

## BUILDING 4 FOR LEASE OR SALE (CONDOS)

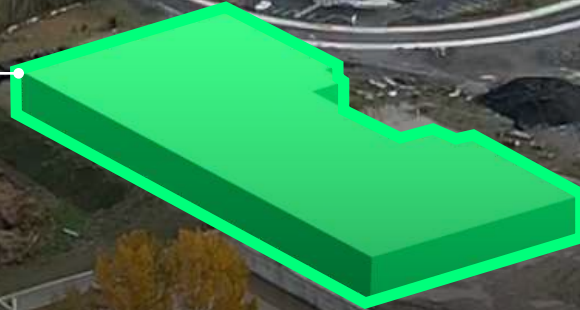
Under Construction 56,440 SF Class A Small Bay Industrial Space

9619 224TH AVE E, BONNEY LAKE, WA 98391

# PEAK 410

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

BUILDING 4



### BUILDING 4

Sale Price: \$295/SF

Lease Price: \$1.20/SF + NNN

Available Q4 2026



# Building 4

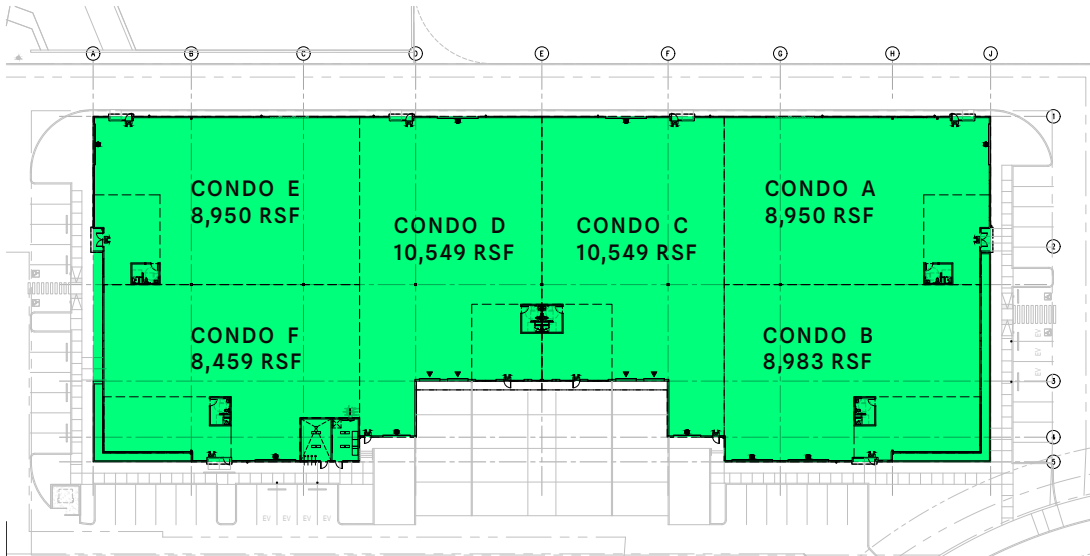
FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

UNDER  
CONSTRUCTION

## For Lease or For Sale

Total SF	56,440 SF
Condos	6 available options for lease or sale
Opt. Mezzanine SF	6,059 SF
Dimensions	400' x 118'
Dock Doors	4
Drive-In Doors	9
Clear Height	24'
Office Area	BTS
Truck Courts	130' min
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	44 stalls
EV Charging	7 stalls
Lighting	Motion sensor LED
Electric	±800 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

