

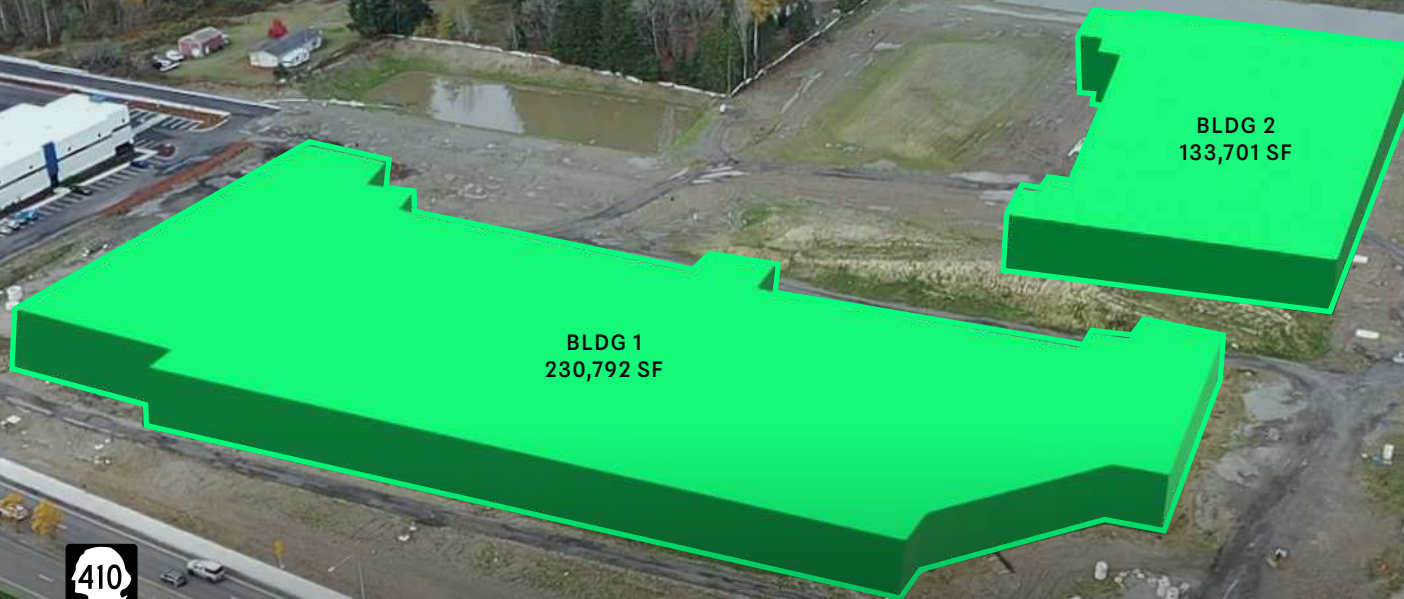
# PEAK 410

FOR LEASE OR FOR SALE | BLDG 1 & BLDG 2

Class A industrial buildings with full Sepa Approval and ready for BTS Delivery

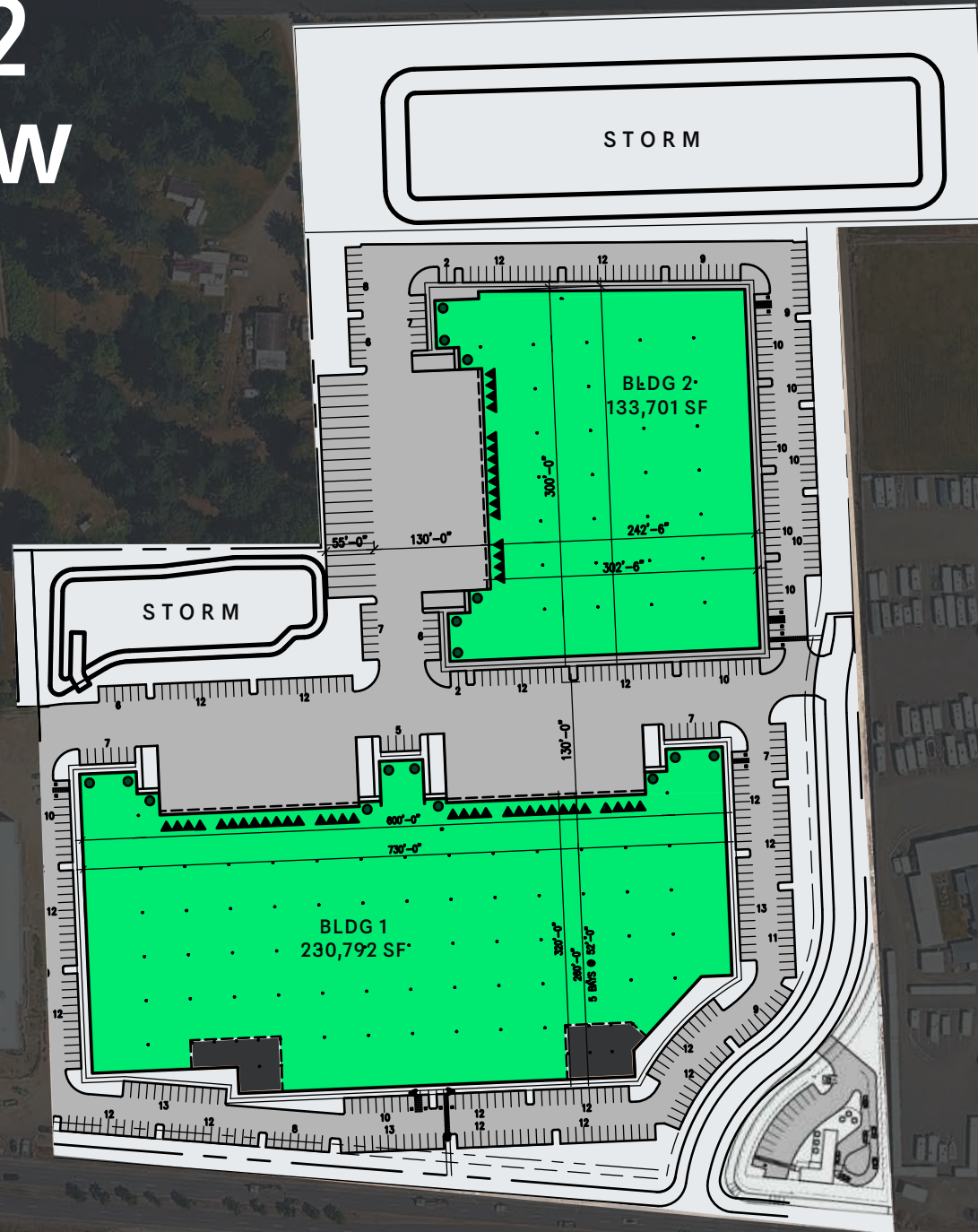
9625 & 9701 229TH AVE E | BONNEY LAKE, WA 98391

[PEAK410.COM](http://PEAK410.COM)



# Building 1 & 2 Site Overview

Located in Bonney Lake's growing East Town industrial corridor, Peak 410 offers two Class A buildings available for sale or lease. Each building features modern construction, 36' clear heights, and generous dock-high and drive-in loading. With full SEPA approval and site work complete, both are ready for immediate build-to-suit delivery. Exceptional access to SR-410 and nearby ports positions Peak 410 as one of the Puget Sound's most strategic and cost-effective industrial opportunities.



# Building 1

9701 229TH AVE E | BONNEY LAKE, WA 98391

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    | 36'                  |
| 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 |

