



PEAK 410

22911 SR 410 E | BONNEY LAKE, WA 98391

FOR LEASE OR SALE, DELIVERING 2024/2025

Class-A industrial business park development with configurations for up to 847,335 SF of warehouse and up to 55,041 SF restaurants, retail and business use in the East Town Job Center

PEAK410.COM

BLDG 7
SOLD

BLDG 6
66,284 SF

BLDG 4
56,547 SF

BLDG 3
165,055 SF

BLDG 2
133,701 SF

BLDG 1
230,792 SF

BLDG 5
134,362 SF

BUILDINGS 1-4,6

BUILDING 5

For Sale or Lease

For Sale or Lease

SEPA Approved

Delivery Q3 2024

Ready for BTS

±25,000 - 134,362 SF

Delivery 2025



The Project

As industrial demand continues to grow, so does the East Town industrial area of Bonney Lake, WA. We are pleased to introduce the latest and greatest development in the neighborhood—Peak 410.

Offering unparalleled access to the region, Peak 410 provides users an opportunity to lease Class A industrial real estate at a value unmatched in the rest of the Puget Sound marketplace. Peak 410 offers up to 847,335 SF of quality constructed warehouse/office space with flexible sizes and configurations available. Conveniently located directly off Highway 410, Peak 410 offers comparable access to major local highways and the Port of Tacoma at a fraction of the cost. Tenants stand to benefit from the abundant local amenities and quality of life Bonney Lake has to offer.

Class A

BUILT-TO-SUIT OFFICE

Attractive

LEASE TERMS

Trailer

PARKING AVAILABLE

Single/Multi

TENANT CONFIGURATION

Yard

AVAILABLE

Zoned

INDUSTRIAL FOR DISTRIBUTION
OR MANUFACTURING



Property Highlights



Available for lease or sale



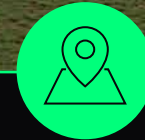
30' - 40' clear heights



±64 acres of land



±25,000-230,792 SF footprints available



East Town zoning flexible for industrial or manufacturing



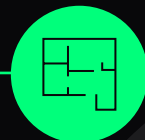
Trailer stalls and yard potentially available



