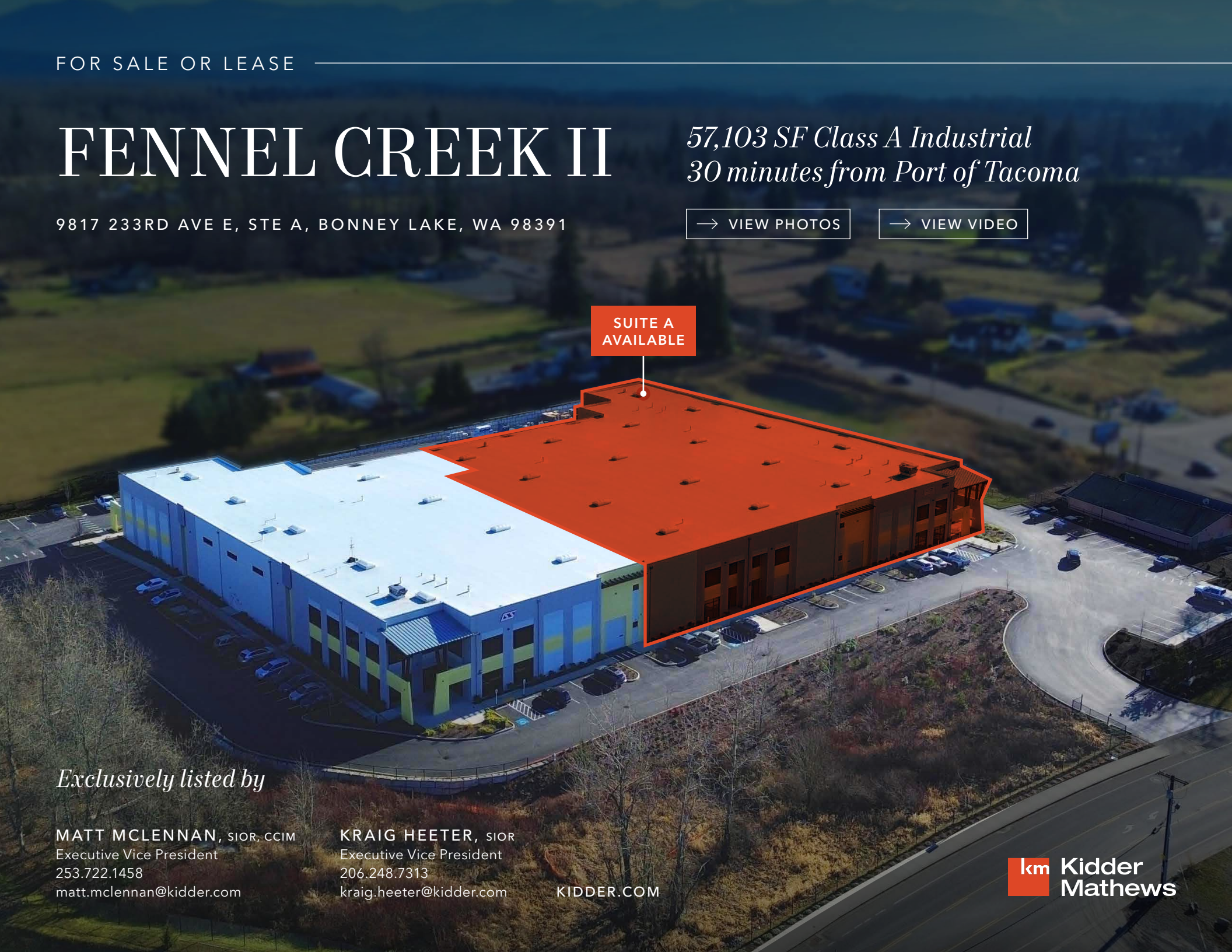
FOR SALE OR LEASE

FENNEL CREEK II

57,103 SF Class A Industrial
30 minutes from Port of Tacoma

9817 233RD AVE E, STE A, BONNEY LAKE, WA 98391

