



# 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



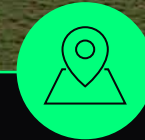
30' - 40' clear heights



±64 acres of land



±25,000-230,792 SF footprints available



East Town zoning flexible for industrial or manufacturing



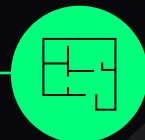
Trailer stalls and yard potentially available



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



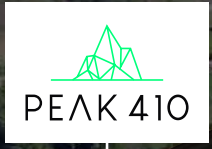
PROPERTY PHOTOS





**FENNEL CREEK  
PHASE I**

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



**PEAK 410**



**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



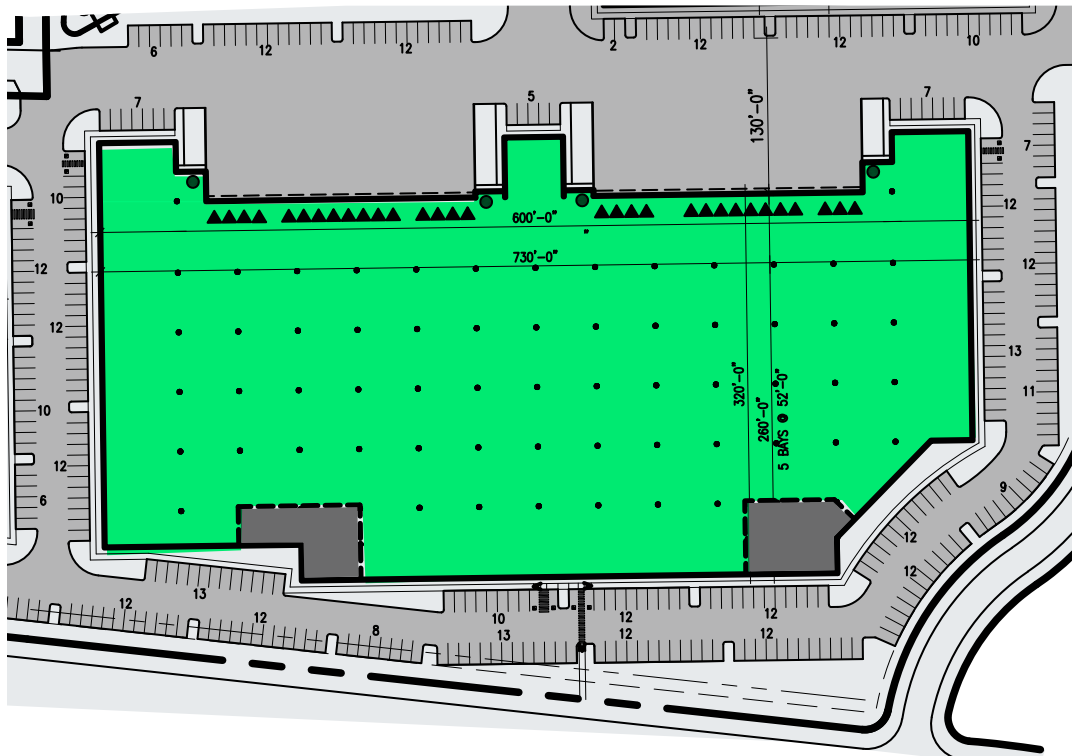



# Building 1

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

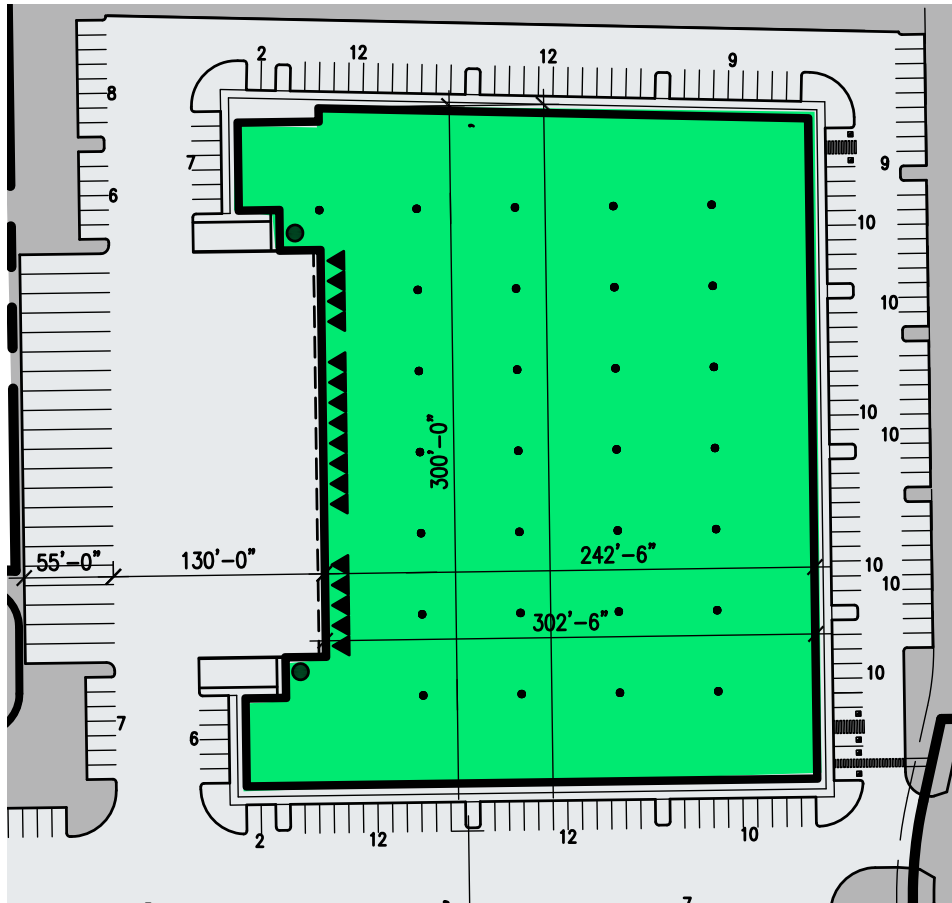
Roof R34 and TPO membrane