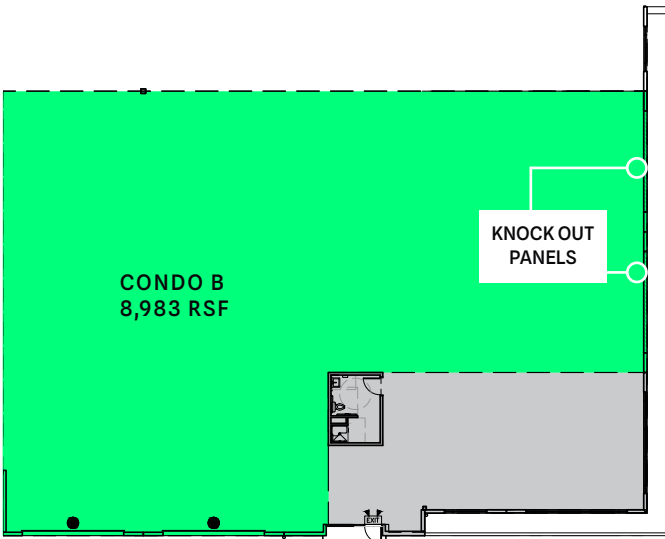
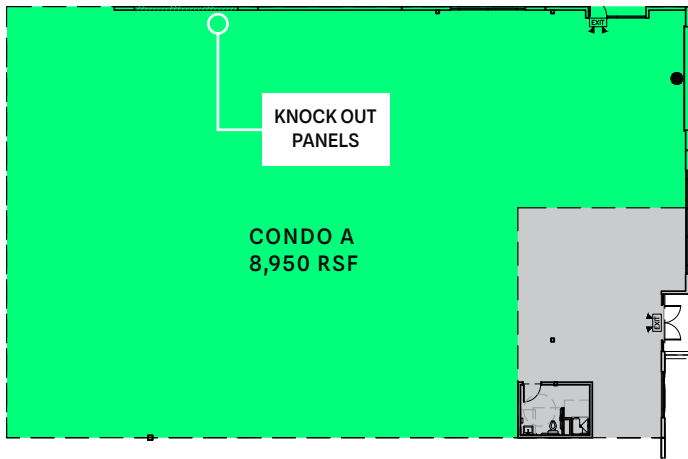


- Sale Price: \$295/SF - Assumes demised space, separated utilities, Reznor heater for sprinklers, one-bathroom, standard LED lighting
- Lease Price: \$1.20/SF plus NNN
- Turn Key Construction Available with Competitive Pricing

# Condos A & B

## LEGEND

- Office
- Warehouse
- Dock Doors
- Drive-in Doors



## Condo A

Total SF	8,950 SF
Warehouse	7,782 SF
BTS Office SF	1,086 SF
Pro Rata	82.3 SF
Total RSF with Mezzanine	12,101 RSF
Grade-Level	1, and 1 additional knock-out available

