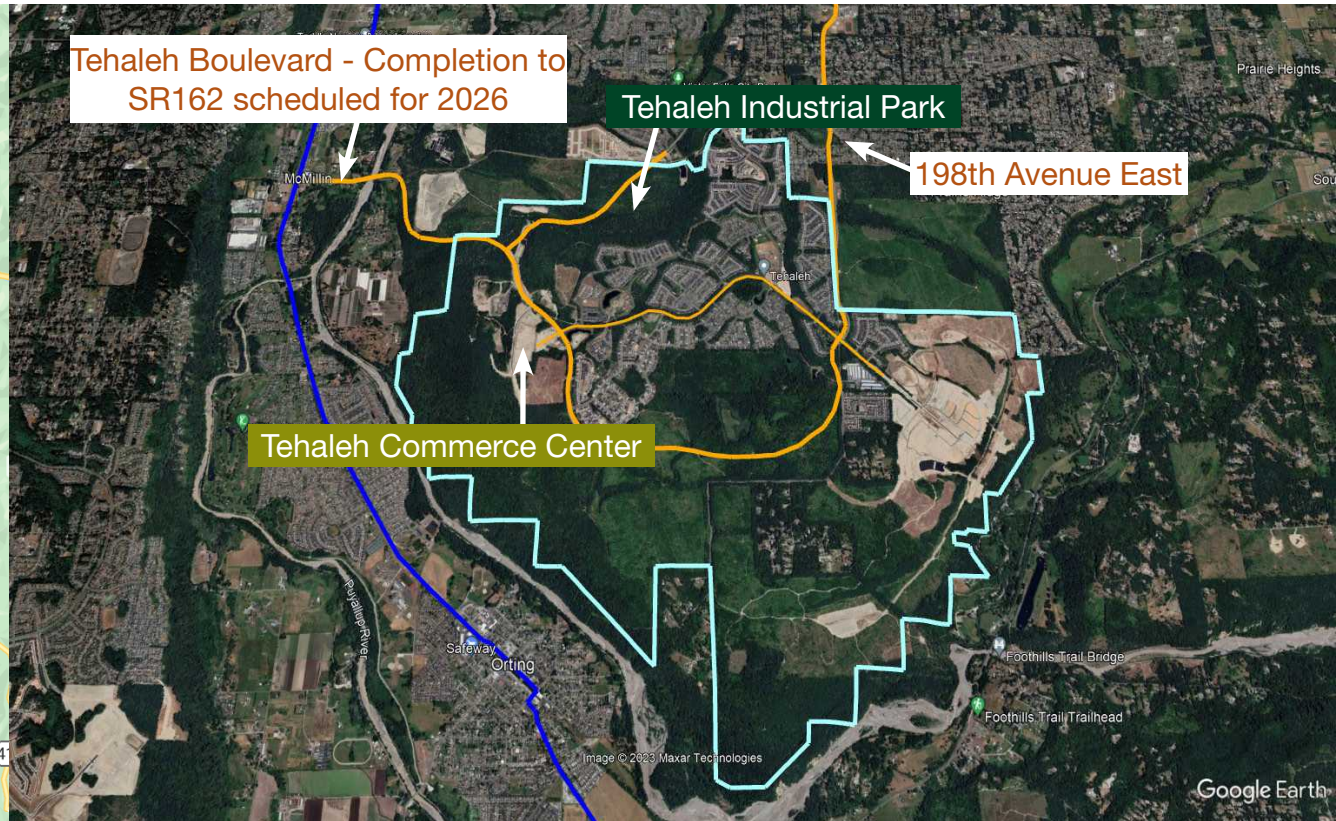
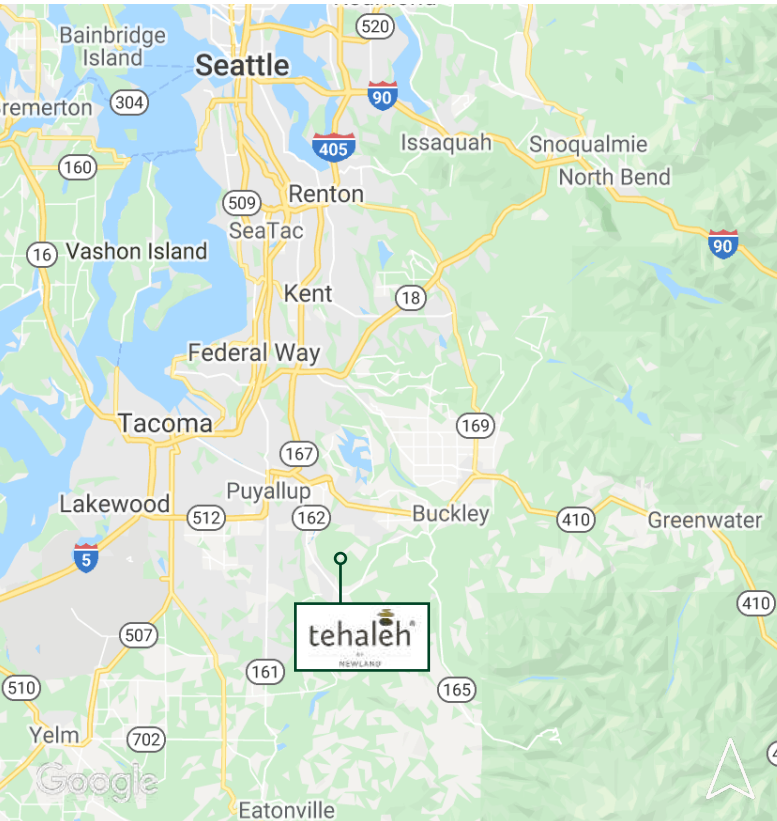