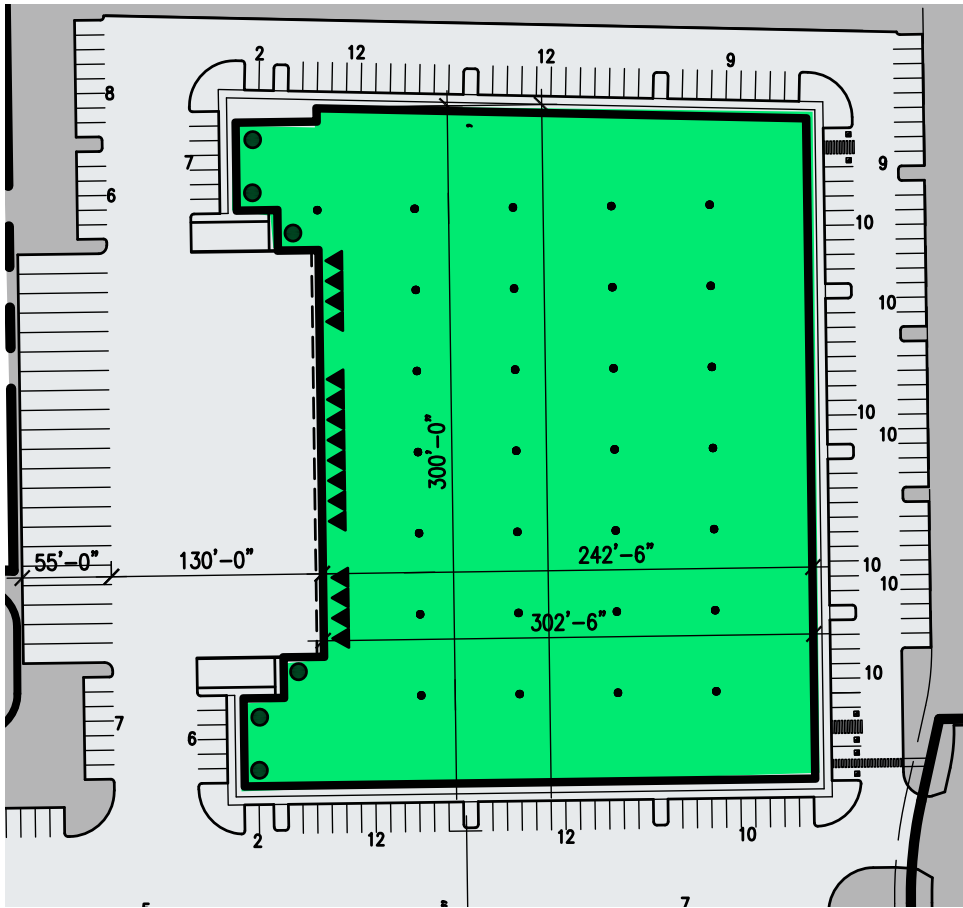
# Building 2

9625 229TH AVE E | BONNEY LAKE, WA 98391

FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

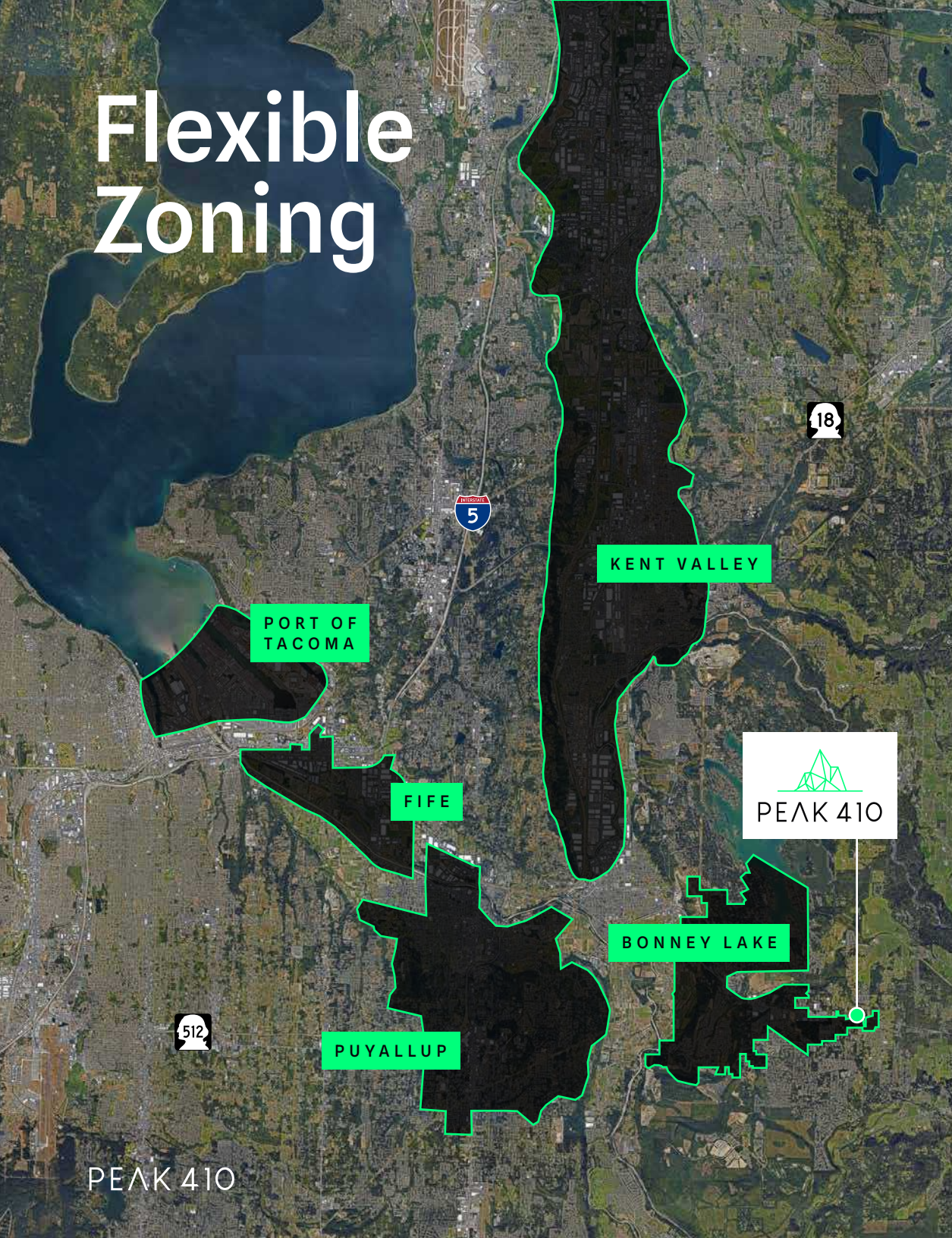
READY  
FOR BTS



