

Tehaleh Industrial Park

Bonney Lake | Washington 98391

PROPERTY HIGHLIGHTS

- + Located in Tehaleh, a 4,700 acre planned community and the 120 Acre Tehaleh Industrial Park
- + SEPA entitled, ready to build
- + Pad ready finished site
- + Ideal for yard use, manufacturing or assembly
- + Falling Waters Boulevard & Rhodes Lake Road extension to SR 162/128th to be completed by December 2026 providing excellent site access
- + Price includes:
 - Grading to 1% to 2% slope
 - Street frontage improvements and landscaping
 - Utility stubs to site
 - Offsite master storm retention
 - Sale calculation on "Net Usable" land (less than 3% slope)
- + Sand and Gravel base
- + Newly developed property with CC&Rs and Commercial Owners Association for value protection

TOTAL AC

**14.68 Acres,
Gross**

USABLE AC

**12.00 Acres,
Usable**

SALE PRICE

\$20.00/USF

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**SOLD - ALTEC
LOT 5
5.83 AC**

**PENDING-LOT 3
20.20 AC GROSS
16.60 AC USABLE**

**AVAILABLE
LOT 4
9.00 AC GROSS
8.20 AC USABLE**

**AVAILABLE
LOT 6
14.68 AC GROSS
12.00 AC USABLE**

**AVAILABLE
LOT 7
71.13 AC GROSS
59.50 AC USABLE**



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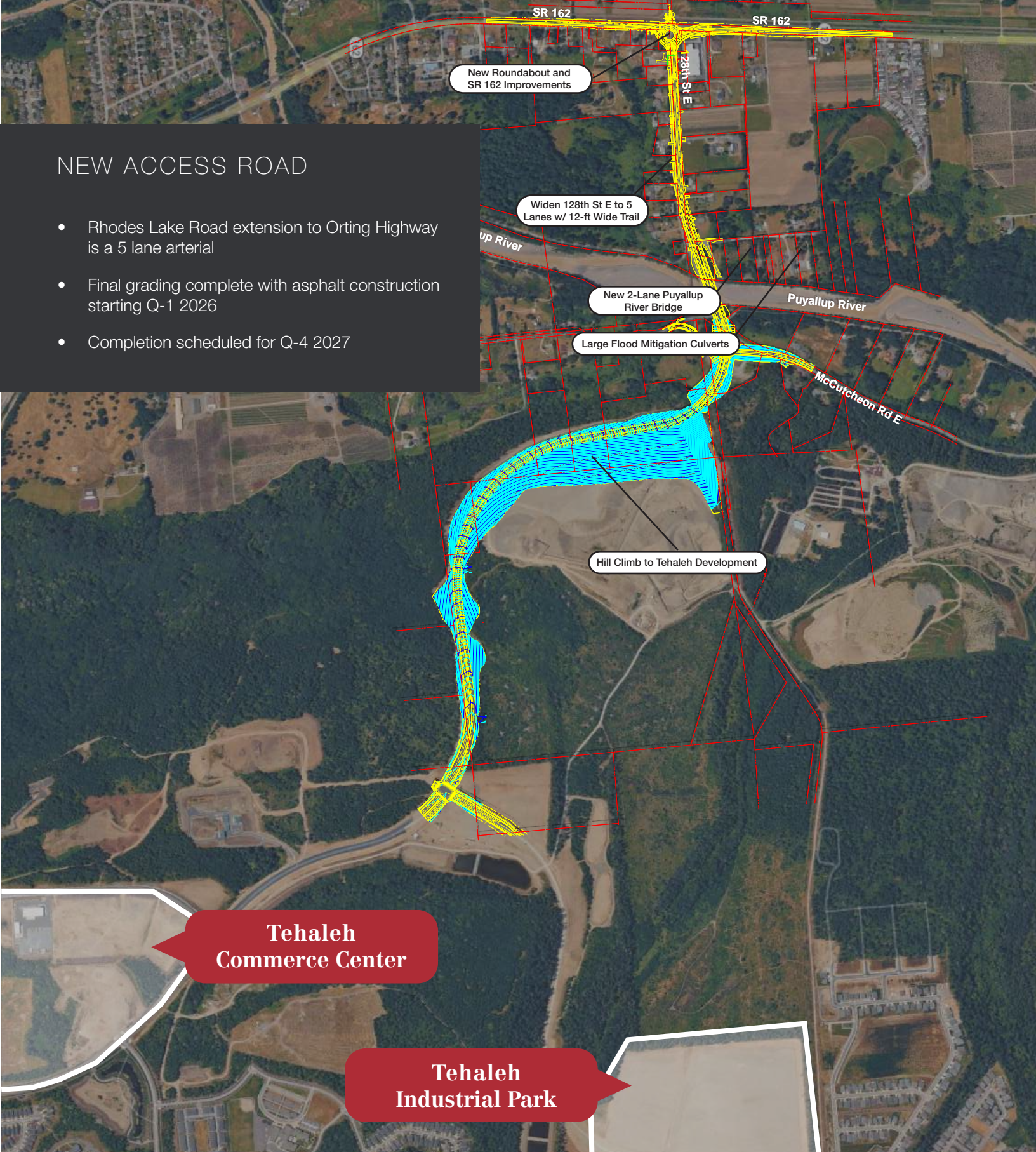
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NEW ACCESS ROAD