→ VIEW PHOTOS → VIEW VIDEO



Exclusively listed by

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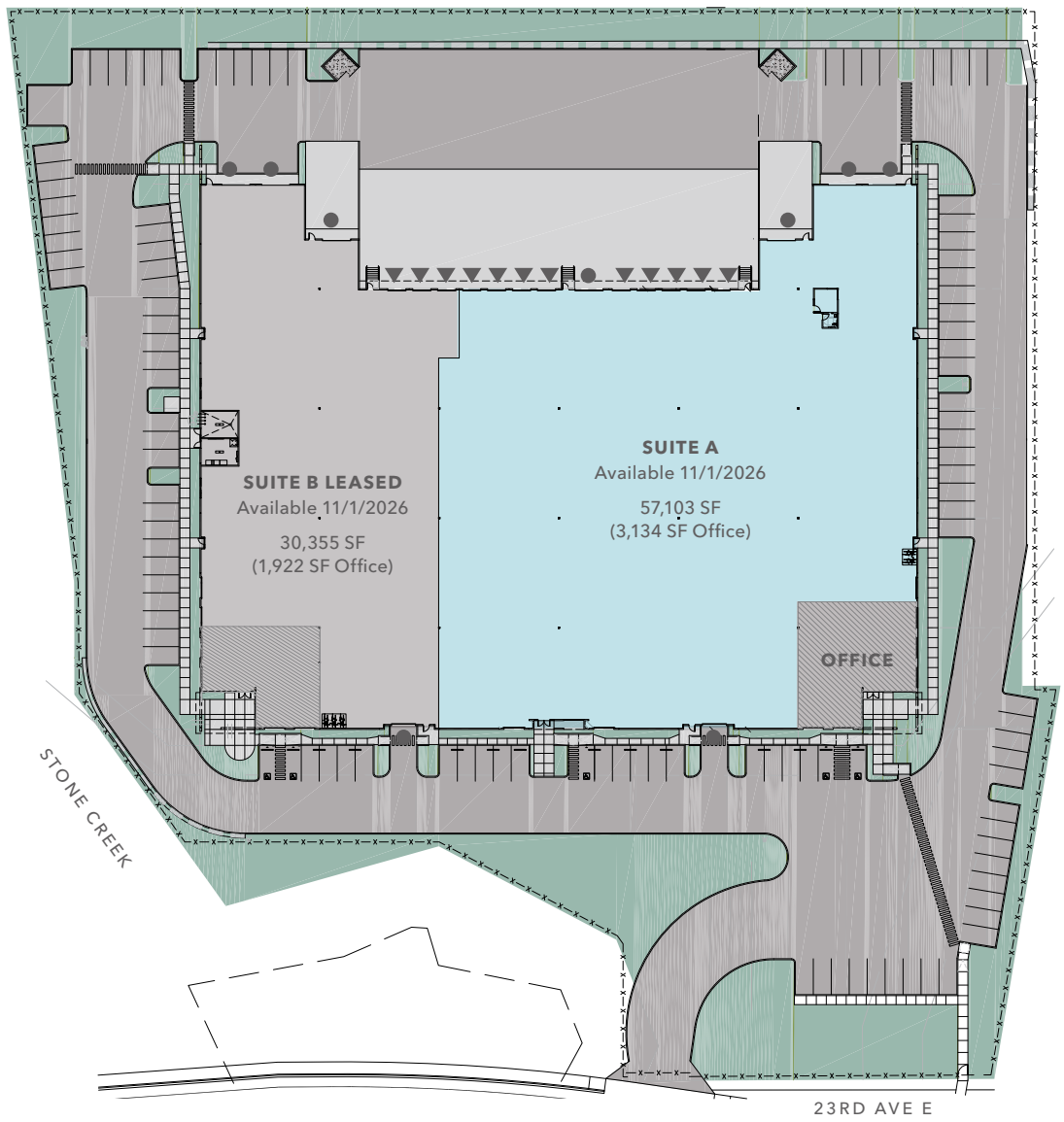
Kidder Mathews