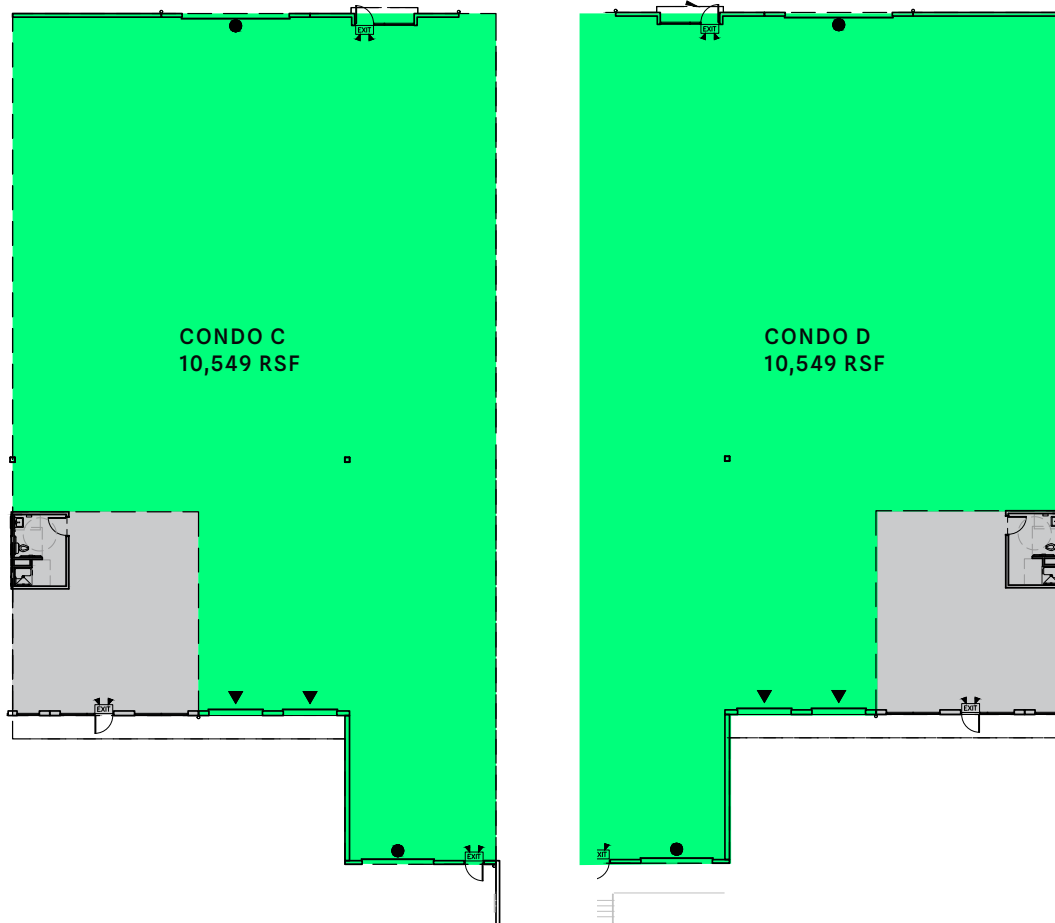
## Condo B

Total SF	8,983 SF
Warehouse	7,465 SF
BTS Office SF	1,435 SF
Pro Rata	82.6 SF
Total RSF with Mezzanine	11,925 RSF
Grade-Level	2, and 1 additional knock-out available

# Condos C & D

## LEGEND

- Office
- Warehouse
- Dock Doors
- Drive-in Doors



## Condo C

Total SF	10,549 SF
Warehouse	9,382 SF
BTS Office SF	1,070 SF
Pro Rata	97.0 SF
Grade-Level	2
Dock-High	2

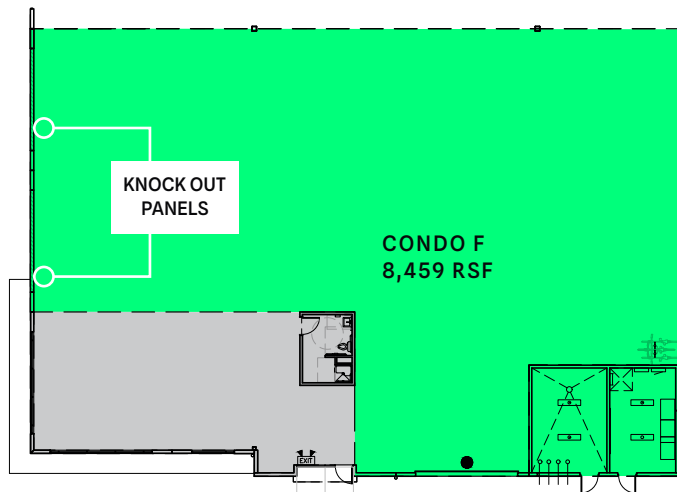
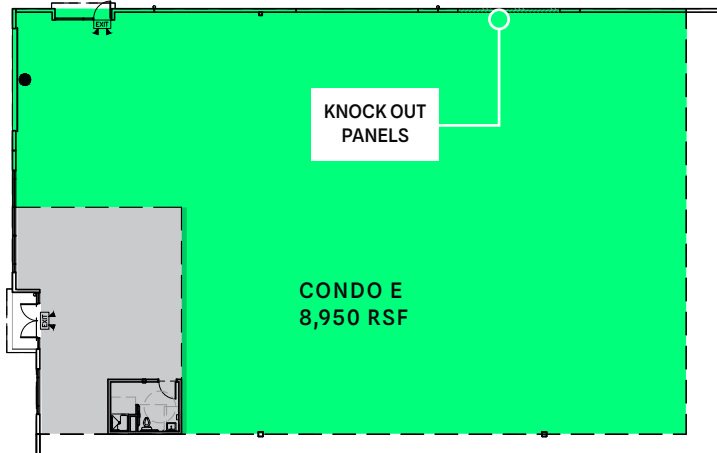
## Condo D

