

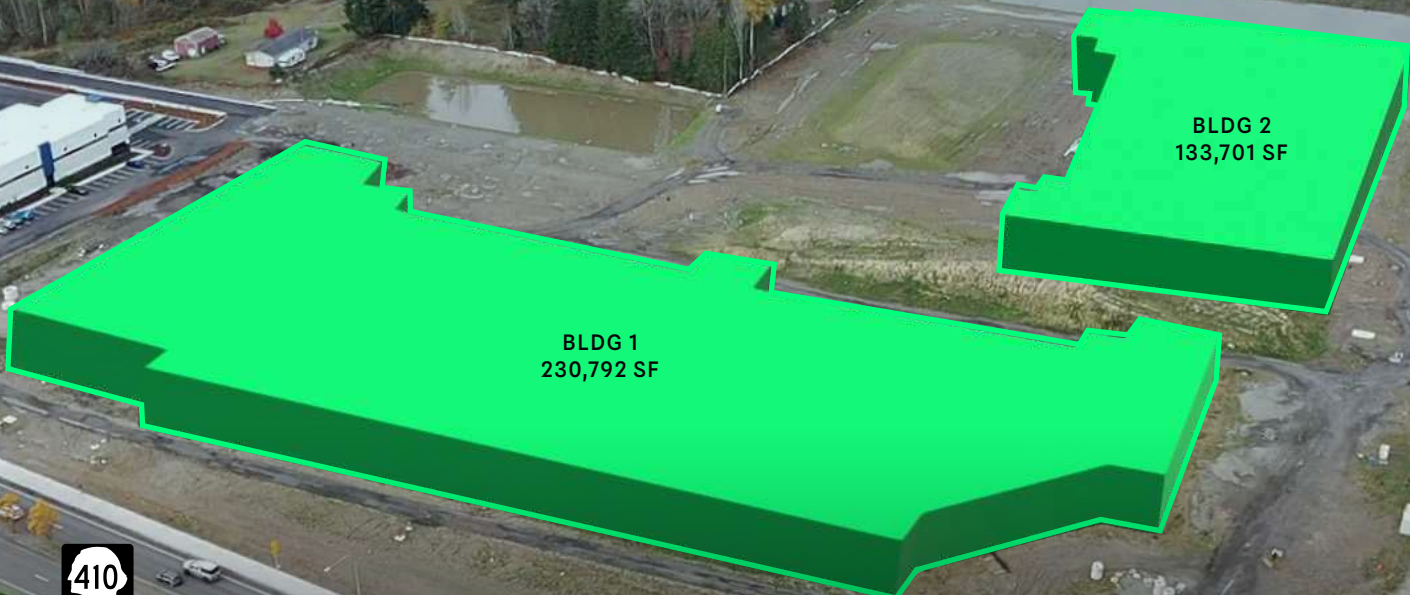
FOR LEASE OR FOR SALE | BLDG 1 & BLDG 2

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

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

# PEAK 410

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



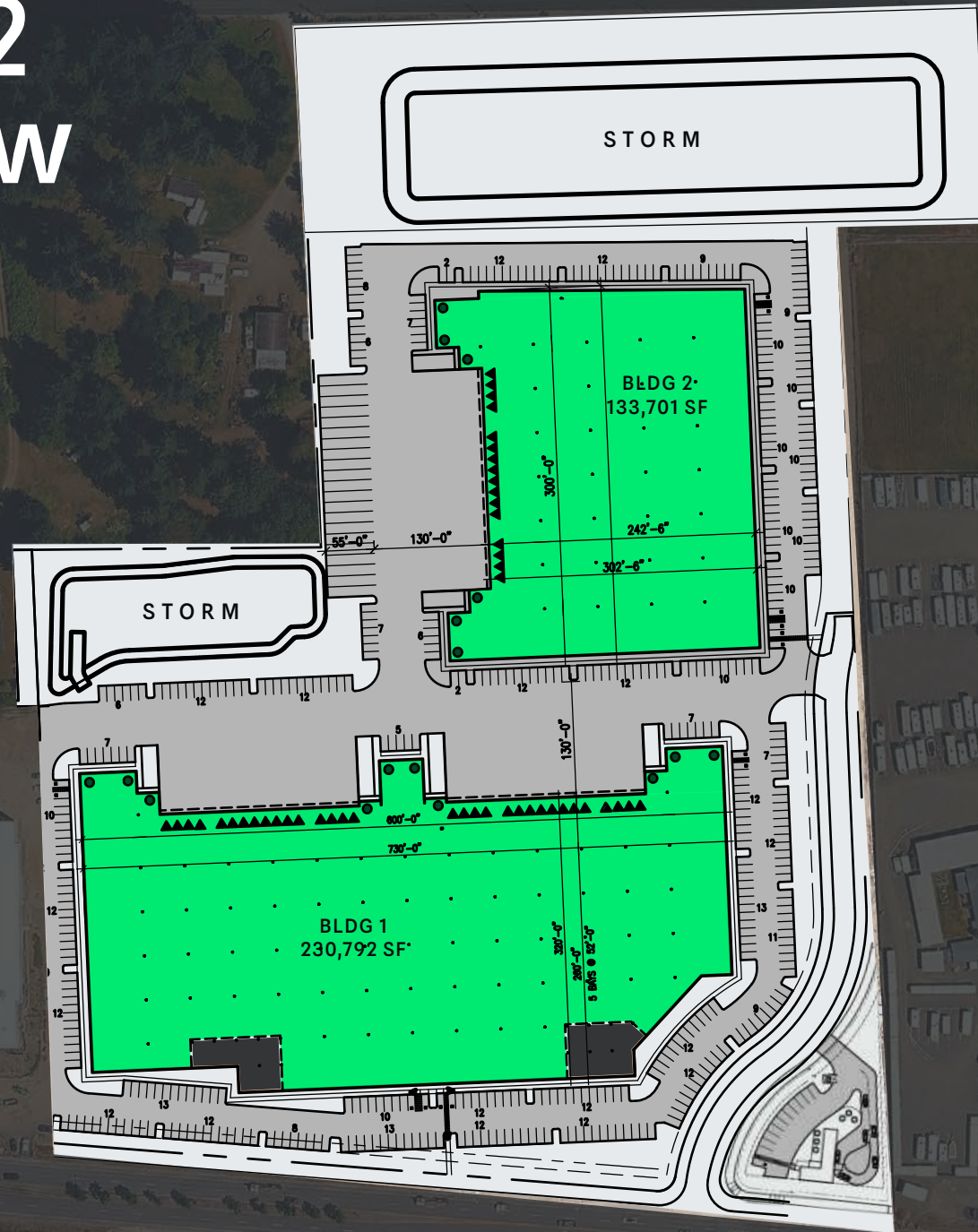
BLDG 1  
230,792 SF

BLDG 2  
133,701 SF



# 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.



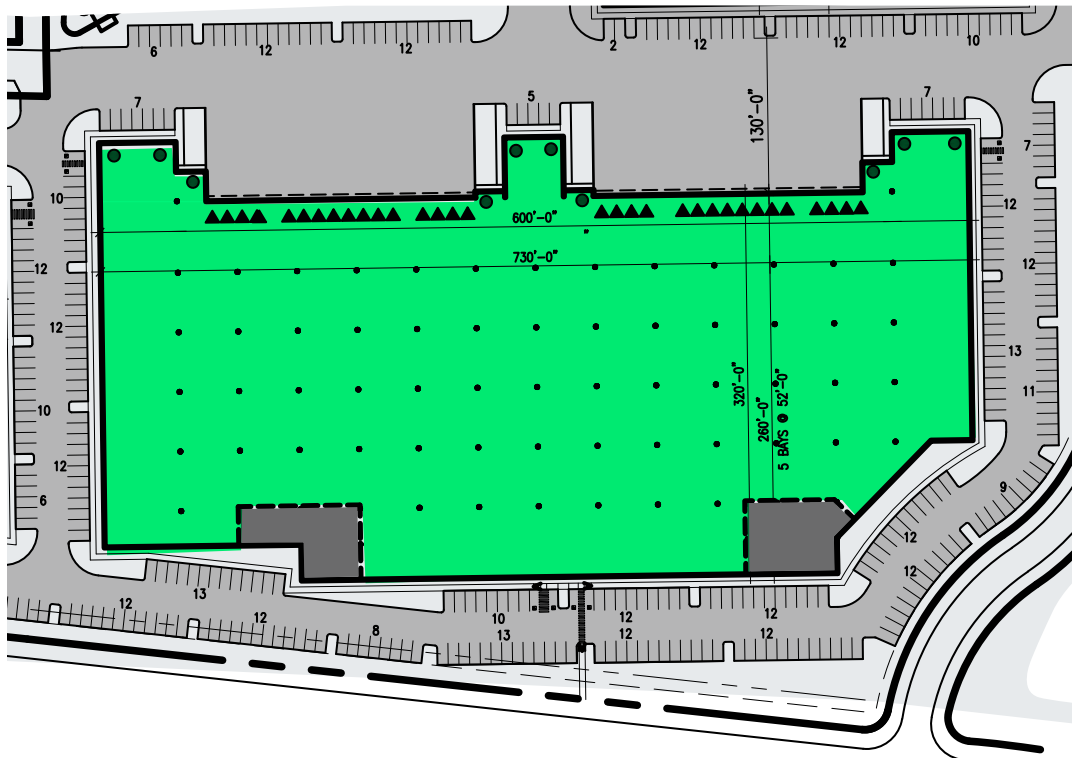