Dock-high and drive-in loading doors



52.5'x60' typical column spacing
60'x60' speed bay



Divisible



Class A office with view of Mount Rainier

Configuration

Bldg 01

SALE OR LEASE

230,792 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 02

SALE OR LEASE

133,701 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 03

SALE OR LEASE

165,055 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 04

SALE OR LEASE

56,547 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 05

SALE OR LEASE

25,000 - 134,362 SF

Construction
nearly complete

September 2024
delivery

Bldg 06

SALE OR LEASE

66,584 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 07

SOLD

60,594 SF

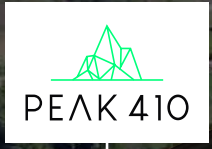
Q1 2025 delivery

 PROPERTY PHOTOS



**FENNEL CREEK
PHASE I**

Delivered 01/2019
202,000 RSF | Sold Jan 2024



BLDG 2
133,701 SF

BLDG 1
230,792 SF

BLDG 5
134,362 SF

BLDG 4
56,542 SF

BLDG 3
165,055 SF

BLDG 6
±66,284 SF

BLDG 7
SOLD

**FENNEL CREEK
PHASE II**
Delivered 09/2021
87,458 SF | 100% Pre-leased



22212 SR 410
For Lease or For Sale
±6.8 Acres | BTS

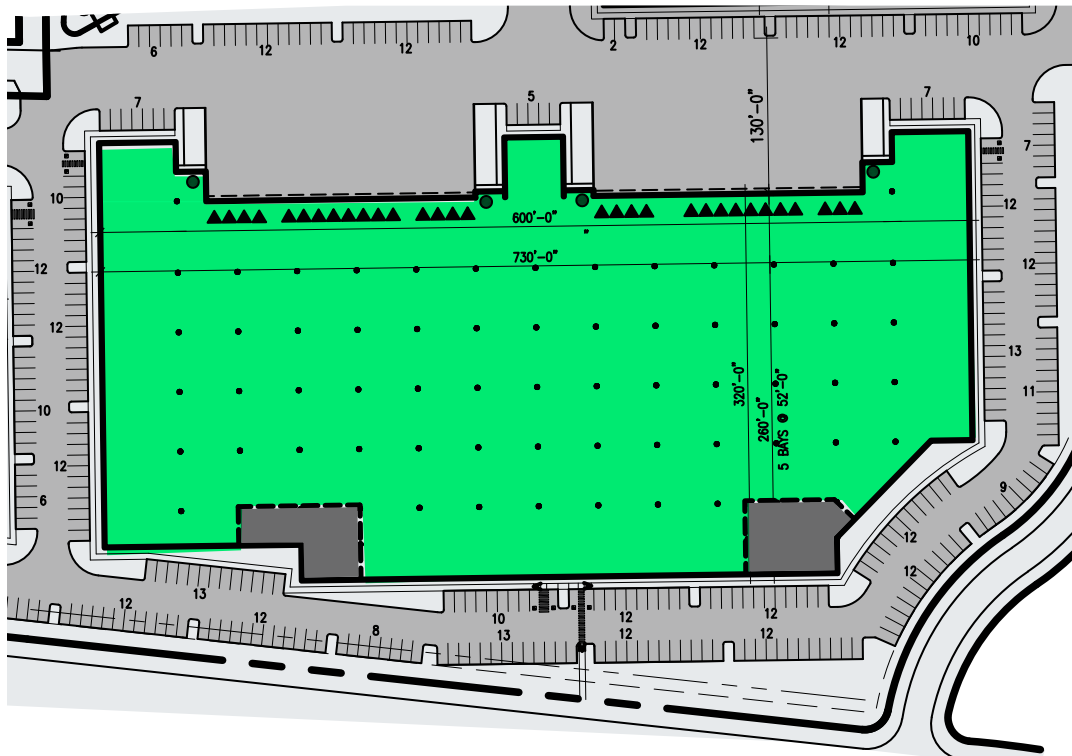



Building 1

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS



 Mezzanine Office

For Lease or For Sale

Total SF 230,792 SF

Mezzanine SF 10,051 SF

Dimensions 730' x 320'

Divisible to ±60,000 SF

Dock Doors 32

Drive-In Doors 10

Clear Height 40'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 256 stalls

Trailer Parking N/A

Lighting Motion sensor LED

Electric ±3,000 amps

Floors 6" reinforced slab

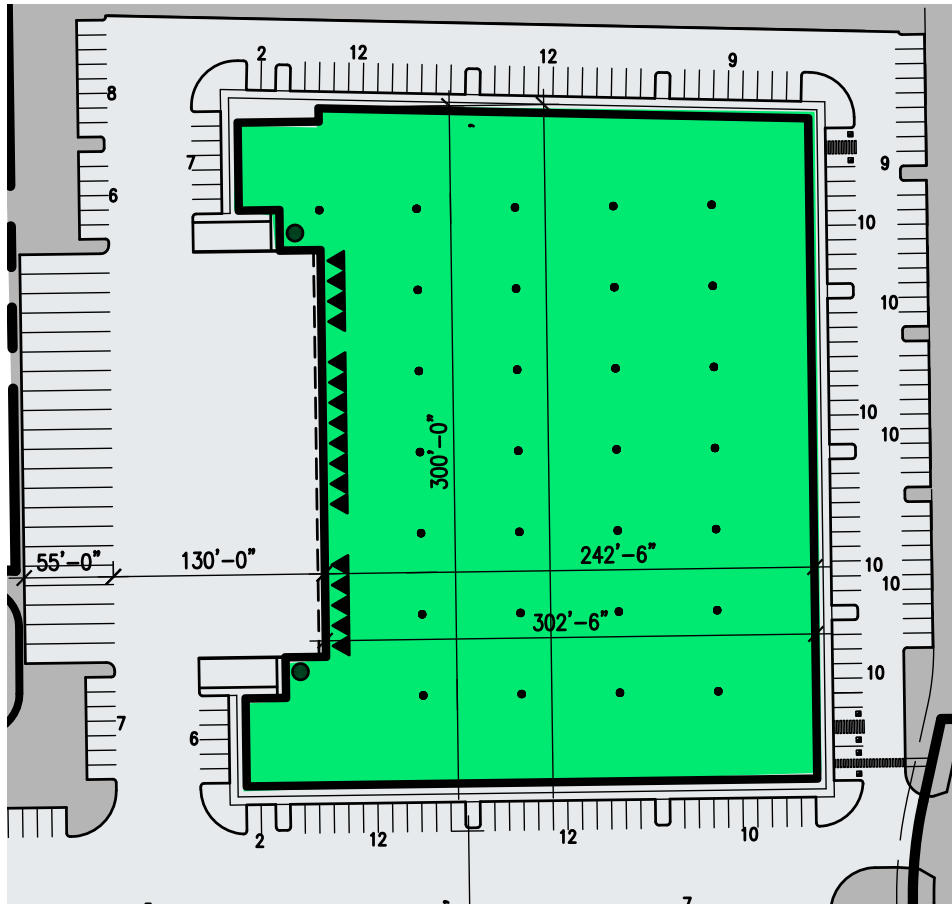
Roof R34 and TPO membrane

Building 2

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS



For Lease or For Sale

Total SF 133,701 SF

Dimensions 300' x 302'