# 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

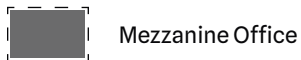
Roof R34 and TPO membrane

# Building 3

FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

READY  
FOR BTS



## 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



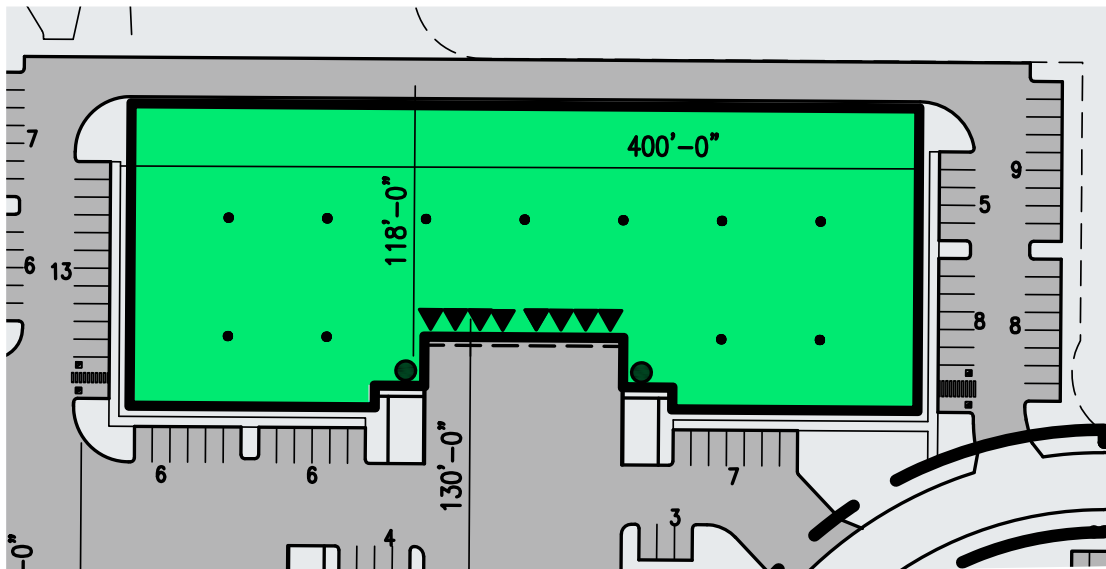
# Building 4

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