## 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 |

# Flexible Zoning

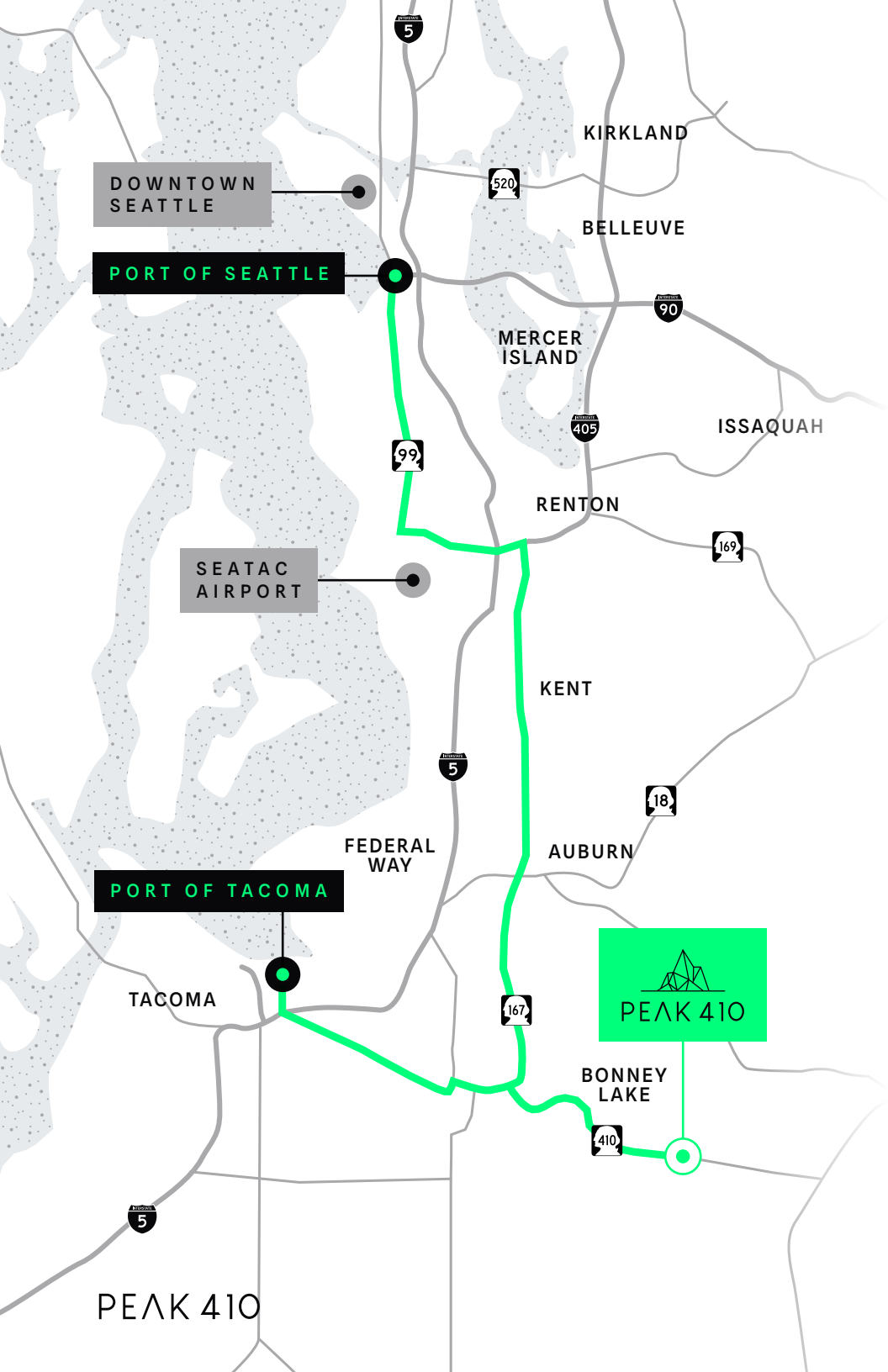


Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- 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

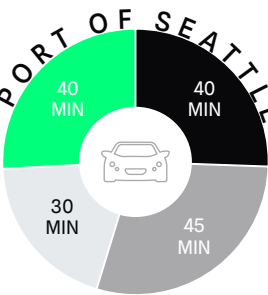
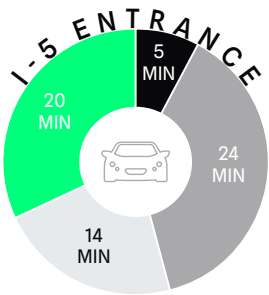
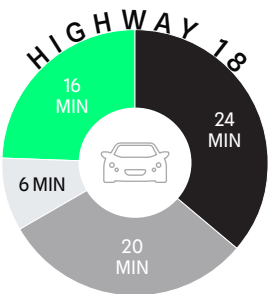
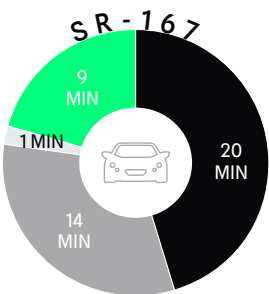
→ ZONING CODE

→ ZONING MAP



# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.