Divisible to ±55,000 SF

Dock Doors 16

Drive-In Doors 6

Clear Height 36'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 213 stalls

Trailer Parking 21

Lighting Motion sensor LED

Electric ±1,600 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane


Building 3

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS



 Mezzanine Office

For Lease or For Sale

Total SF	165,055 SF
Mezzanine SF	14,133 SF
Dimensions	785' x -170-180'
Divisible to	±40,000 SF
Dock Doors	38
Drive-In Doors	7
Clear Height	36'
Office Area	BTS
Truck Courts	120' - 130' min
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	249 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±3,000 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

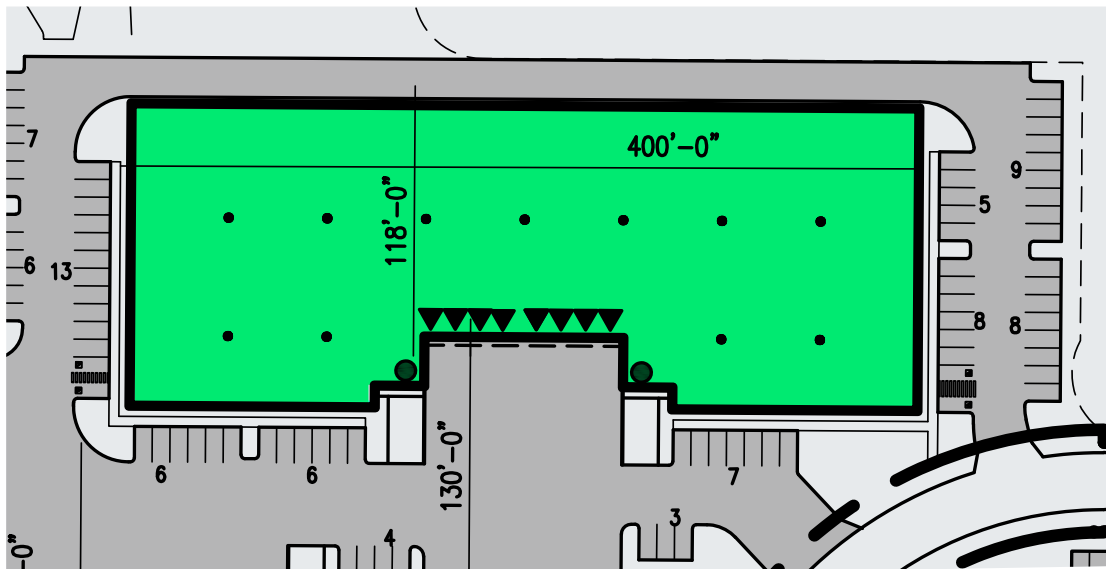
Building 4

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS

For Lease or For Sale



Total SF	56,547 SF
Mezzanine SF	9,288 SF
Dimensions	400' x 118'
Divisible to	±25,000 SF
Dock Doors	8
Drive-In Doors	2
Clear Height	32'
Office Area	BTS
Truck Courts	130' min
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	73 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±800 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

Building 5

\$0.85/SF SHELL
ASKING RATE*

\$1.50/SF
OFFICE ADD-ON

\$0.26
EST. NNN

For Lease or For Sale

Total SF 134,362 SF

Available SF ±25,000 - 134,362 SF

Mezzanine SF 11,253 SF

Dimensions 500' x 210'

Dock Doors 28

Drive-In Doors 8

Clear Height 36'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 171 stalls

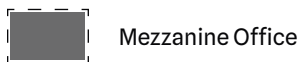
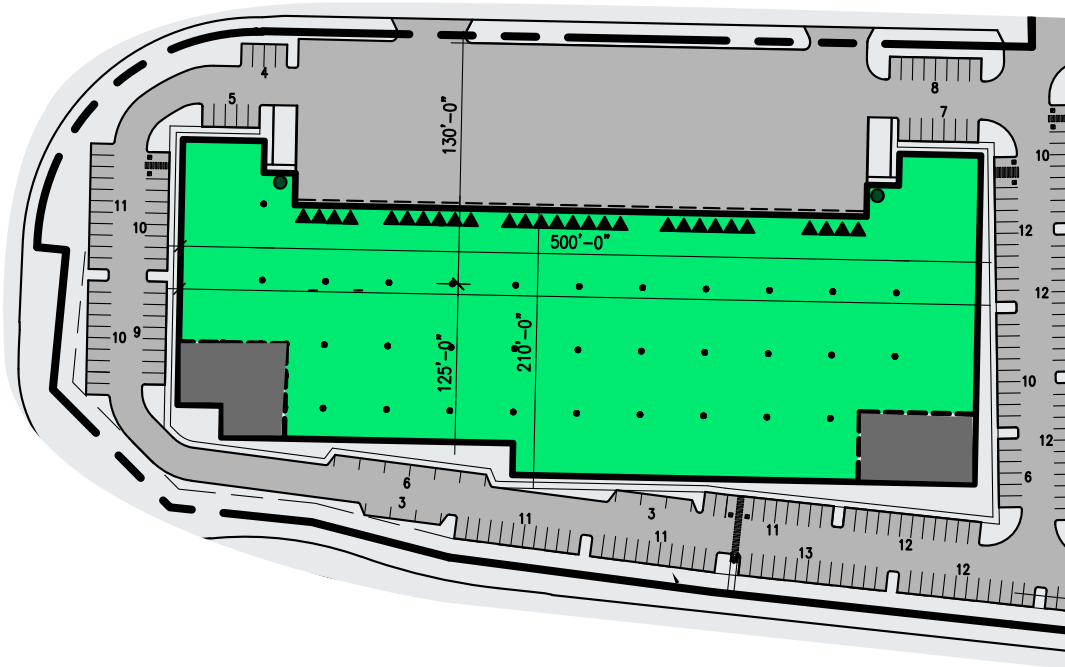
Trailer Parking N/A