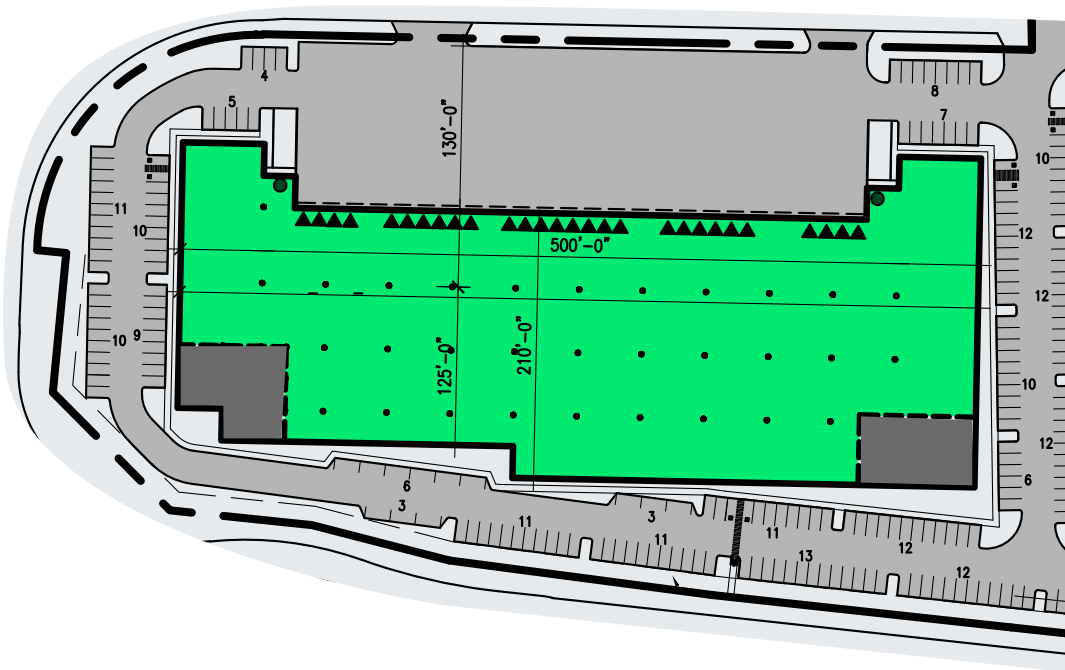
Trailer Parking N/A


Lighting Motion sensor LED

Electric ±2,000 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane



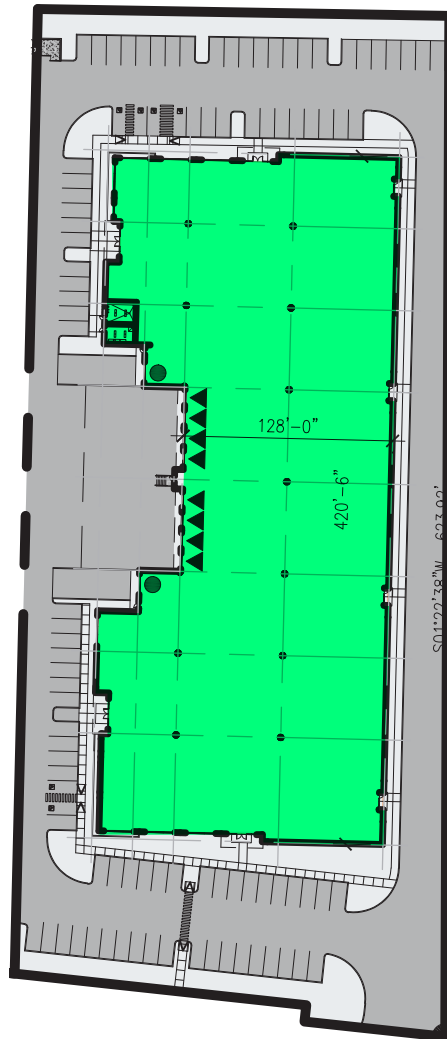
 Mezzanine Office



# Building 6

UNDER  
CONSTRUCTION

DELIVERING  
Q4 2024

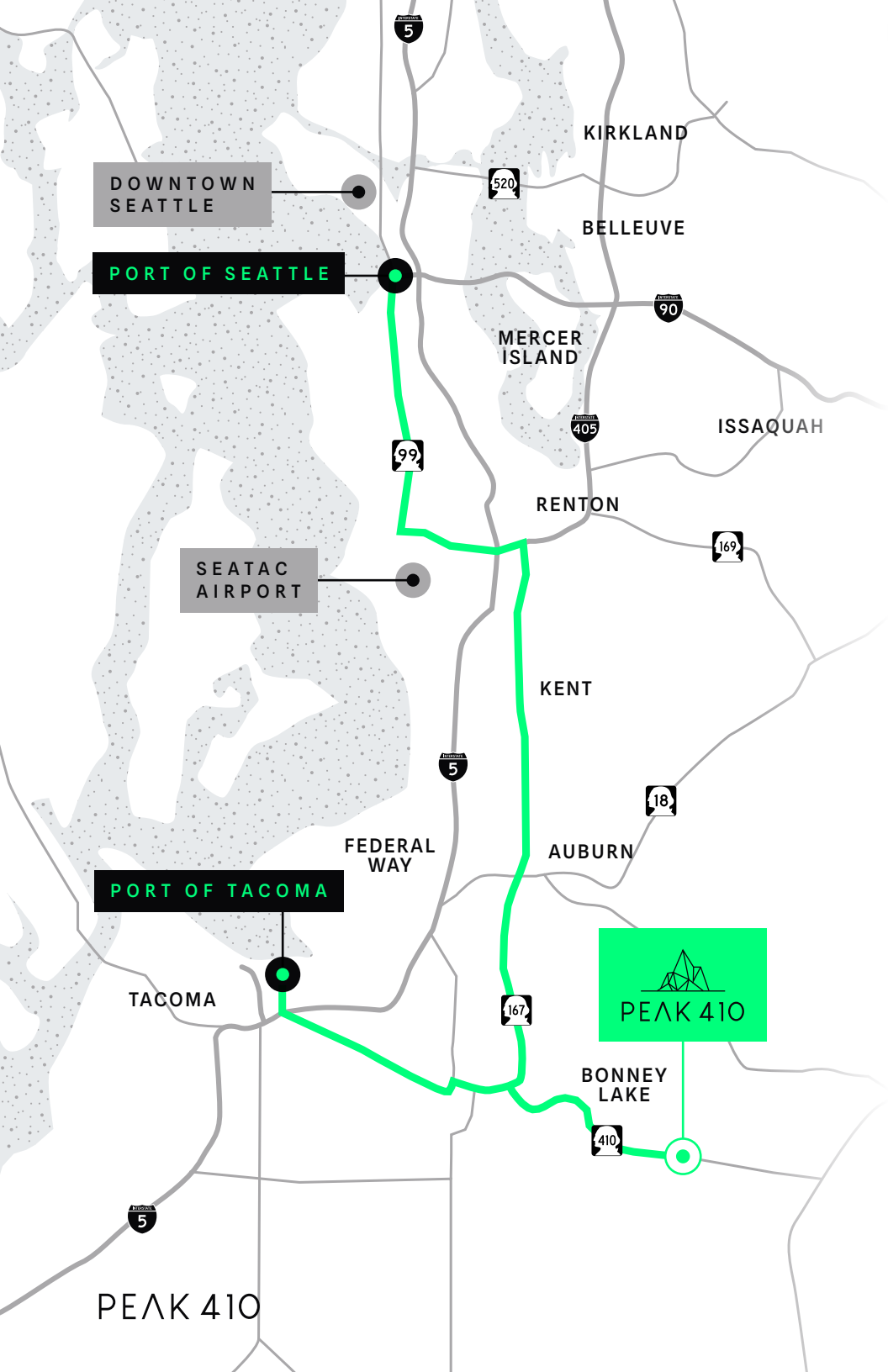


## For Lease or For Sale

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.

