

FOR SALE OR LEASE

FENNEL CREEK PHASE II

81,458 SF Building Available 11/2026

→ VIEW PHOTOS

→ VIEW VIDEO

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

Exclusively listed by

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
matt.mclennan@kidder.com

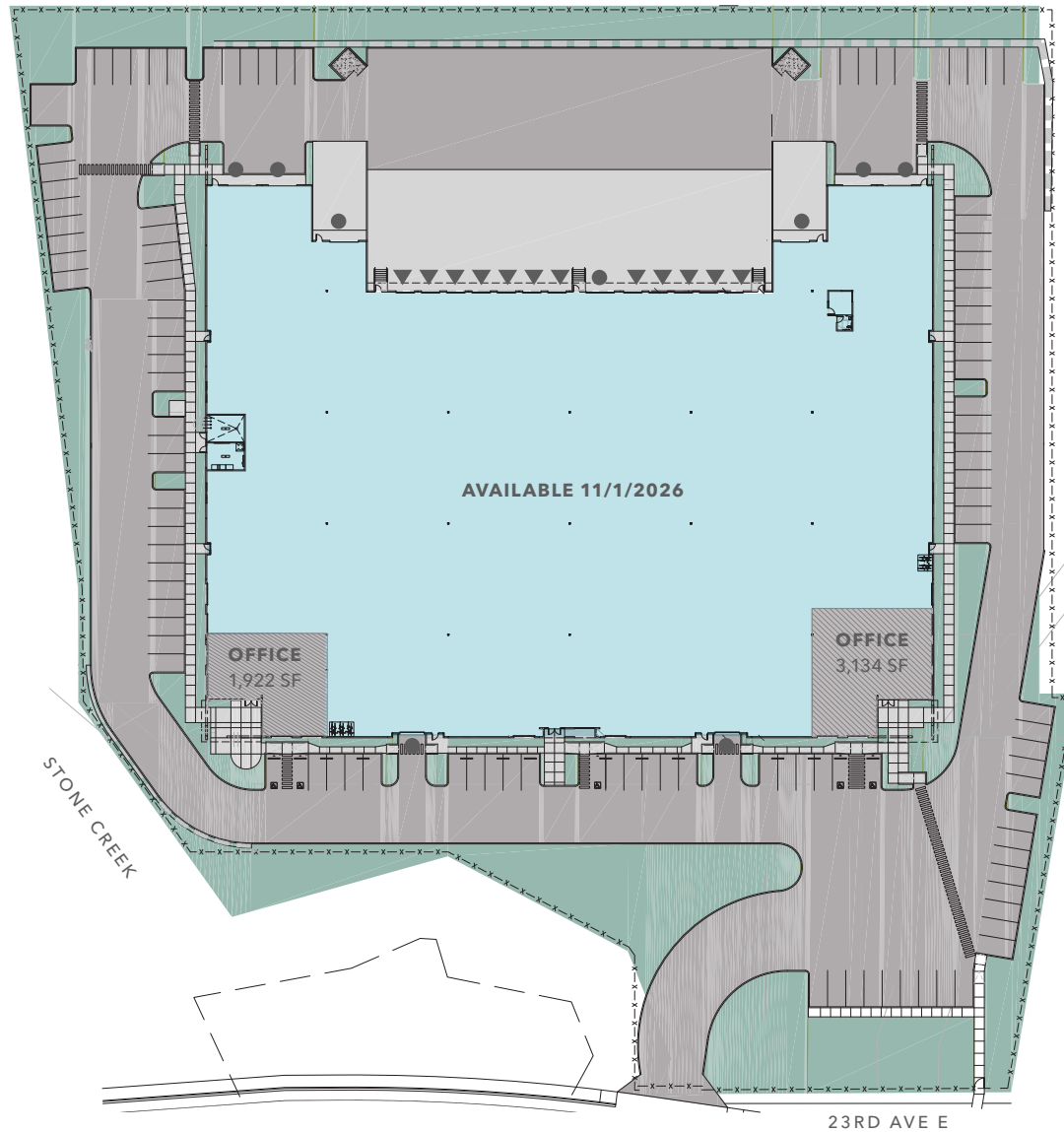
KRAIG HEETER, SIOR
Executive Vice President
206.248.7313
kraig.heeter@kidder.com