Lighting Motion sensor LED

Electric ±2,000 amps

Floors 6" reinforced slab

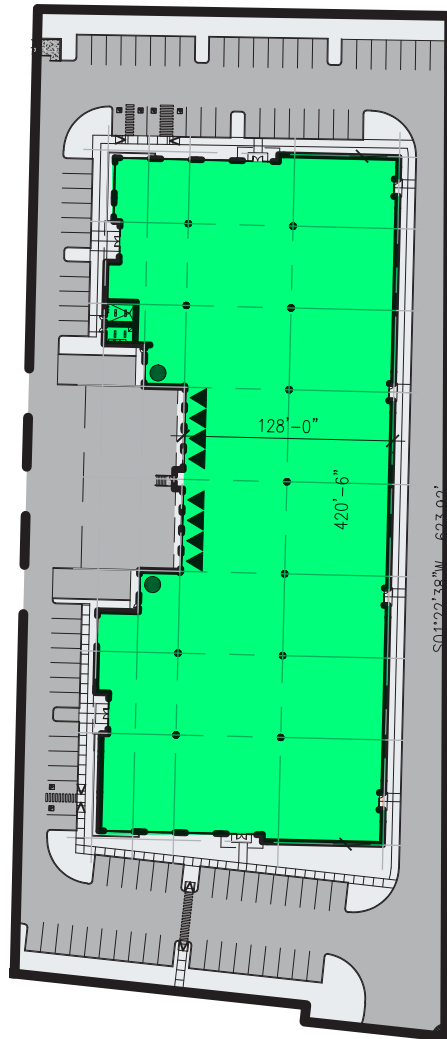
Roof R34 and TPO membrane



Building 6

UNDER
CONSTRUCTION

DELIVERING
Q4 2024

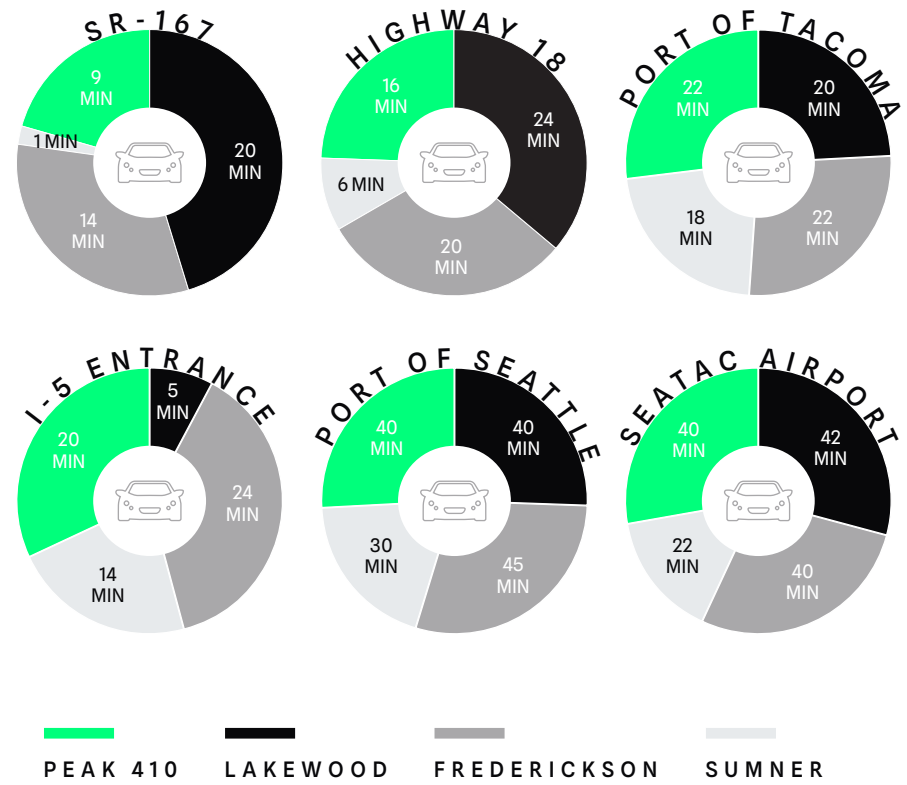
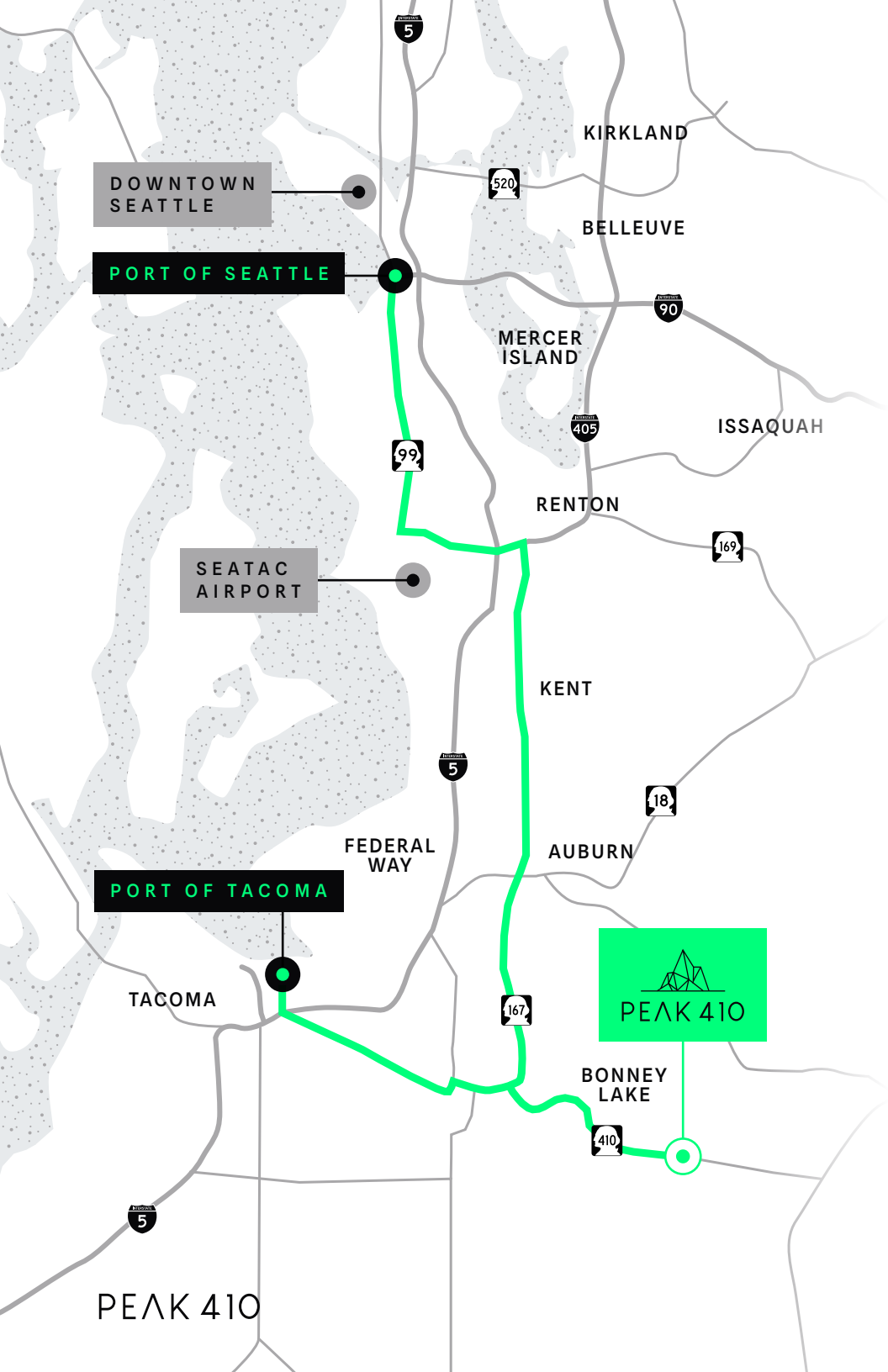


For Lease or For Sale

Total SF	66,284 SF
Available SF	66,284 SF
Mezzanine Office	±10,000 (BTS and adjustable)
Dimensions	±128-140' x 420.5'
Dock Doors	8
Drive-In Doors	4
Clear Height	32'
Office Area	10,000 (BTS and adjustable)
Truck Courts	190' shared
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	98 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±1,000 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410

Flexible Zoning



Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- Warehouse distribution
- Light Manufacturing
- Boat dealer
- Cabinet and furniture shops
- Construction equipment and machinery sales
- Contractor yards
- Machine shops
- Mini storage facilities
- Plumbing, electrical and HVAC contractors
- Public utility facility
- Retail and wholesale warehousing and distribution of goods within a fully enclosed building
- Recreational vehicle, motorcycle, ATV, and trailer dealers