Tehaleh Commerce Center Tehaleh Industrial Park

Bonney Lake | Washington 98391



Property Highlights

- 340+ acres (commercial/industrial)
- Entitlements complete including zoning and environmental review
- Utilities stubbed to site
- Shovel ready - Sites delivered rough graded
- Extension of Tehaleh Boulevard to the Orting Highway (SR-162) by 2026
- Master storm water system
- Stable, unconstrained gravelly soils, are ideal for year-round construction
- Available for sale



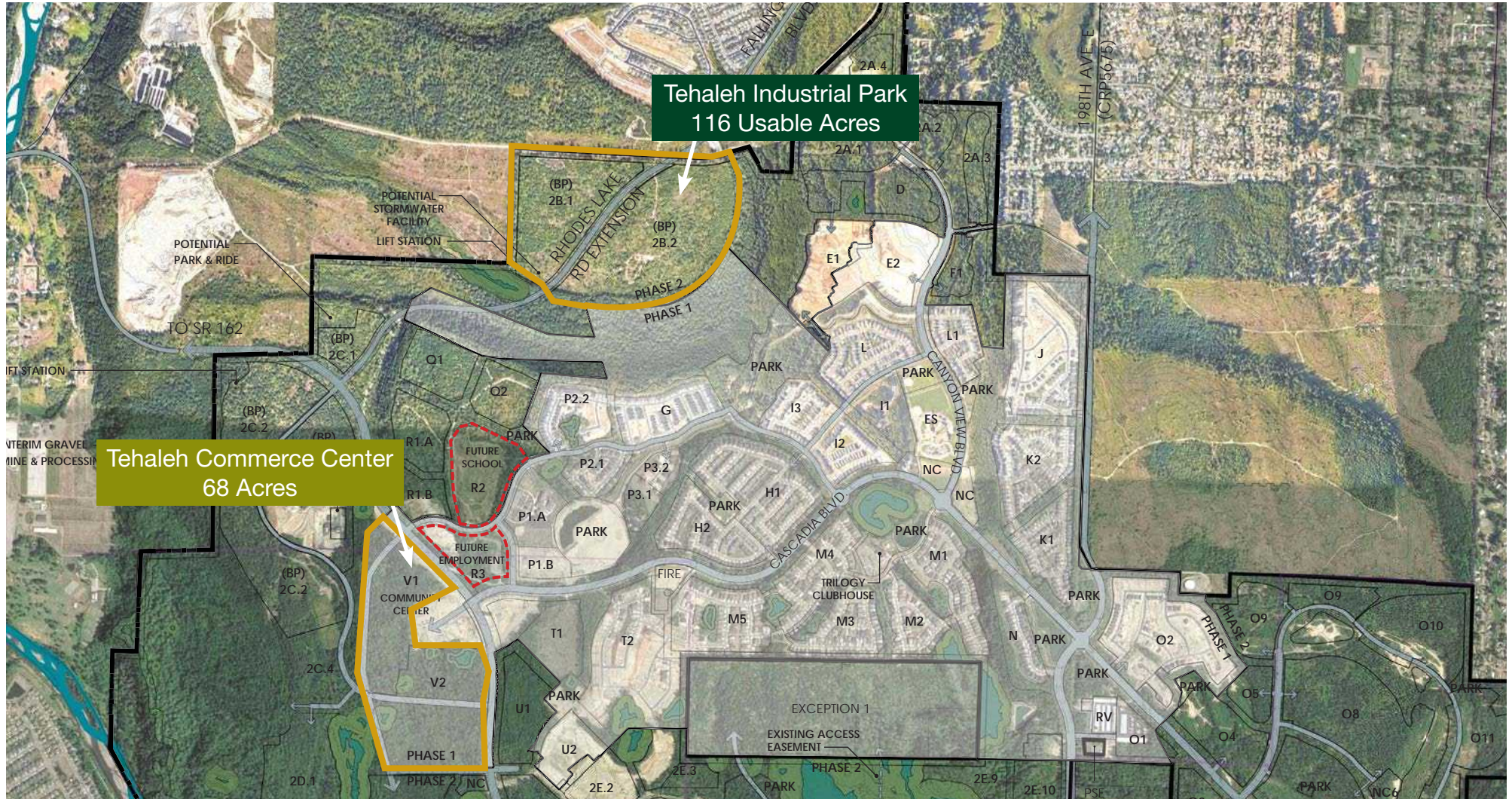
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Tehaleh Commerce Center
Tehaleh Industrial Park
 Bonney Lake | Washington 98391