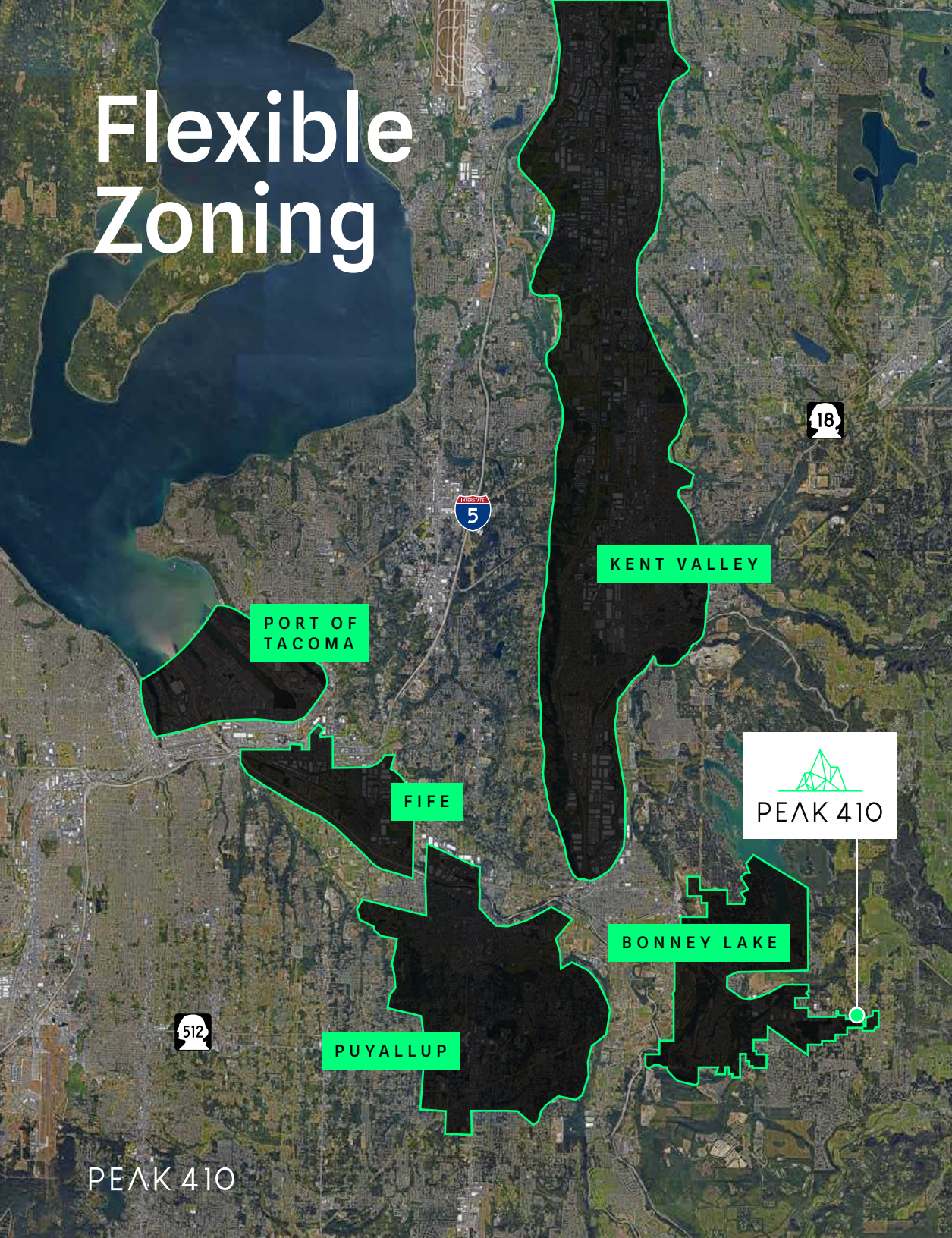
Peak 410 easily accesses major freeways and interstate highways.