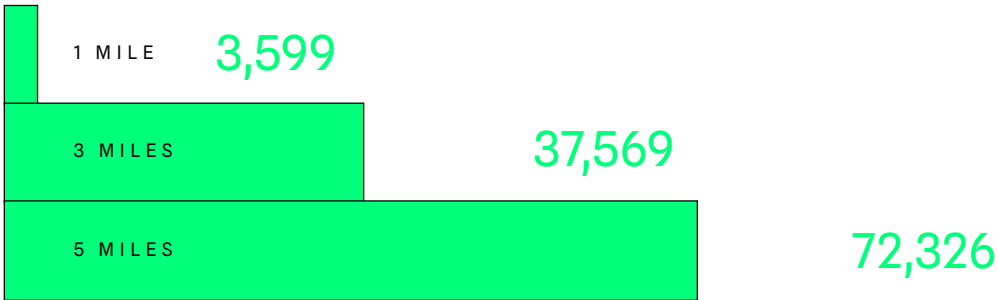
[→ ZONING CODE](#)

[→ ZONING MAP](#)

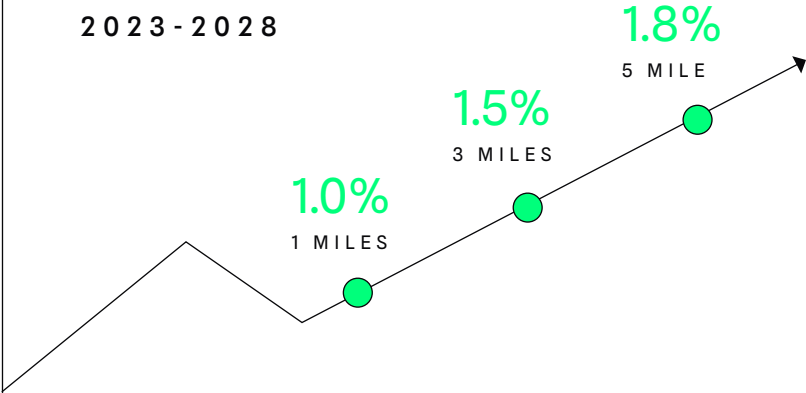
Labor Statistics

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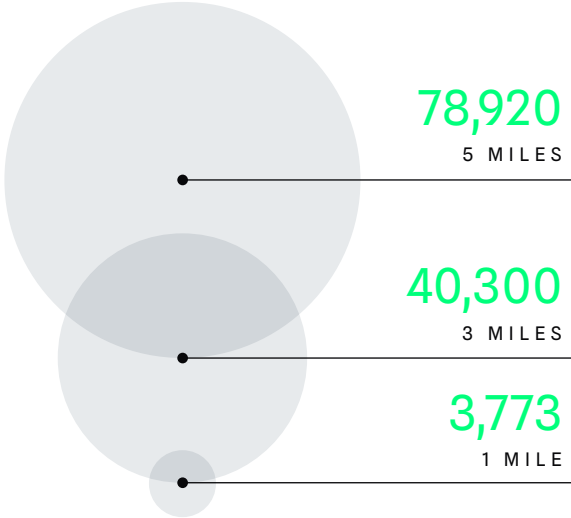
ESTIMATED POPULATION 2023