# Building 1

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

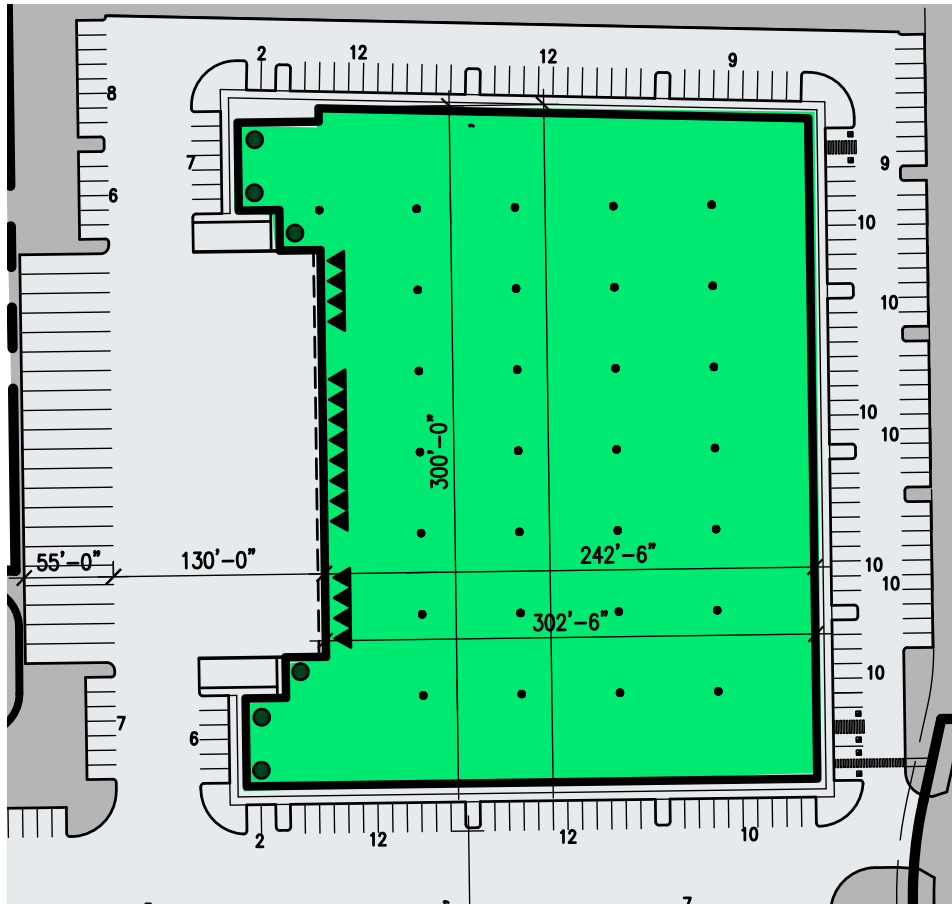
# Building 2

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

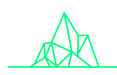
Lighting Motion sensor LED

Electric ±1,600 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane

# Peak 410 Park Configuration

  
PEAK 410

FENNEL CREEK PHASE I  
100% Occupied  
202,000 RSF  
Sold Jan 2024

PEAK 410 BLDG 4  
Under Construction  
56,547 SF Building

PEAK 410 BLDG 1 & 2  
230,792 SF Available Bldg 1  
133,701 SF Available Bldg 2

410

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

SOLD

BLDG 6

BLDG 3

BLDG 4


BLDG 5


BLDG 1

BLDG 2

 EAST PIERCE  
FIRE & RESCUE

 PEAK PADDLE &  
RACKET CLUB

 CASCADE PIZZA CO.