Total SF	10,549 SF
Warehouse	9,382 SF
BTS Office SF	1,070 SF
Pro Rata	97.0 SF
Grade-Level	2
Dock-High	2

# Condos E & F

## LEGEND

- Office
- Warehouse
- Dock Doors
- Drive-in Doors



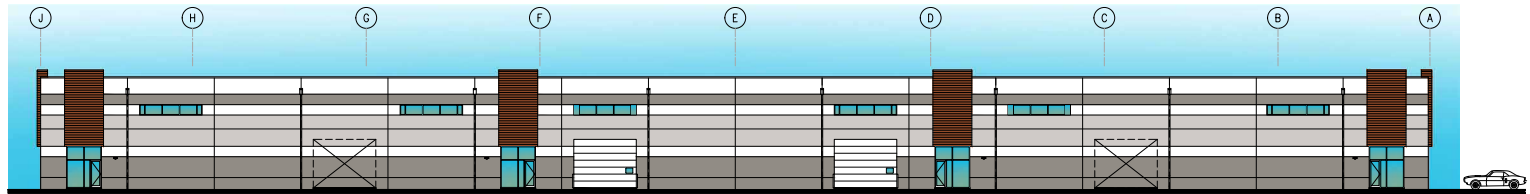
## Condo E

Total SF	8,950 SF
Warehouse	7,782 SF
BTS Office SF	1,086 SF
Pro Rata	82.3 SF
Grade-Level	1, and 1 additional knock-out available

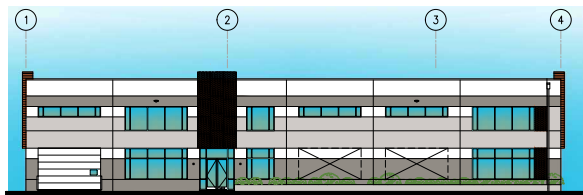
## Condo F

Total SF	8,459 SF
Warehouse	6,946 SF
BTS Office SF	1,435 SF
Pro Rata	77.8 SF
Grade-Level	1, and 2 additional knock-outs available

# Building Elevations




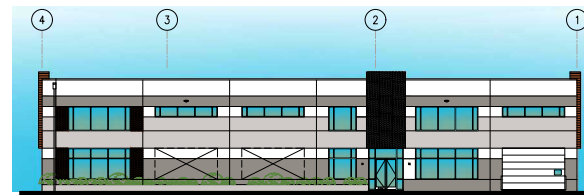
1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



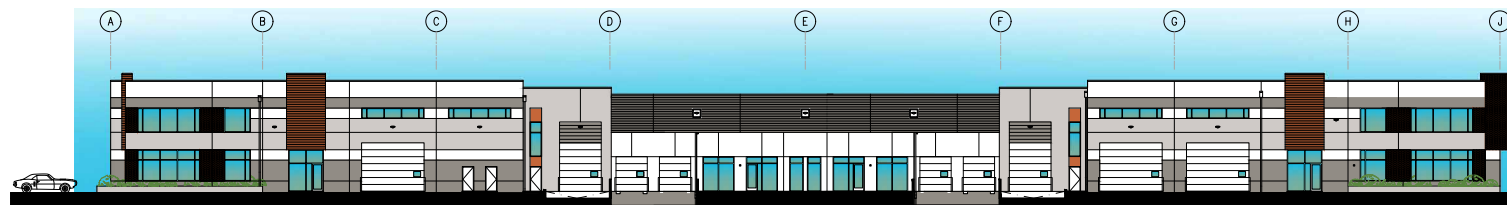
4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

