

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

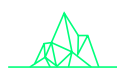


For Lease or Sale

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 4
Under Construction
56,547 SF Building


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


410

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

 EAST PIERCE
FIRE & RESCUE

 PEAK PADDLE &
RACKET CLUB

 CASCADE PIZZA CO.

 STARLIT QUILTS

 GOODROOTS
NORTHWEST

230,792
BUILDING 1 SF

133,701
BUILDING 2 SF

165,055
BUILDING 3 SF

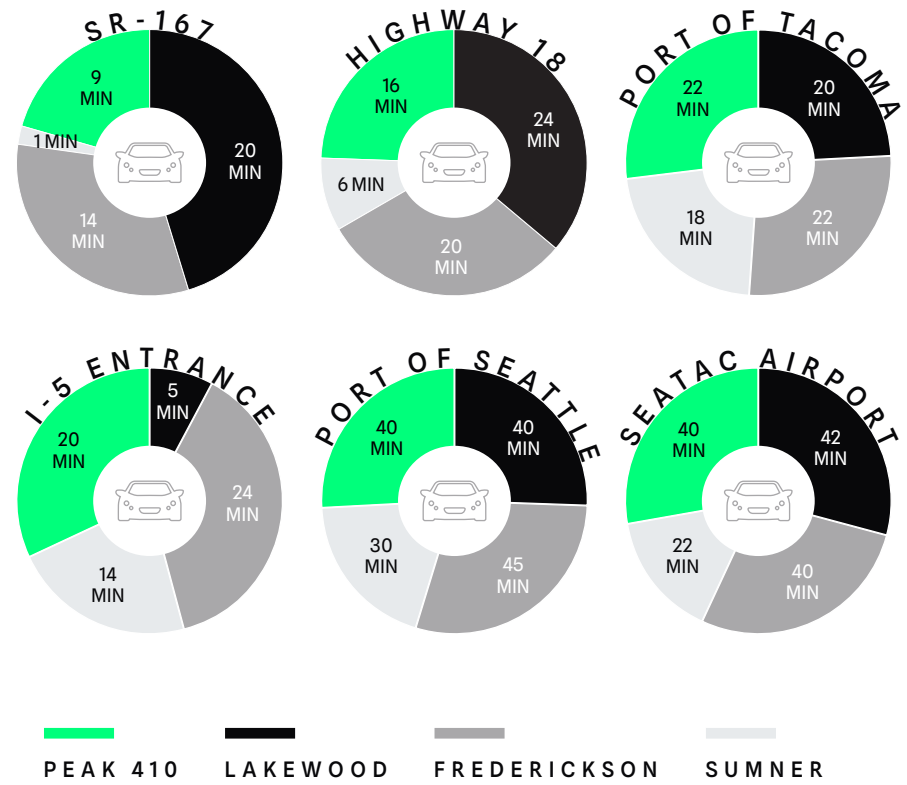
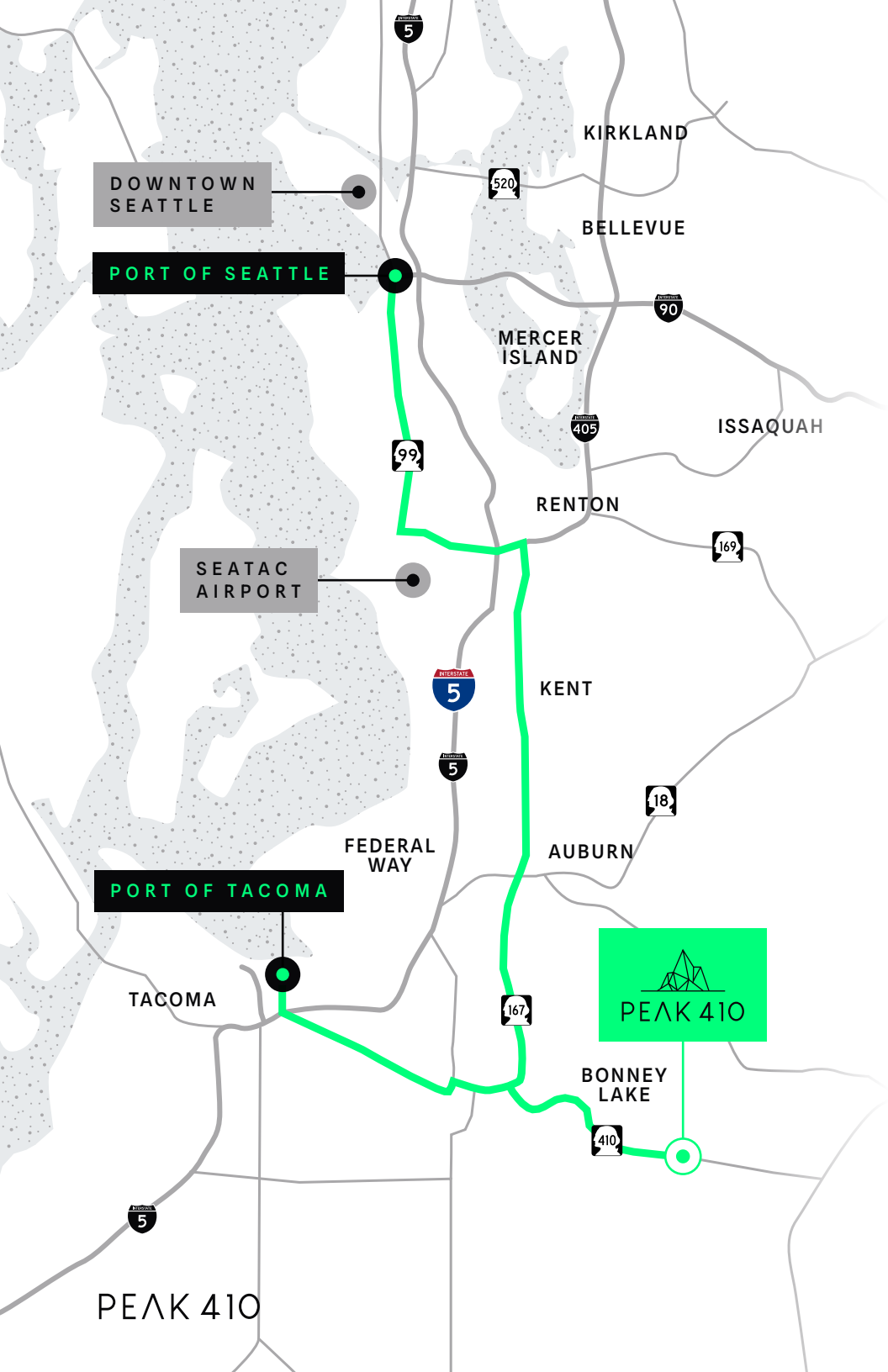
56,547
BUILDING 4 SF

134,362
BUILDING 5 SF

66,284
BUILDING 6 SF

Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410

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

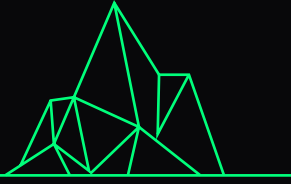
Workforce Growth

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

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.