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

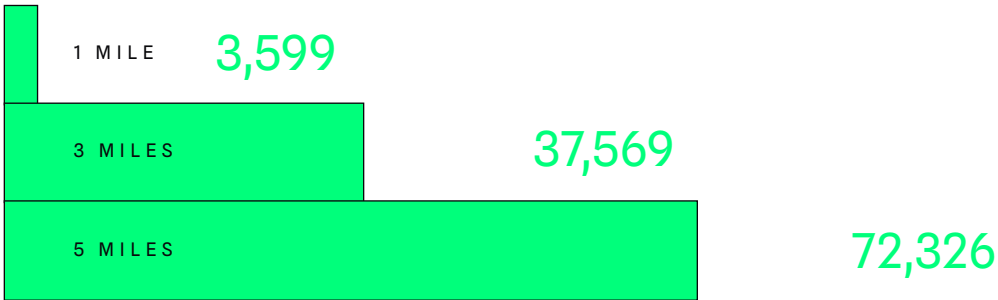
[→ ZONING CODE](#)

[→ ZONING MAP](#)

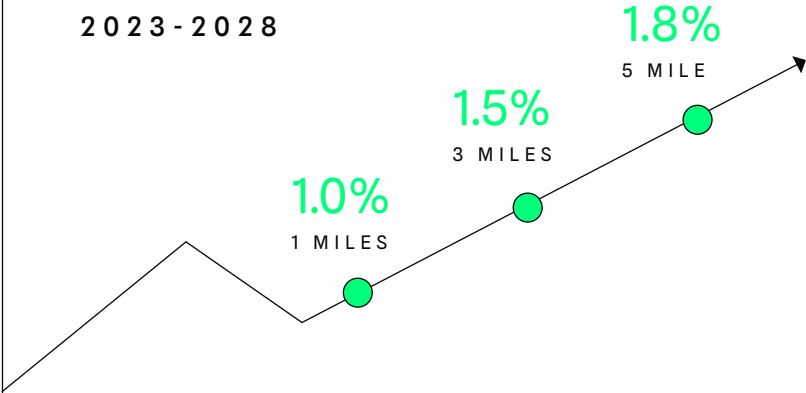
# Labor Statistics

Data source: insert source here

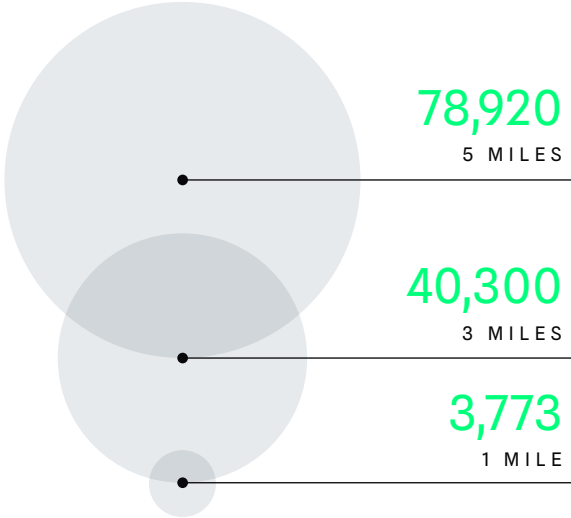
## ESTIMATED POPULATION 2023



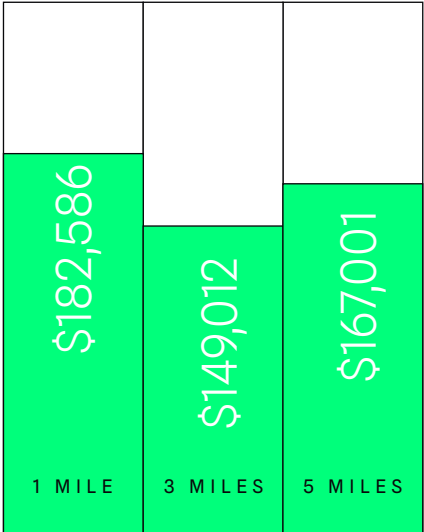