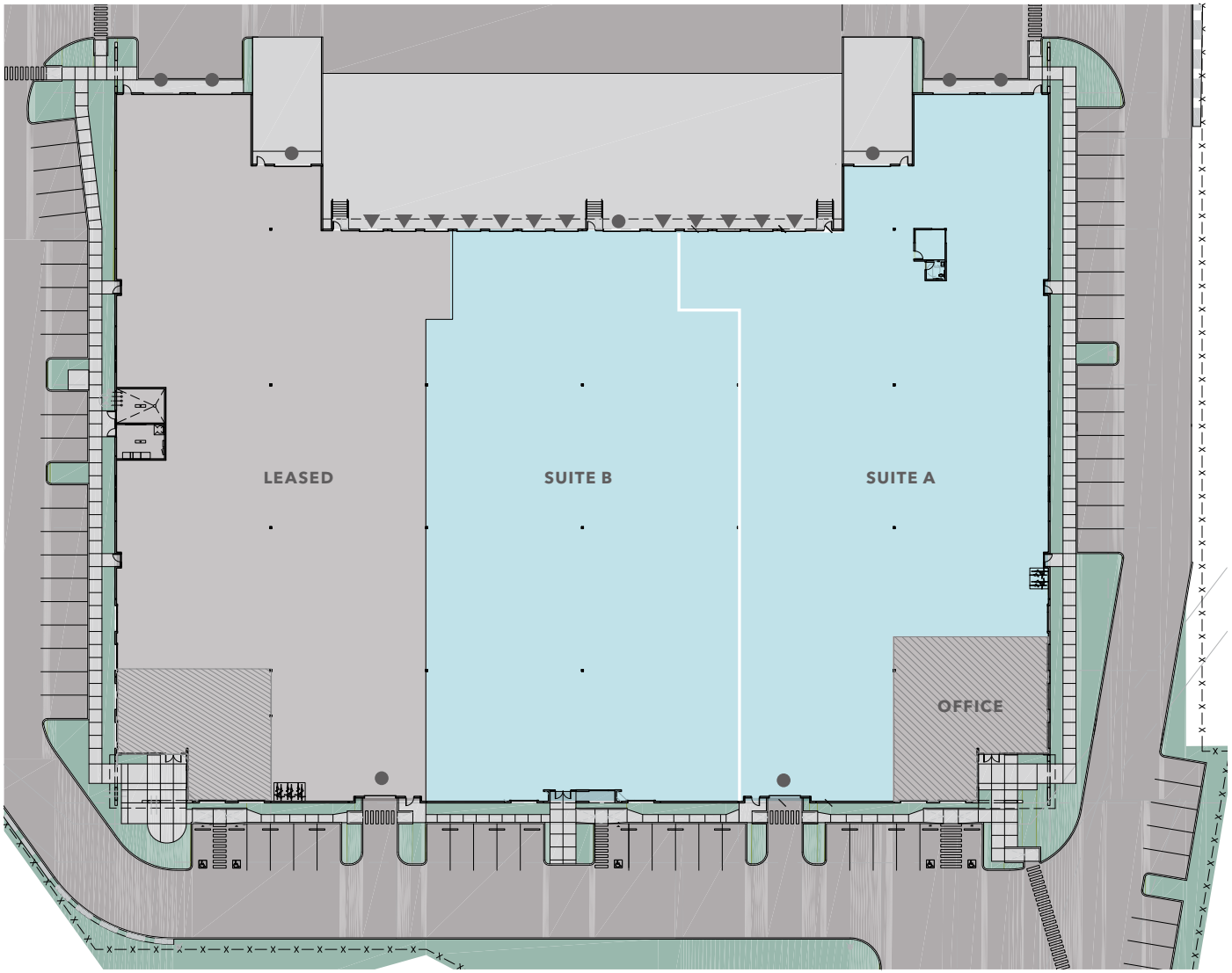
● Grade level loading ▼ Dock-high loading