Tehaleh Industrial Park
116 Usable Acres

Tehaleh Commerce Center
68 Acres



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Tehaleh Commerce Center

Bonney Lake | Washington 98391



TCC Grading - January 2023

CC Edwards Construction



Tehaleh Boulevard and 170th



CC Edwards Construction and TCC Lot 3



Rhodes Lake Road/Tehaleh Boulevard Extension Underway

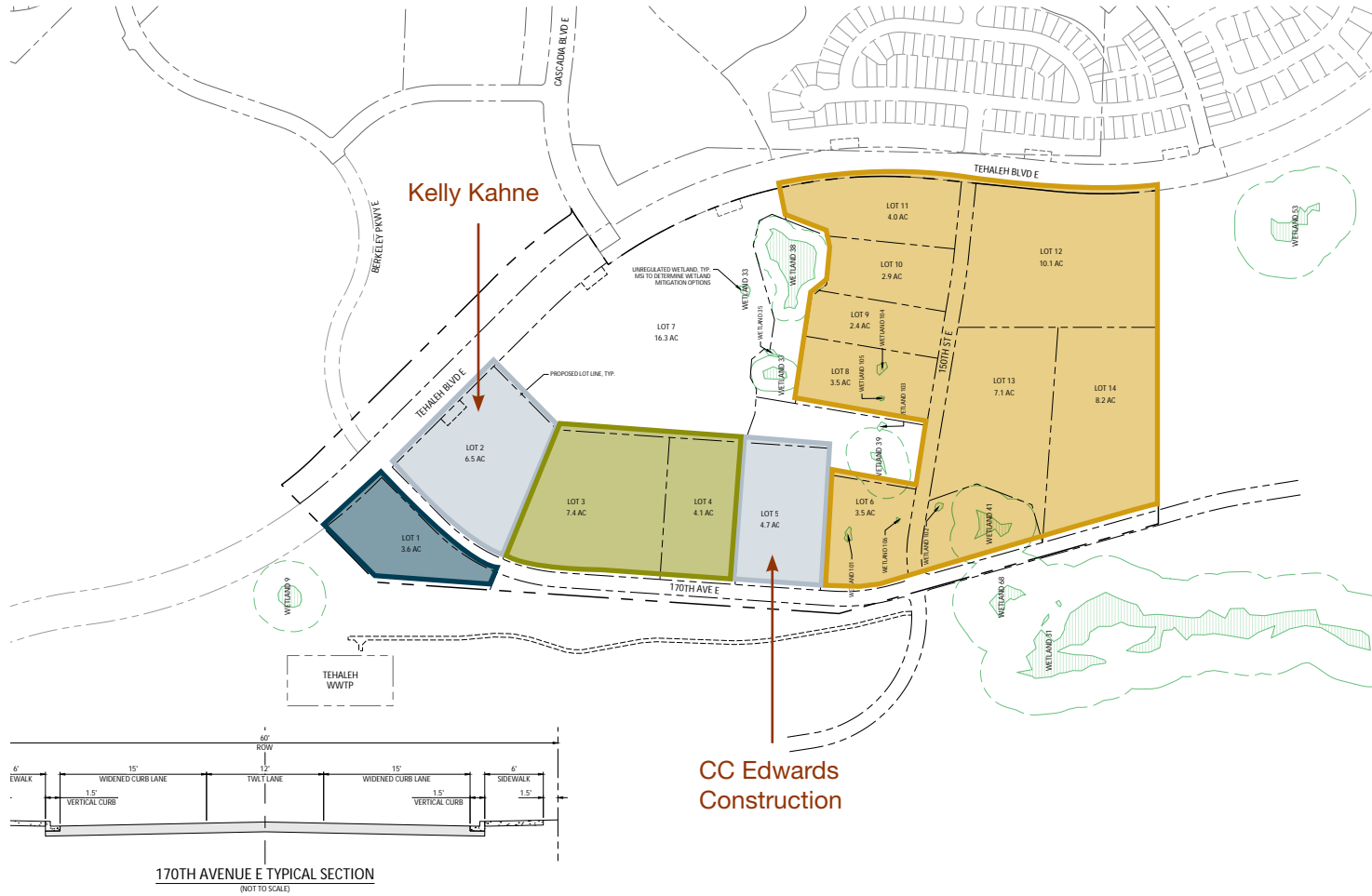


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Tehaleh Commerce Center Preliminary Plat