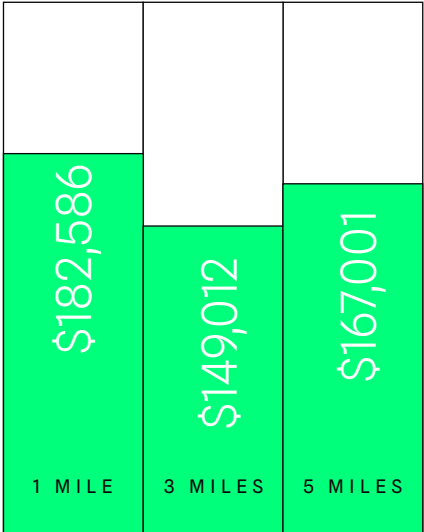
POPULATION GROWTH 2023-2028



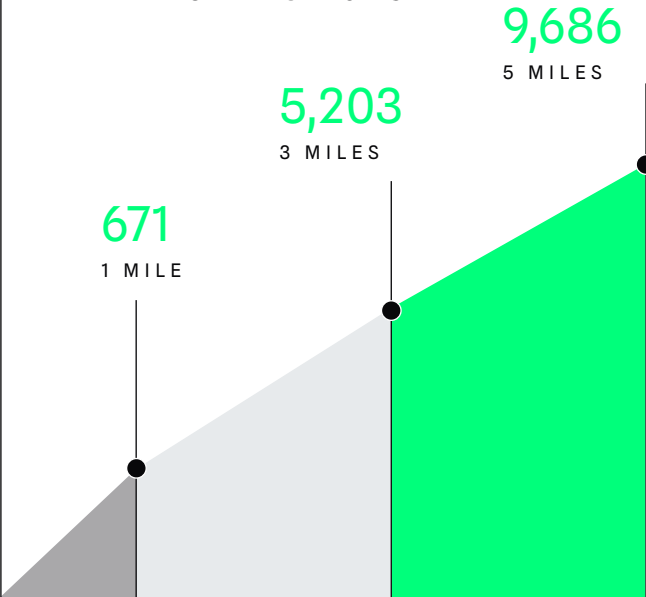
POPULATION FORECAST 2028

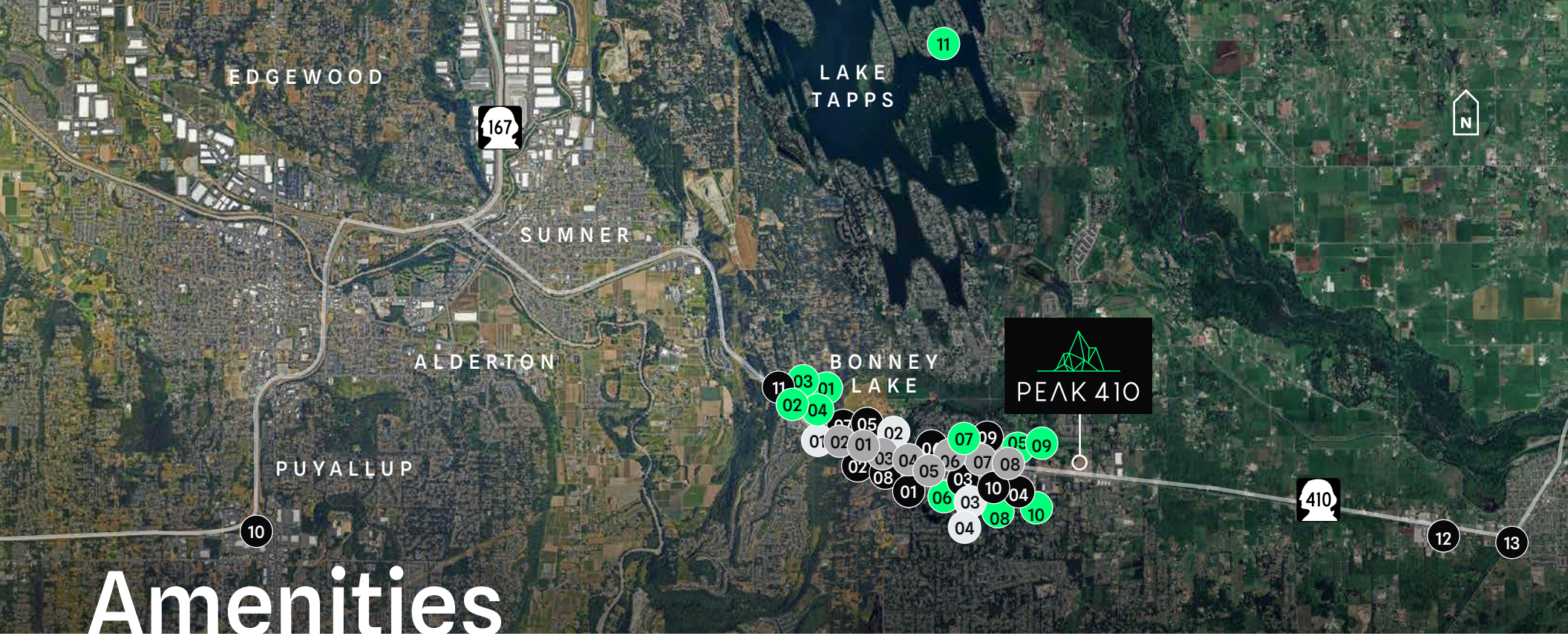


AVERAGE HOUSEHOLD INCOME 2023



ESTIMATED EMPLOYEES 2023





Amenities

RESTAURANTS

- 1 CJ's Deli & Catering
- 2 George's Bonney Lake Tavern
- 3 Red Robin Burgers & Brew
- 4 Applebee's Grill & Bar
- 5 Trapper's Sushi
- 6 MOD Pizza
- 7 Chick-Fil-A
- 8 Crockett's Public House
- 9 Hop n Drops
- 10 Hungry Dawg's Diner
- 11 Island Lodge by Al Lago

RETAIL

- 1 Costco
- 2 Walmart
- 3 Fred Meyer
- 4 Safeway
- 5 Target
- 6 Kohl's
- 7 Marshalls
- 8 Lowes
- 9 Home Depot
- 10 Ben Franklin Crafts
- 11 Grocery Outlet