AVAILABLE	11/1/2026
TOTAL BUILDING SF	87,458 SF
AVAILABLE SHELL SF	57,103 SF
AVAILABLE OFFICE SF	3,134 SF
YEAR BUILT	2020
LOADING	9 Dock High, 5 Grade-Level
CLEAR HEIGHT	30'
POWER	3,000 Amps
SPRINKLERS	ESFR
ROOF	TPO Panelized Roof Structure
SECURITY	Fully Fenced and Secured with Camera Entry Call-Box
PARKING	127 car parks for entire building, includes EV Charging Stations
CONDITION	Fully heated space
ZONING	City of Bonney Lake (E) Eastown VIEW ZONING MAP VIEW ZONING TABLE
LEASE RATES	$0.85/SF shell $1.50/SF office add-on $0.32 NNN
SALE PRICE	$18,995,000 ($217.19/SF)

DEMISING OPTIONS

● Grade level loading ▼ Dock-high loading



SUITE A

±31,000 Shell SF

3,134 SF Office SF

4 dock-high doors

3 grade-level doors

2 edge-of-dock levelers

SUITE B

±26,103 SF

BTS office

5 dock-high doors

1 grade-level door

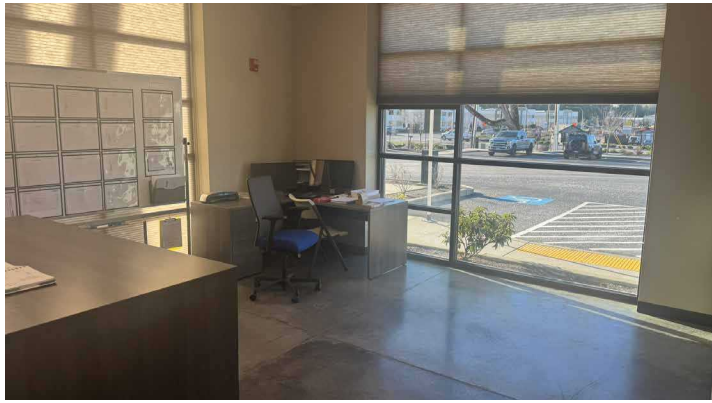
2 edge-of-dock levelers

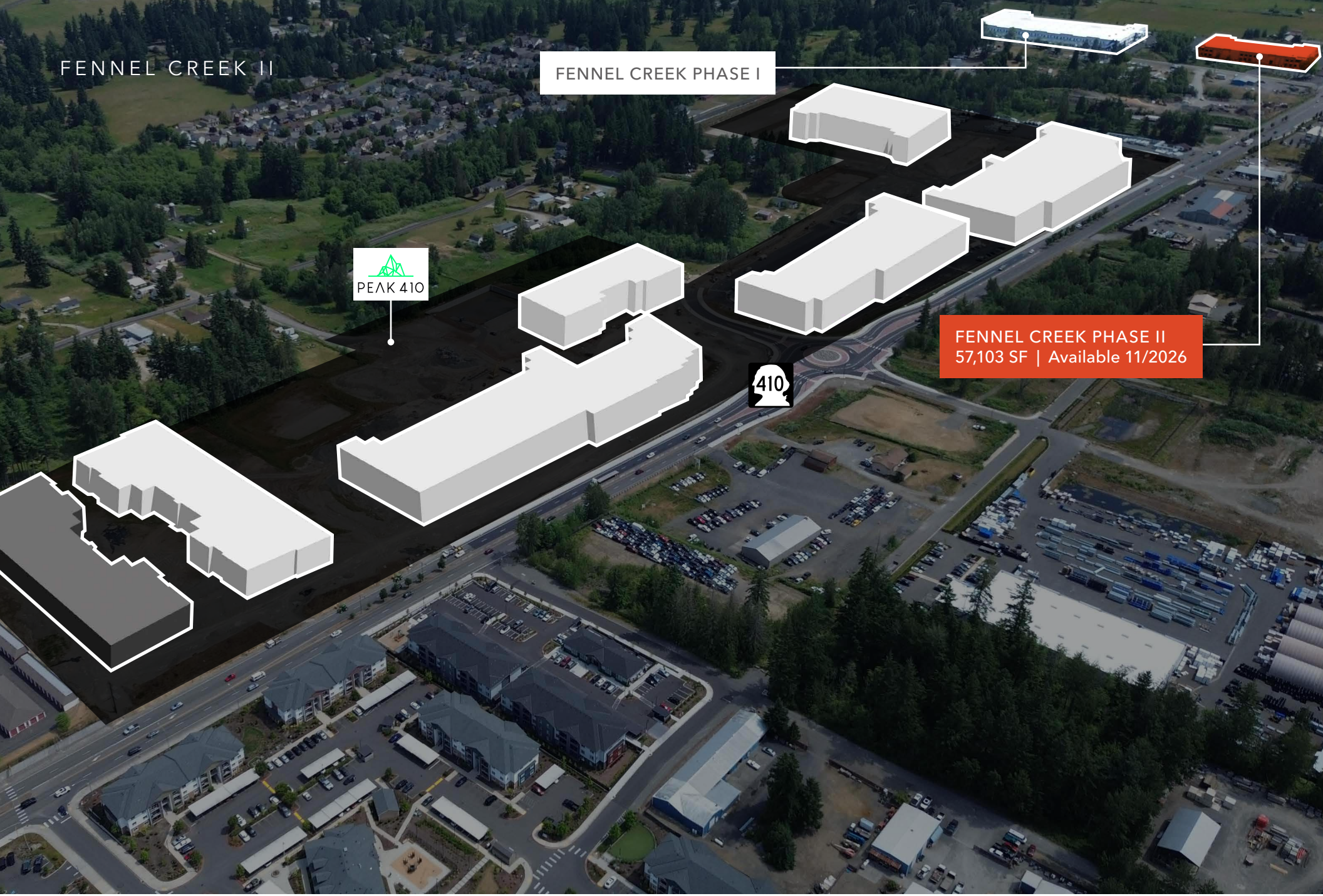
Fennel Creek II offers a rare opportunity to lease 57,103 square feet of Class-A industrial space in one of Pierce County's most desirable and supply-constrained submarkets, located directly off Highway 410 in Bonney Lake.