KIDDER.COM

km Kidder
Mathews

FENNEL CREEK II

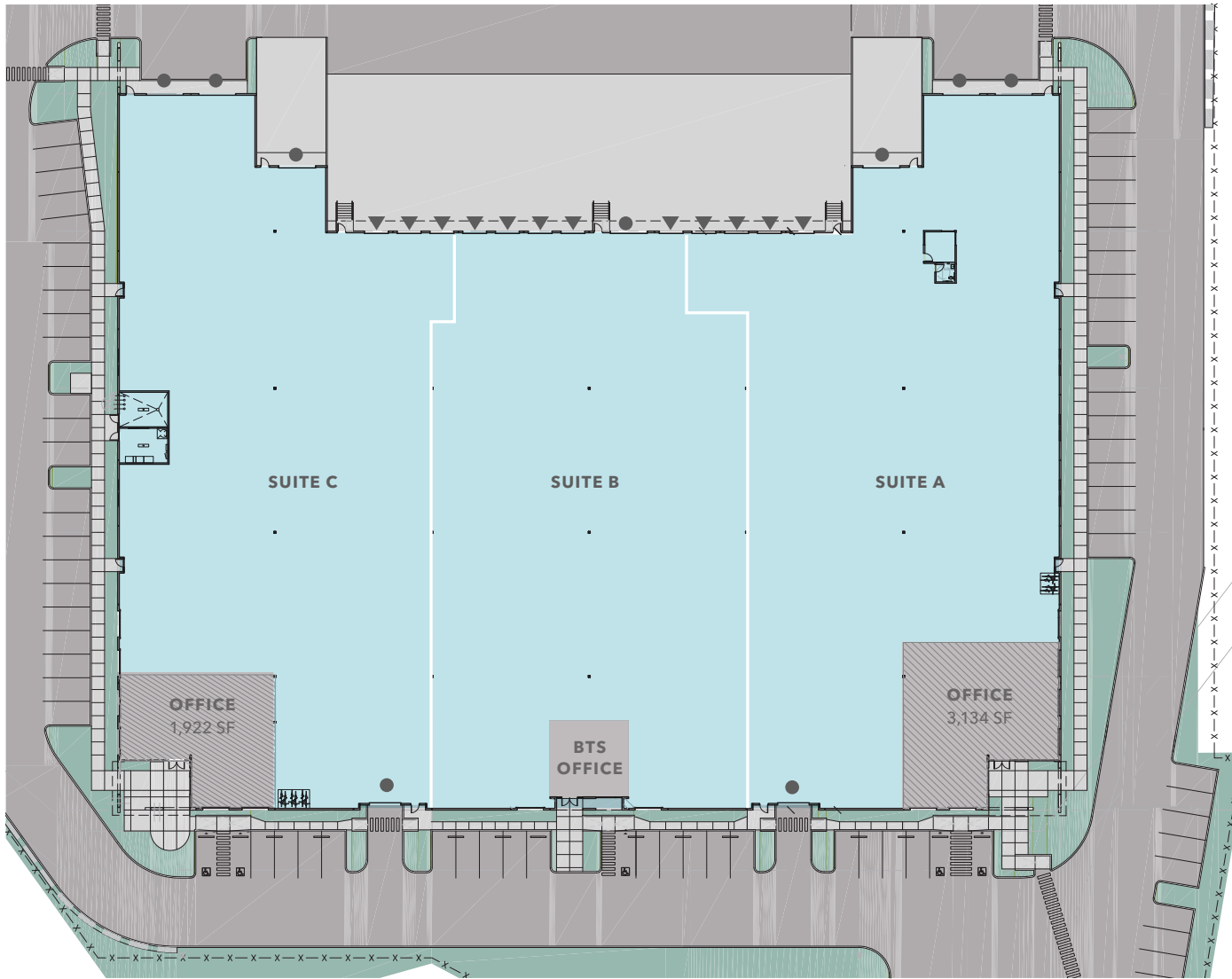
● Grade level loading ▼ Dock-high loading