## POPULATION GROWTH 2023-2028



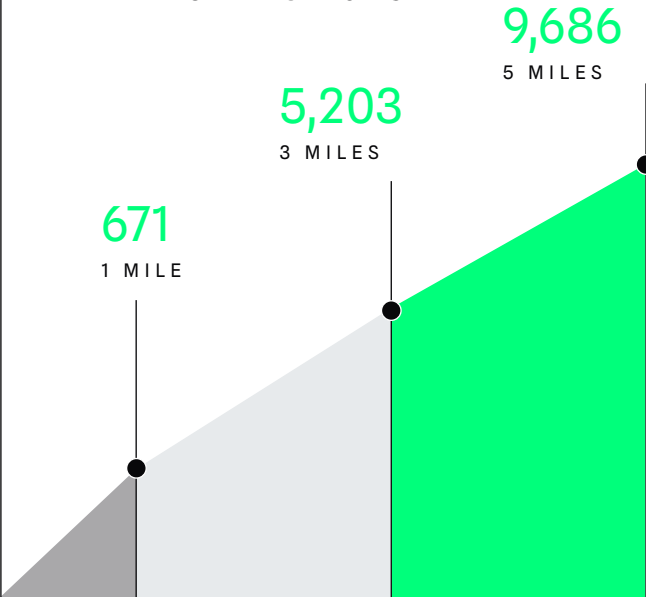
## POPULATION FORECAST 2028



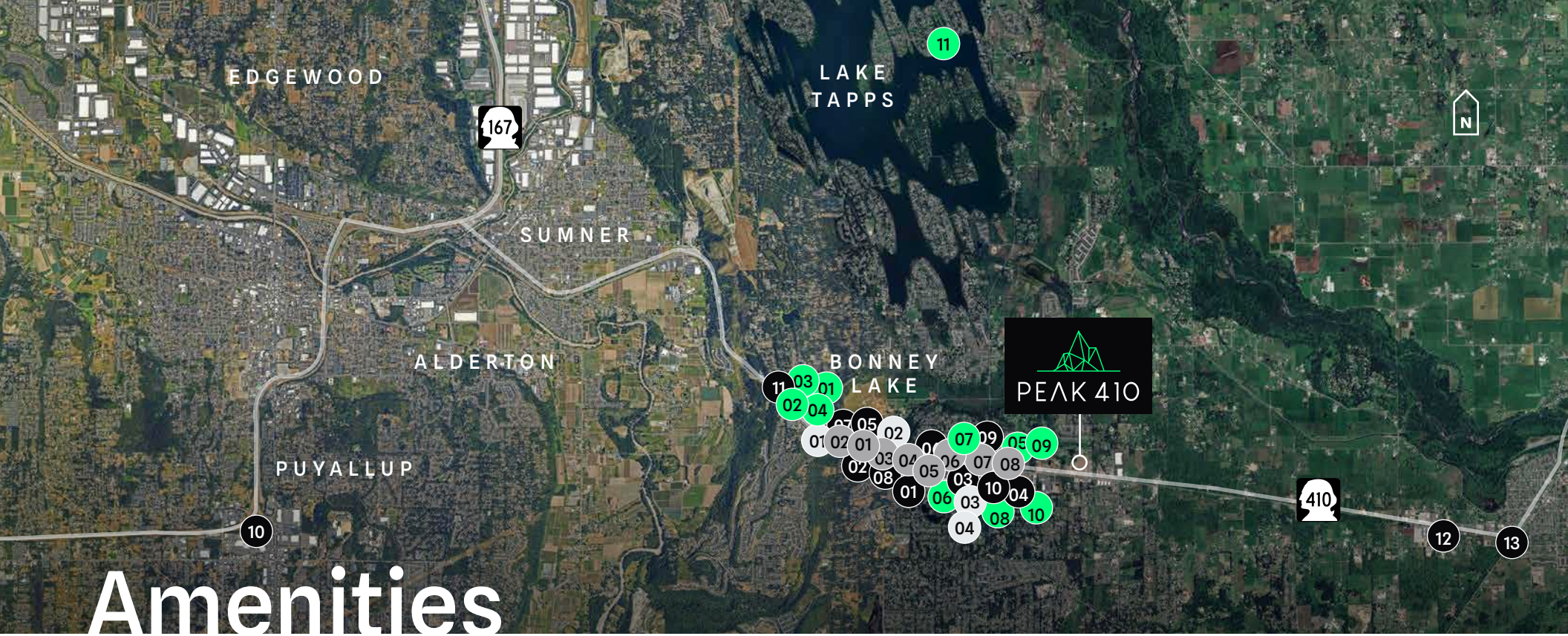
## AVERAGE HOUSEHOLD INCOME 2023



## 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

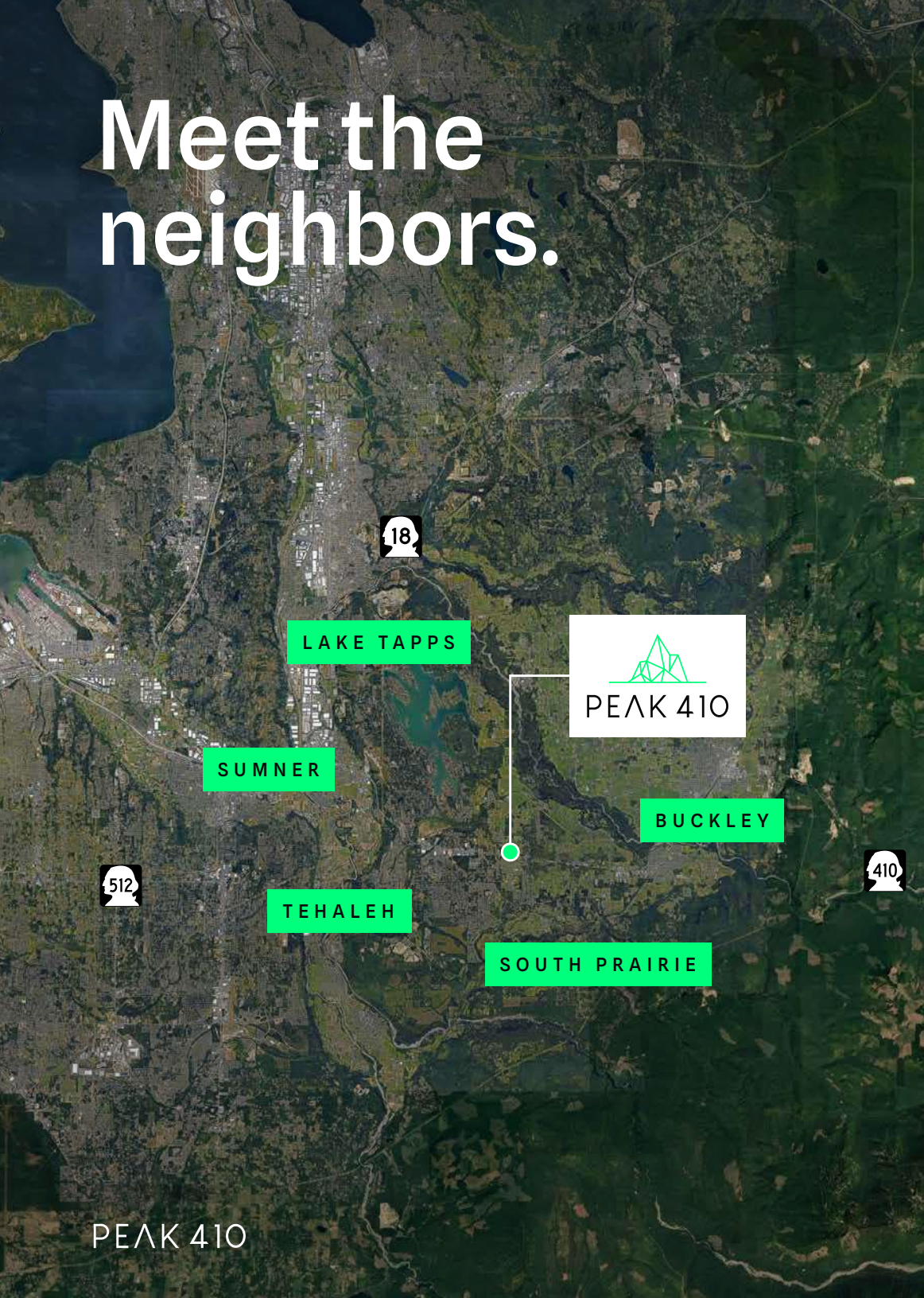
- 1 Bank of America
- 2 TAPCO
- 3 Key Bank
- 4 Umpqua
- 5 South Credit Union
- 6 Harborstone
- 7 Chase
- 8 BECU

## 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

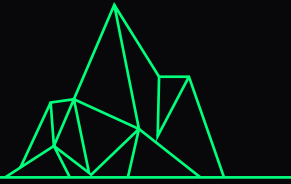
## South Prairie

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

22911 STATE ROUTE 410 E | BONNEY LAKE, WA 98391

## LEASING 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.