- 12 Arrow Lumber
- 13 Blue Max Meats

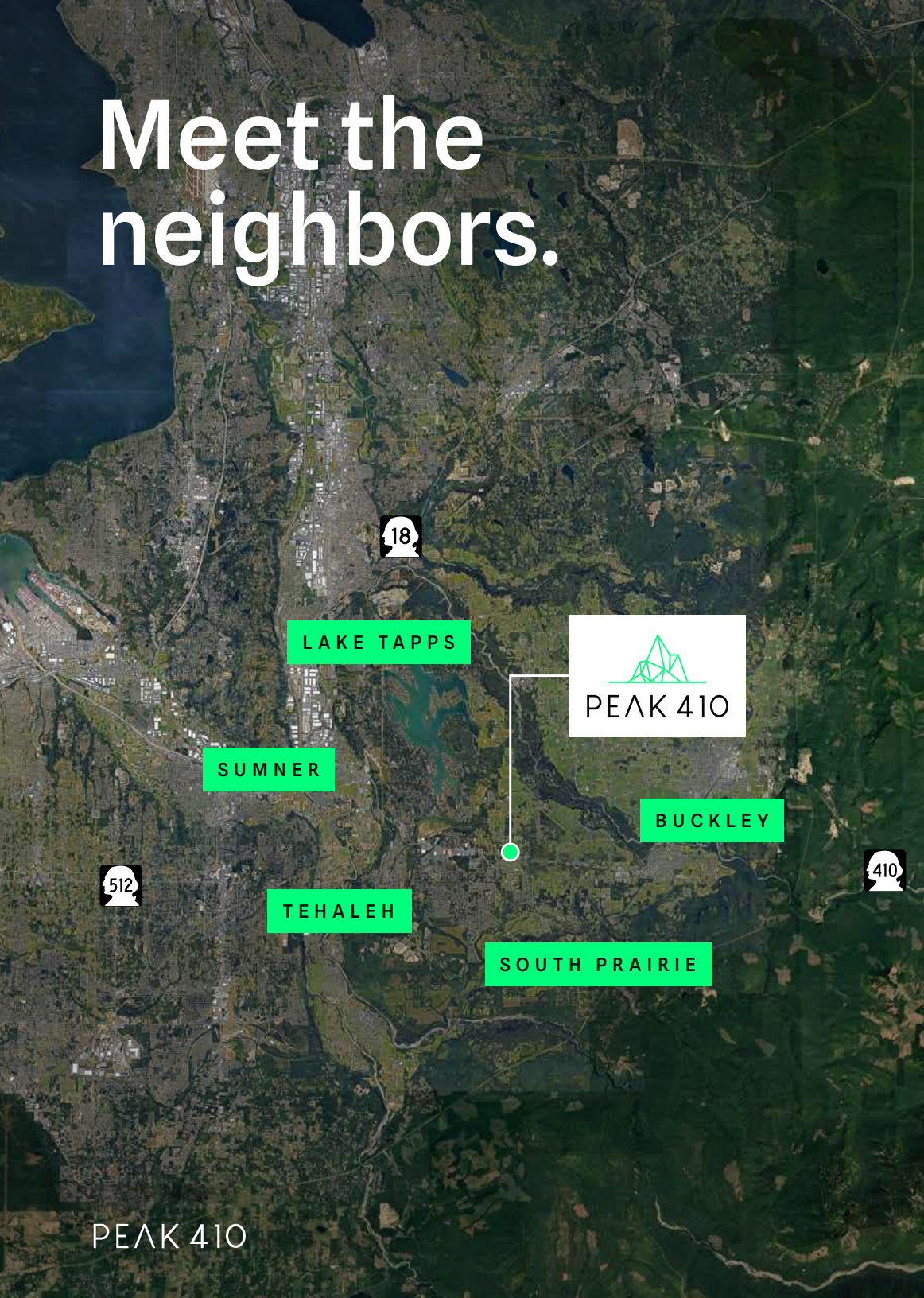
BANKING

- 1 Bank of America
- 2 TAPCO
- 3 Key Bank
- 4 Umpqua
- 5 South Credit Union
- 6 Harborstone
- 7 Chase
- 8 BECU

HEALTH CARE

- 1 Franciscan Medical Clinic
- 2 MultiCare Bonney Lake Emergency
- 3 Woodcreek Pediaetrics - Mary Bridge's Children's Hospital
- 4 Sound Family Medicine

Meet the neighbors.



Sumner

Estimated Population	10,924
Estimated Employees	10,206
Average Household Income	\$112,571

Lake Tapps

Estimated Population	13,397
Estimated Employees	1,704
Average Household Income	\$222,621

Tehaleh

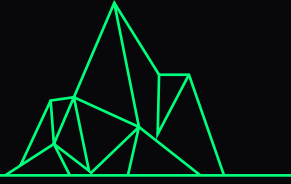
Estimated Population	7,439
Estimated Employees	427
Average Household Income	\$136,688

South Prairie

Estimated Population	282
Estimated Employees	28
Average Household Income	\$250,776

Buckley/Enumclaw

Estimated Population	17,388
Estimated Employees	7,740
Average Household Income	\$160,533



PEAK 410

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LEASING BY

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