| | |
|-------------------|--|
| AVAILABLE | 11/1/2026 |
| TOTAL BUILDING SF | 87,458 SF |
| OFFICE SF | 5,056 SF |
| YEAR BUILT | 2020 |
| LOADING | 12 Dock High, 9 Grade-Level |
| CLEAR HEIGHT | 30' |
| POWER | 480V / 3-Phase / 1,200 Amps |
| | Suite A Panel: 200A, 480V, 3PH |
| | Suite A Mfg. Service: 800A, 480V, 3PH |
| | Suite B Panel: 200A, 480V, 3PH |
| 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) Easttown VIEW ZONING MAP VIEW ZONING TABLE |
| TIF | MANUFACTURING TIF PAID |
| 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

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

SUITE C

±30,355 SF

3 dock-high doors

4 grade-level door

1,922 SF Office

SUITE A+ B

57,103 SF

3134 SF Office

9 dock-high doors

4 grade-level doors

4 edge-of-dock levelers

FENNEL CREEK II

Fennel Creek II offers a rare opportunity to lease 81,458 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.

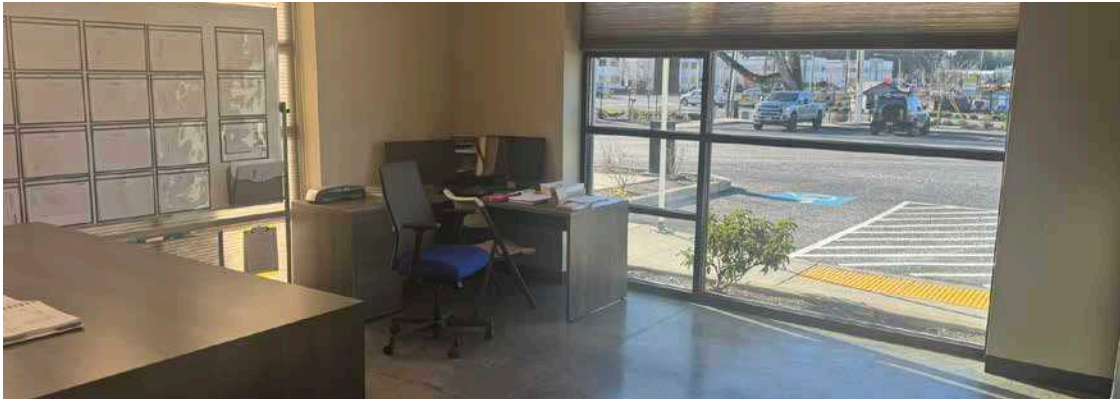
The building features 30-foot clear heights, 12 dock-high doors, five grade-level doors, and 5,056 square feet of Class-A office space with views of Mount Rainier – delivering a best-in-class functional layout for distribution, manufacturing, or logistics operations.

Built in 2020 with quality concrete construction, ESFR sprinklers, 1,200 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 II

FENNEL CREEK PHASE I

100% Occupied
202,000 RSF
Sold Jan 2024



PEAK 410 BLDG 5
134,362 SF Building
80,000 SF Available

PEAK 410 BLDG 4
Under Construction
56,547 SF Available



FENNEL CREEK PHASE II
87,458 SF Building
Available 11/2026



EAST PIERCE
FIRE & RESCUE



CASCADE PIZZA
CO.



