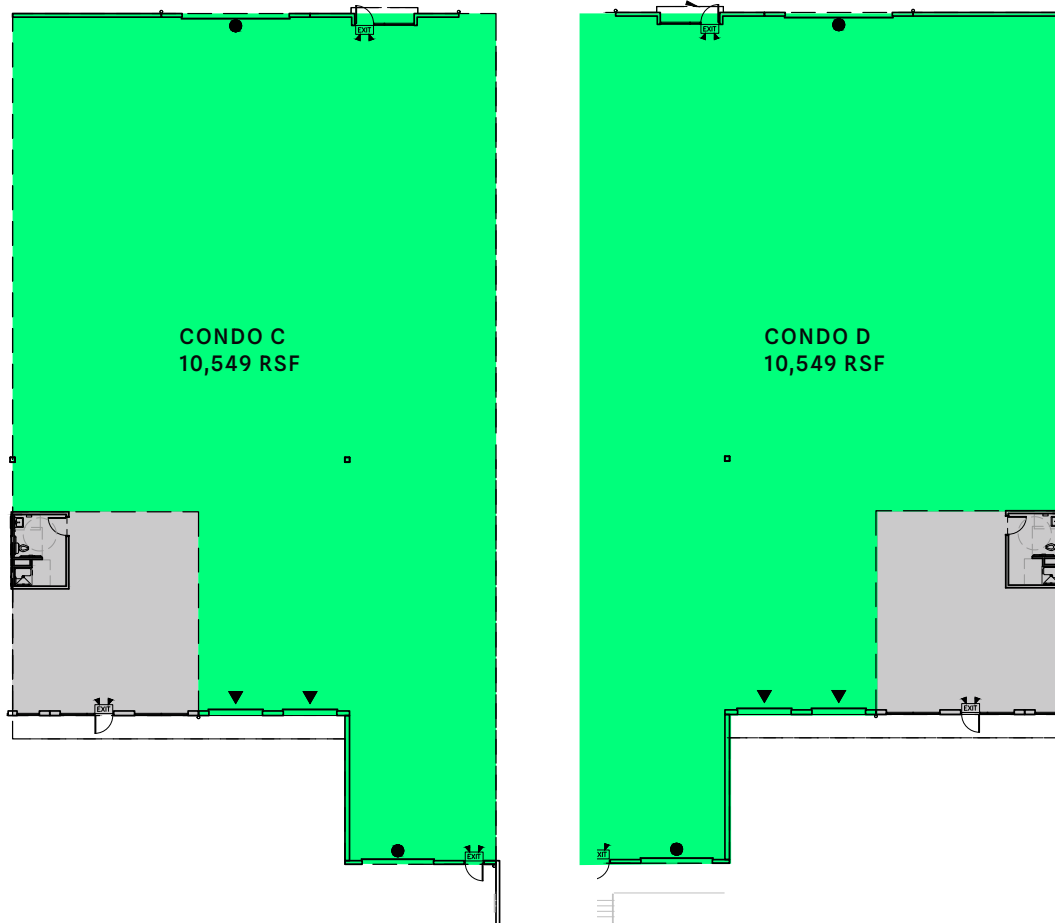
Condo B

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

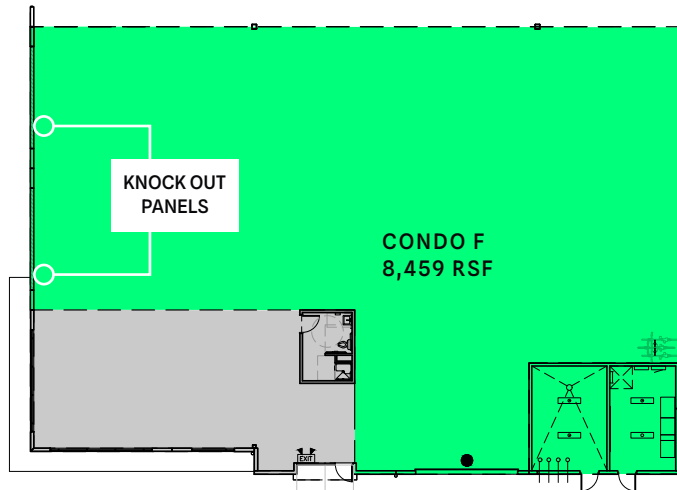
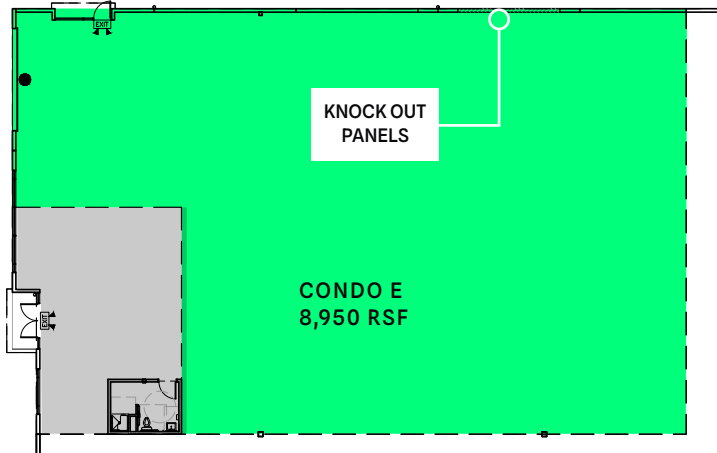
Condo D