Final Plat Recorded 3/11/2021

- Pending Sales
- Available 2023
- 2024 Lot Delivery
- Sold



Tehaleh Industrial Park

Bonney Lake | Washington 98391



Entry to Tehaleh Industrial Park



Lot 2.B.1



Lot 2.B.2

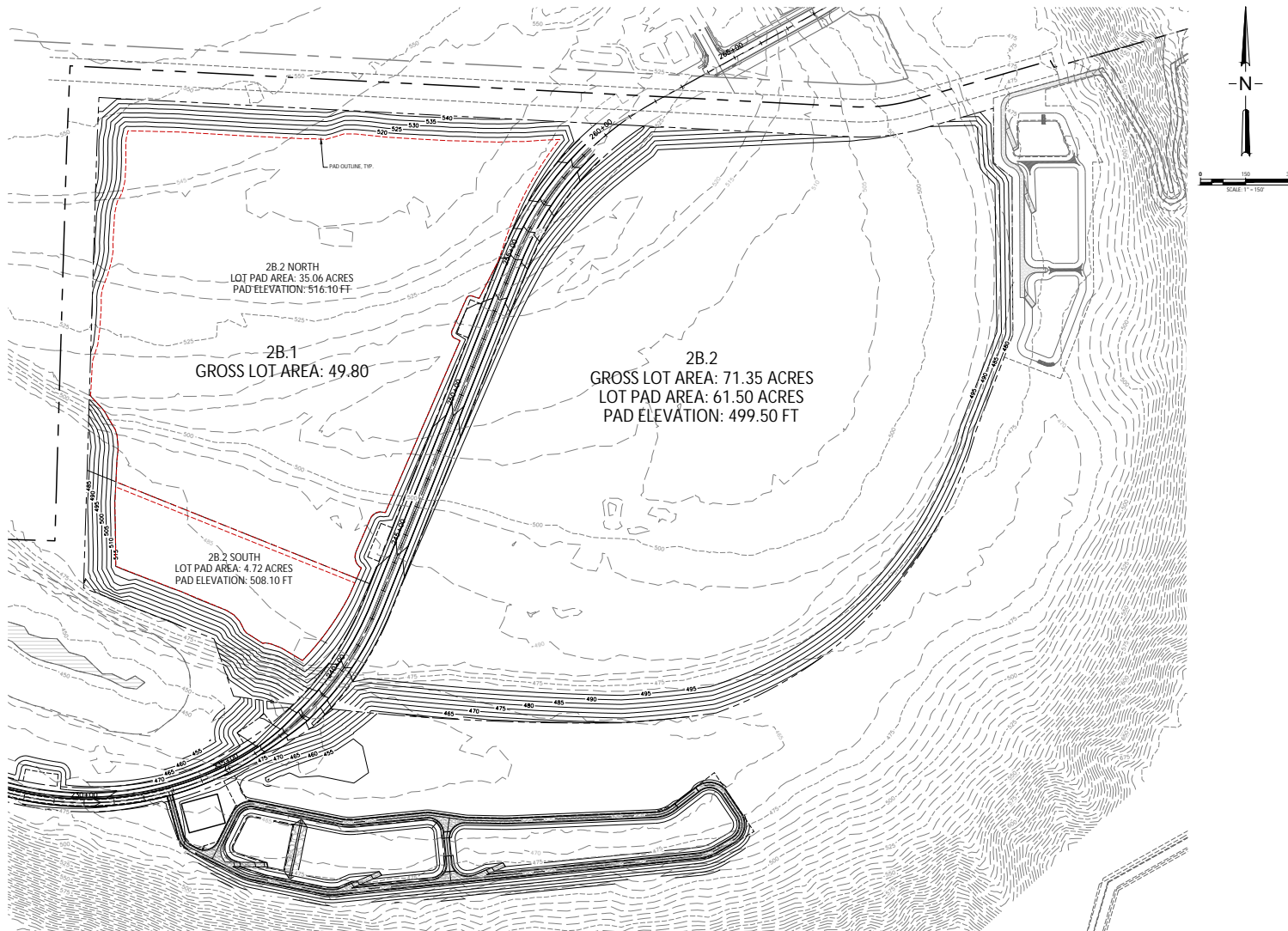


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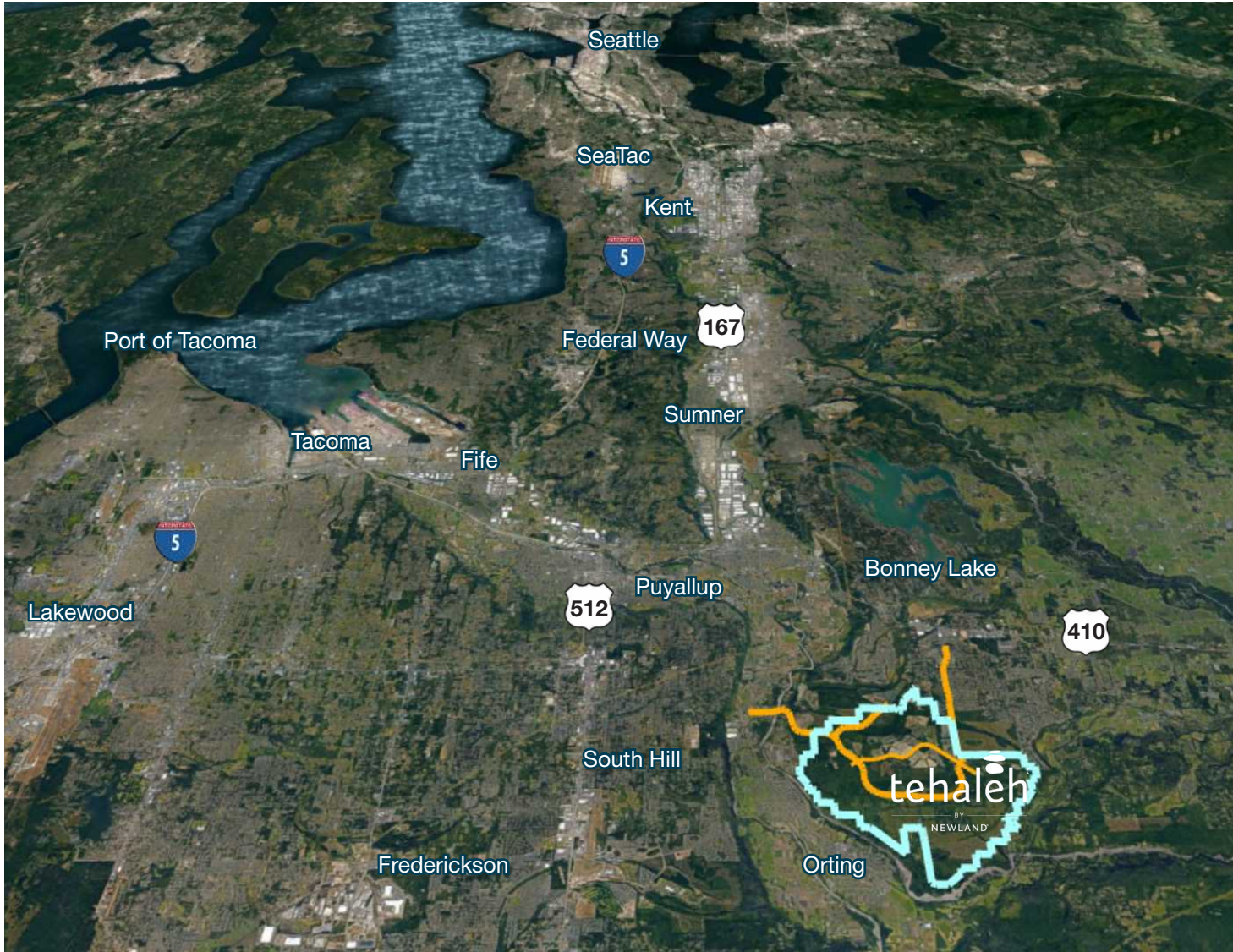
Tehaleh Industrial Park

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Distance from Tehaleh

Sumner	9.6 miles
Puyallup	11.1 miles
Fife	15.6 miles
Auburn	15.7 miles
Port of Tacoma	19.9 miles
Tacoma	21.4 miles
Federal Way	21.8 miles
Seattle-Tacoma International	30.4 miles
Seattle	42.2 miles

Exclusively marketed by:



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