GOOD
ROOTS



PEAK PADDLE &
RACKET CLUB



STARLIT
QUILTS

230,732

BUILDING 1 SF

133,701

BUILDING 2 SF

165,055

BUILDING 3 SF

56,547

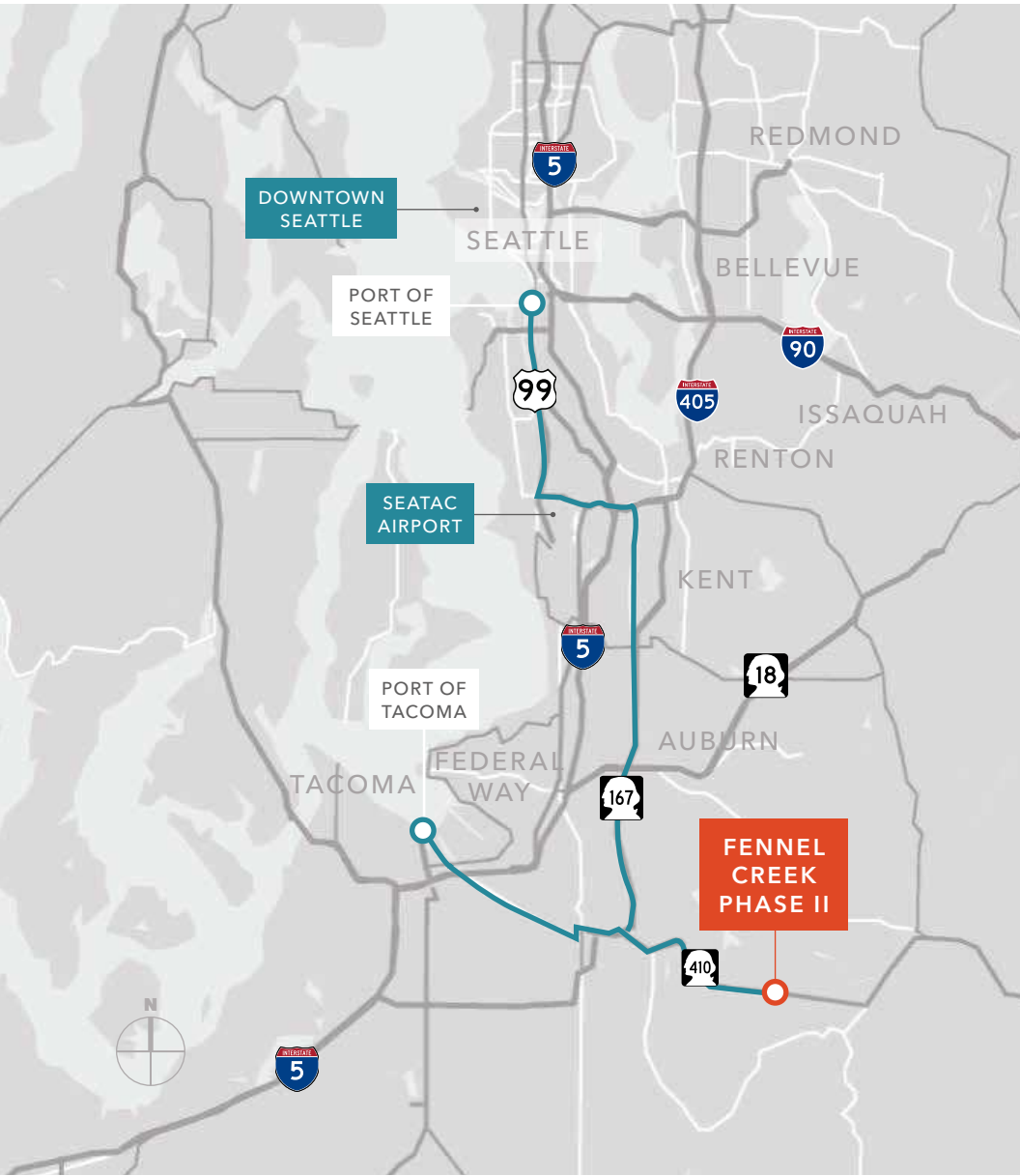
BUILDING 4 SF

134,362

BUILDING 5 SF

66,284

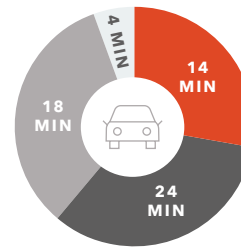
BUILDING 6 SF



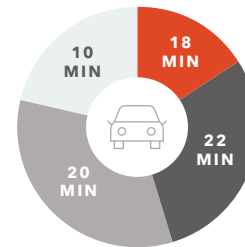
PERFECTLY CONNECTED

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

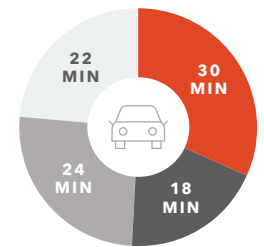
SR-167



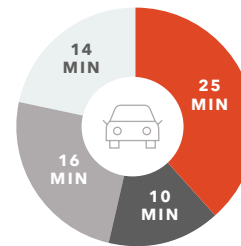
Highway 18



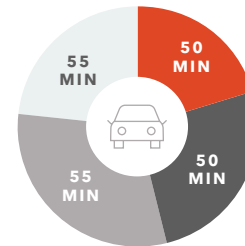
Port of Tacoma



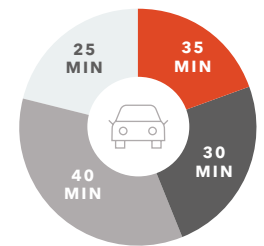
I-5 Entrance



Port of Seattle



Seatac Airport



FENNEL CREEK

LAKWOOD

FREDERICKSON

SUMNER

A GROWING WORKFORCE READY FOR INDUSTRIAL OPERATIONS

The Greater Bonney Lake labor shed provides access to nearly 90,000 workers across 11 surrounding ZIP codes, including a substantial concentration of transportation, logistics, construction, and skilled trades talent supporting industrial operations throughout the Puget Sound region.

TOTAL WORKERS ACROSS THE
GREATER BONNEY LAKE LABOR SHED

89,799

NET NEW JOBS ADDED SINCE 2020

7,183

TRANSPORTATION & MATERIAL
MOVING WORKERS

11,855

KEY WORKFORCE OCCUPATIONS

Total Workers

TRANSPORTATION & MATERIAL MOVING

11,855

OFFICE & ADMINISTRATIVE SUPPORT

8,827

CONSTRUCTION & EXTRACTION

8,002

SALES & RELATED

8,513