- Rhodes Lake Road extension to Orting Highway is a 5 lane arterial
- Final grading complete with asphalt construction starting Q-1 2026
- Completion scheduled for Q-4 2027



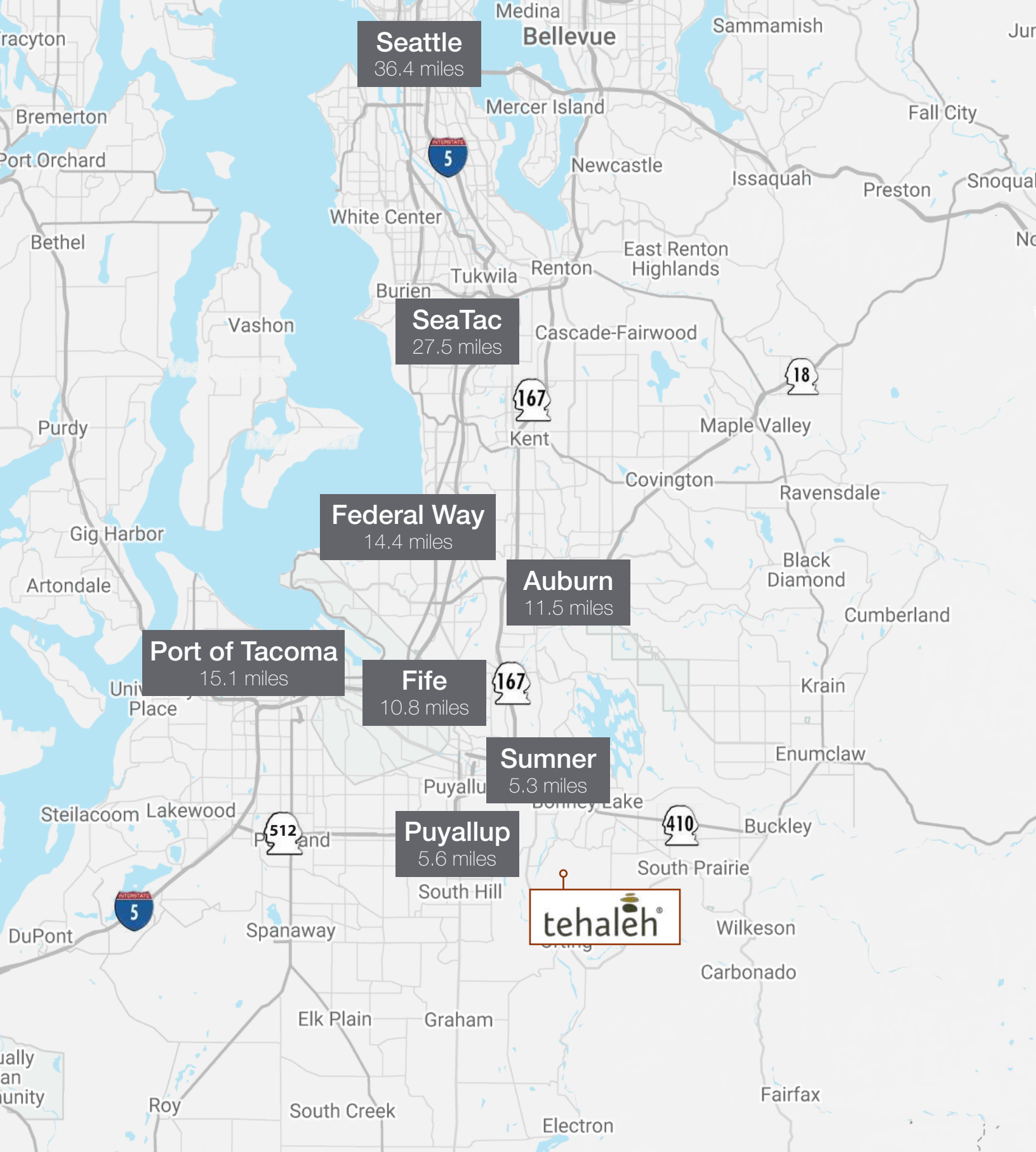
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