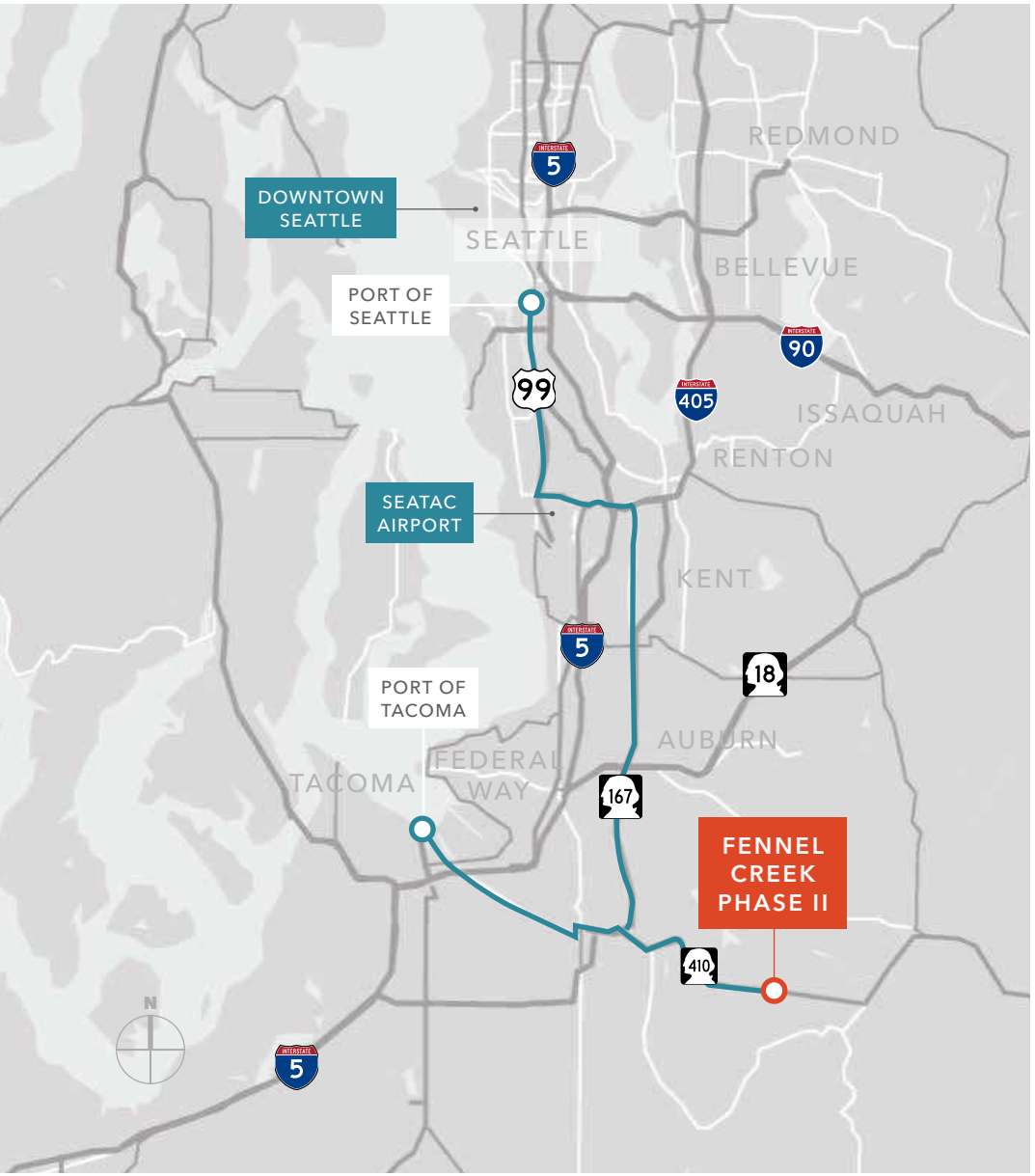
The suite features 30-foot clear heights, nine dock-high doors, five grade-level doors, and 3,134 square feet of Class-A office space with views of Mount Rainier – delivering a best-in-class functional layout for distribution, manufacturing, or logistics operations.