 STARLIT QUILTS

 GOOD ROOTS

**230,792**  
BUILDING 1 SF

**133,701**  
BUILDING 2 SF

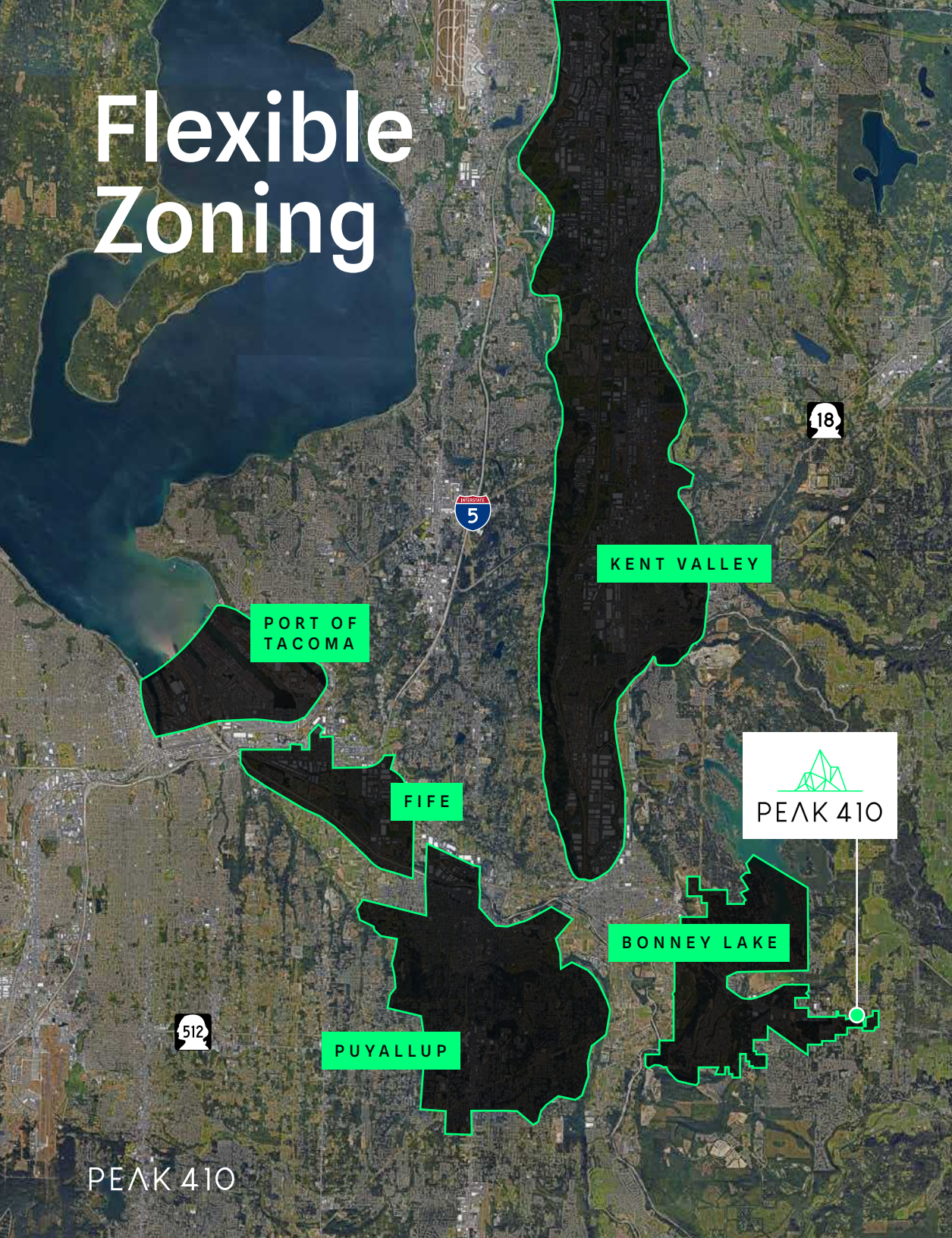
**165,055**  
BUILDING 3 SF

**56,547**  
BUILDING 4 SF