## PAINT / COLOR LEGEND

	PAINT: SW 7551 GREEK VILLA
	METAL: AEP SPAN COOL PARCHMENT
	PAINT: SW 6148 WOOL SKIN
	PAINT(BEHIND): SW 6635 DETERMINED ORANGE-GLOSSY
	METAL SCREEN(ON TOP): PERFORATED GALVANIZED
	PAINT: SW 7051 ANALYTICAL GRAY
	PAINT: SW 6635 DETERMINED ORANGE
	METAL:AEP SPAN TO MATCH SW 6635 DETERMINED ORANGE



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

# Configuration

## Bldg 01

SALE OR LEASE

230,792 SF

SEPA approved,  
ready for BTS

## Bldg 02

SALE OR LEASE

133,701 SF

SEPA approved,  
ready for BTS

## Bldg 03

SALE OR LEASE

165,055 SF

SEPA approved,  
ready for BTS

## Bldg 04

SALE OR LEASE

56,440 SF

SEPA approved,  
under construction

## Bldg 05

FOR LEASE

6,080 SF

95% leased

## Bldg 06

SALE OR LEASE

66,584 SF

SEPA approved,  
ready for BTS

## Bldg 07

SOLD

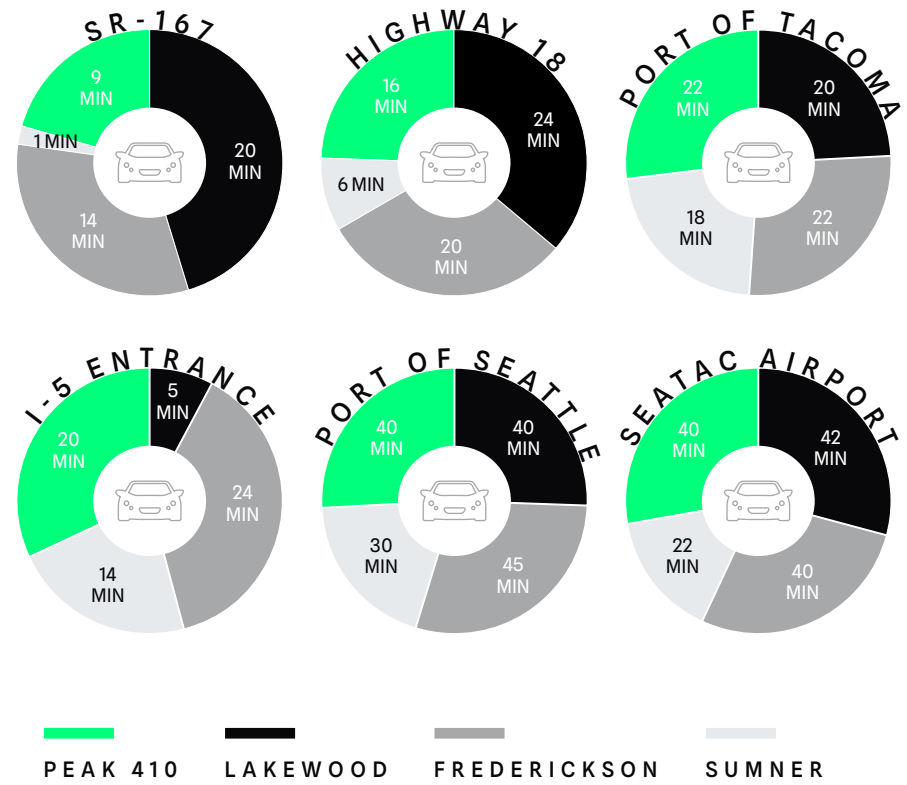
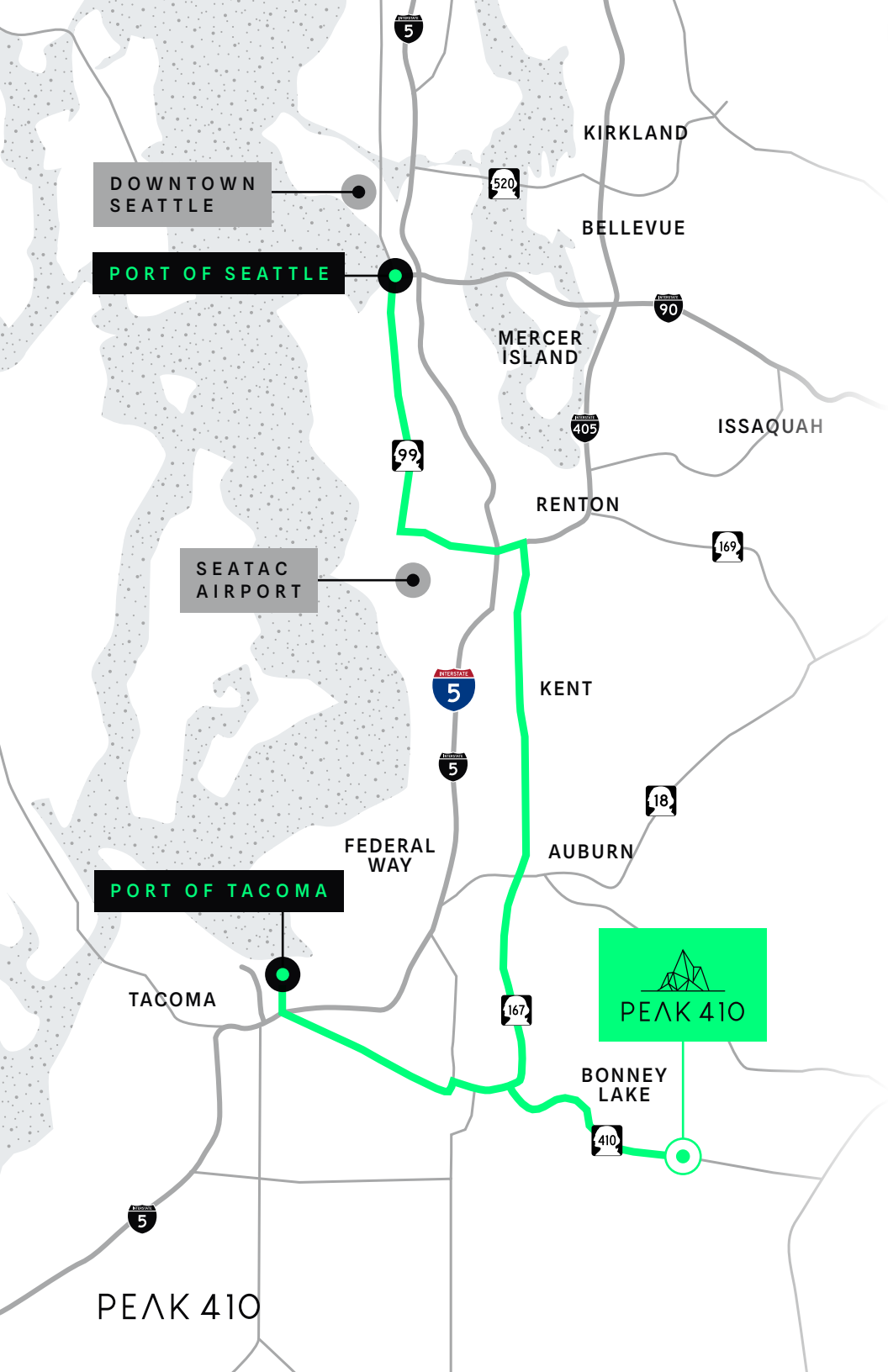
### TENANTS

- 01 East Pierce Fire & Rescue
- 02 Good Roots
- 03 Starlit Quilts
- 04 Teeter
- 05 Peak Paddle & Racket Club
- 06 Cascade Pizza Co.

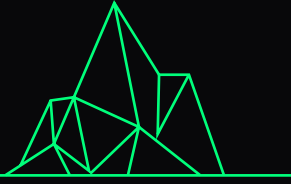


# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410



# PEAK 410

9619 224TH AVE 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.