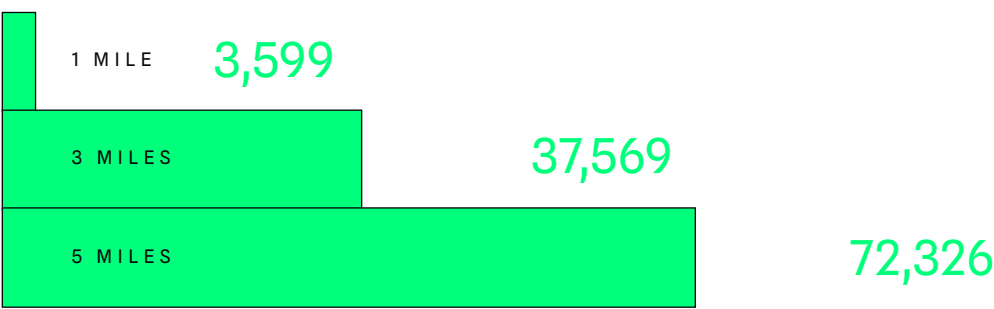


PEAK 410   LAKWOOD   FREDERICKSON   SUMNER

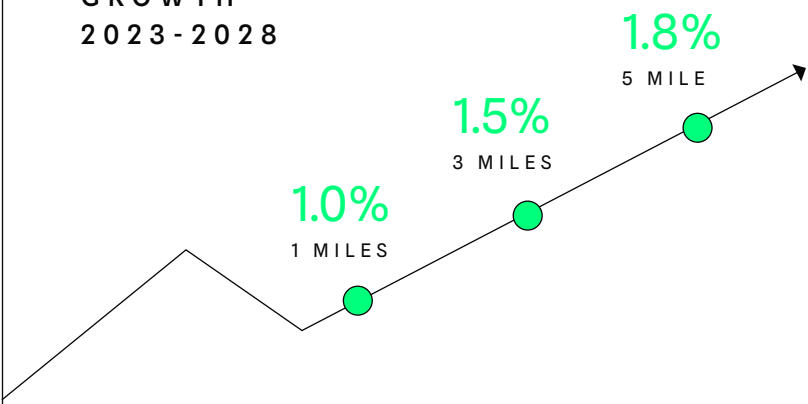
# Labor Statistics

Data source: insert source here

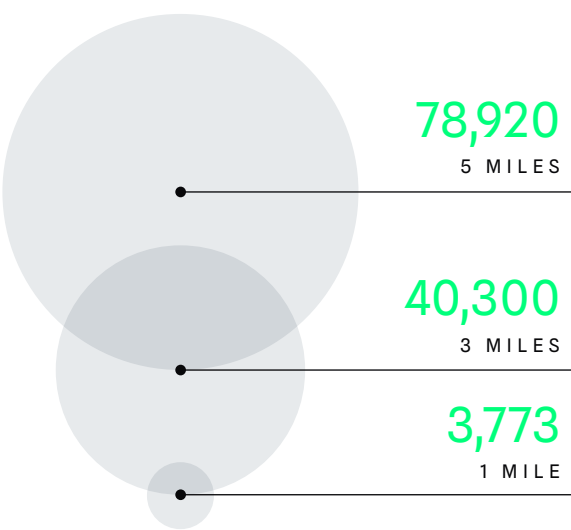
ESTIMATED POPULATION 2023



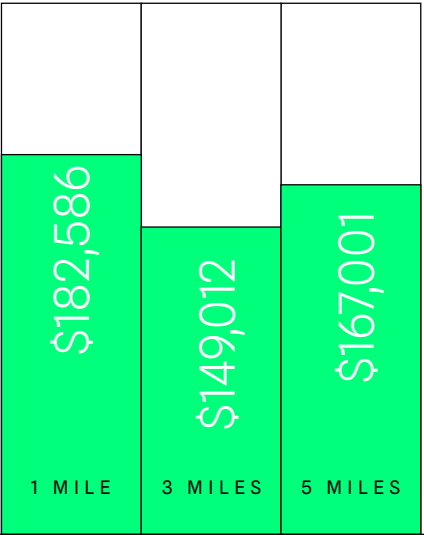
POPULATION GROWTH 2023 - 2028



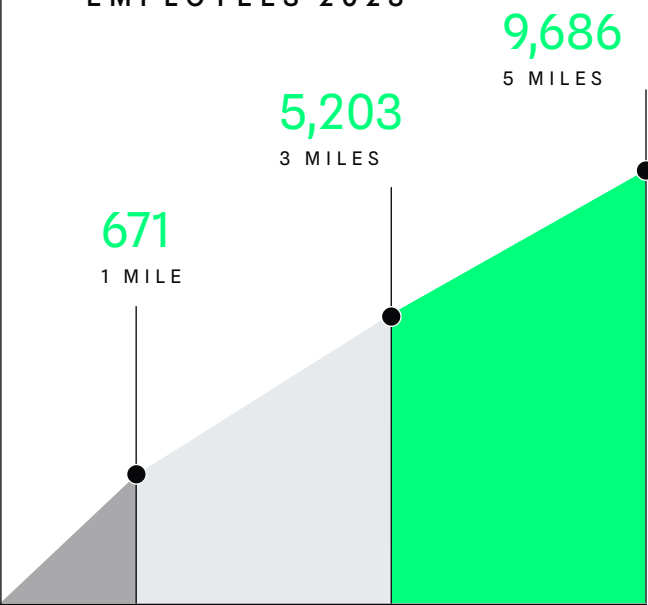
POPULATION FORECAST 2028

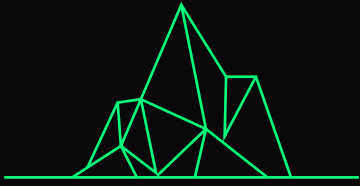


AVERAGE HOUSEHOLD INCOME 2023



ESTIMATED EMPLOYEES 2023





# PEAK 410

22911 STATE ROUTE 410 E | BONNEY LAKE, WA 98391

## LEASING BY

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