BUSINESS & FINANCIAL OPERATIONS

5,981

REPRESENTATIVE MEDIAN WAGES

Median Wage/Hr

TRANSPORTATION & MATERIAL MOVING

\$23.13

CONSTRUCTION & EXTRACTION

\$35.23

BUSINESS & FINANCIAL OPERATIONS

\$44.53

MANAGEMENT OCCUPATIONS

\$65.45

WORKFORCE GROWTH

2020 - 2025 WORKFORCE GROWTH

9%

2020 - 2025 PROJECTED GROWTH

5%

TOTAL WORKERS RESIDE IN
BONNEY LAKE ZIP CODE

32,867

TOTAL WORKERS RESIDE IN
BONNEY LAKE & PUYALLUP COMBINED

58,660

The Greater Bonney Lake workforce added more than 7,100 jobs over the past five years and is projected to continue growing through 2030, providing employers with access to an expanding labor pool.

More than 89,000 workers live and work within the Greater Bonney Lake labor shed, creating a deep and growing talent base for warehousing, manufacturing, distribution, and logistics operations.

Source: Lightcast Q2 2026 Dataset. Greater Bonney Lake Labor Shed (11 ZIP Codes: Bonney Lake, Sumner, Puyallup, Enumclaw, Buckley, Orting and surrounding communities). Economic Development Board for Tacoma-Pierce County.



FENNEL CREEK II

*For more information on
this property, please contact*

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
matt.mclennan@kidder.com

KRAIG HEETER, SIOR
Executive Vice President
206.248.7313
kraig.heeter@kidder.com

KIDDER.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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