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



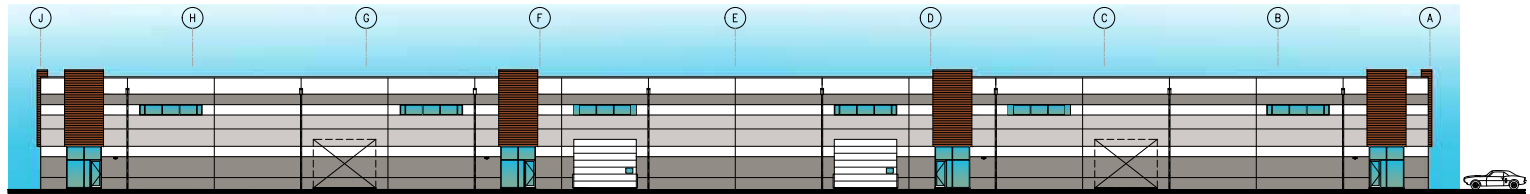
Condo E

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

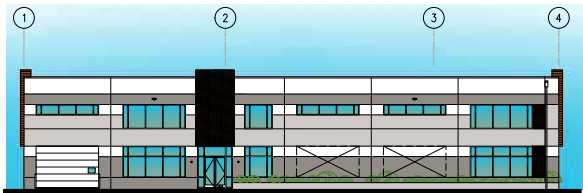
Condo F

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











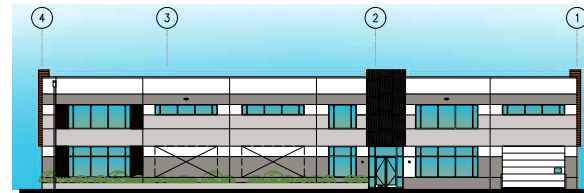
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



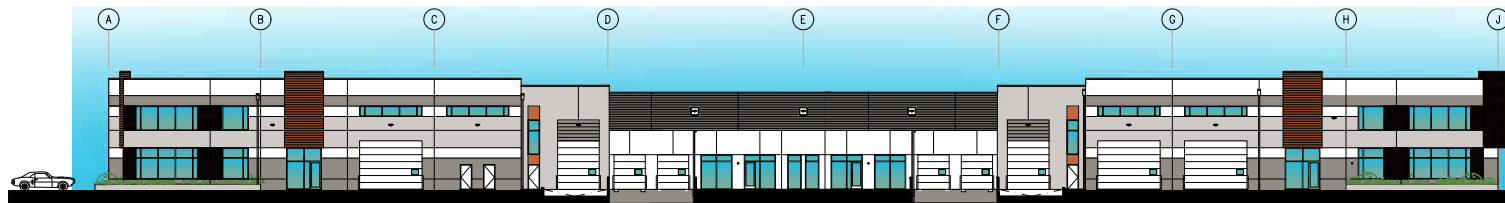
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT / COLOR LEGEND

	PAINT: SW 7551 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

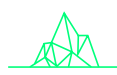


2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

Peak 410 Park Configuration


PEAK 410

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

PEAK 410 BLDG 4
Under Construction
56,547 SF Building

410

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

SOLD

BLDG 6

BLDG 3

BLDG 4


BLDG 5

BLDG 2

BLDG 1

 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

A Growing Workforce Ready for Industrial Operations

The Greater Bonney Lake labor shed provides access to nearly 90,000 workers across 11 surrounding ZIP codes, including a substantial concentration of transportation, logistics, construction, and skilled trades talent supporting industrial operations throughout the Puget Sound region.

TOTAL WORKERS ACROSS THE GREATER BONNEY LAKE LABOR SHED	89,799
NET NEW JOBS ADDED SINCE 2020	7,183
TRANSPORTATION & MATERIAL MOVING WORKERS	11,855

Key Workforce Occupations	TOTAL WORKERS
Transportation & Material Moving	11,855
Office & Administrative Support	8,827
Construction & Extraction	8,002
Sales & Related	8,513
Business & Financial Operations	5,981

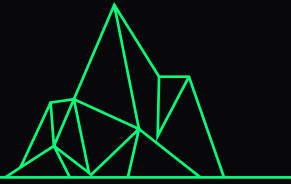
Representative Median Wages	MEDIAN WAGE / HR
Transportation & Material Moving	\$23.13
Construction & Extraction	\$35.23
Business & Financial Operations	\$44.53
Management Occupations	\$65.45

Workforce Growth	
2020 - 2025 Workforce Growth	9%
2020 - 2025 Projected Growth	5%
Total Workers Reside in Bonney Lake Zip Code	32,867
Total Workers Reside in Bonney Lake & Puyallup Combined	58,660

The Greater Bonney Lake workforce added more than 7,100 jobs over the past five years and is projected to continue growing through 2030, providing employers with access to an expanding labor pool.

More than 89,000 workers live and work within the Greater Bonney Lake labor shed, creating a deep and growing talent base for warehousing, manufacturing, distribution, and logistics operations.

Source: Lightcast Q2 2026 Dataset. Greater Bonney Lake Labor Shed (11 ZIP Codes: Bonney Lake, Sumner, Puyallup, Enumclaw, Buckley, Orting and surrounding communities). Economic Development Board for Tacoma-Pierce County.



PEAK 410

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