Built in 2020 with quality concrete construction, ESFR sprinklers, 3,000 amps of power, and a fully fenced and secured site, the building was designed to meet the demands of today's most sophisticated industrial users.

Fennel Creek Industrial Park provides exceptional regional connectivity with convenient access to SR-167, Highway 18, the Port of Tacoma, and Seattle-Tacoma International Airport – all at a compelling cost advantage compared to the core Tacoma and Kent Valley submarkets.



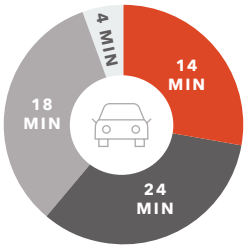

FENNEL CREEK II
FENNEL CREEK PHASE I
PEAK 410
410
FENNEL CREEK PHASE II
57,103 SF | Available 11/2026



PERFECTLY CONNECTED

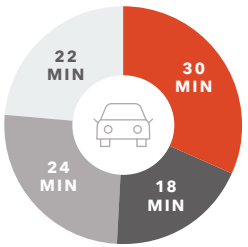
Fennel Creek Phase II easily accesses major freeways and interstate highways.

SR-167

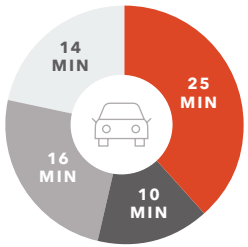


Highway 18

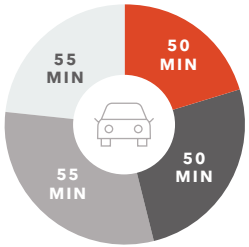
Port of Tacoma



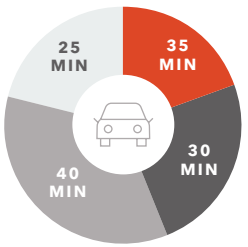
I-5 Entrance



Port of Seattle



Seatac Airport



FENNEL CREEK LAKEWOOD FREDERICKSON SUMNER

FENNEL CREEK II

For more information on this property, please contact

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