**134,362**  
BUILDING 5 SF

**66,284**  
BUILDING 6 SF

# Flexible Zoning



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

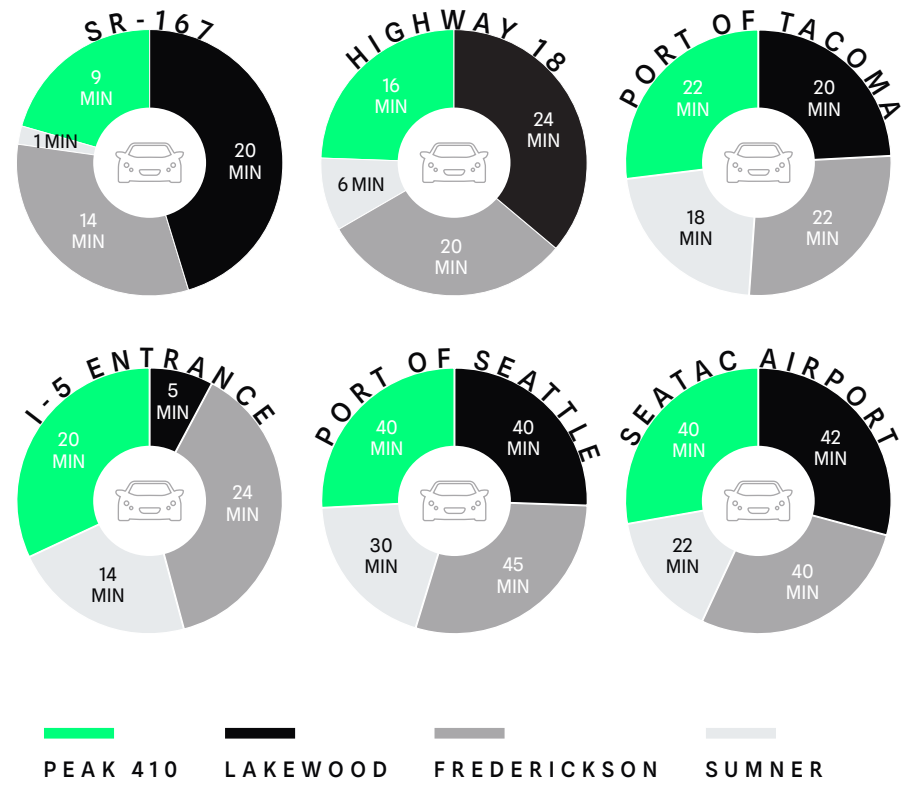
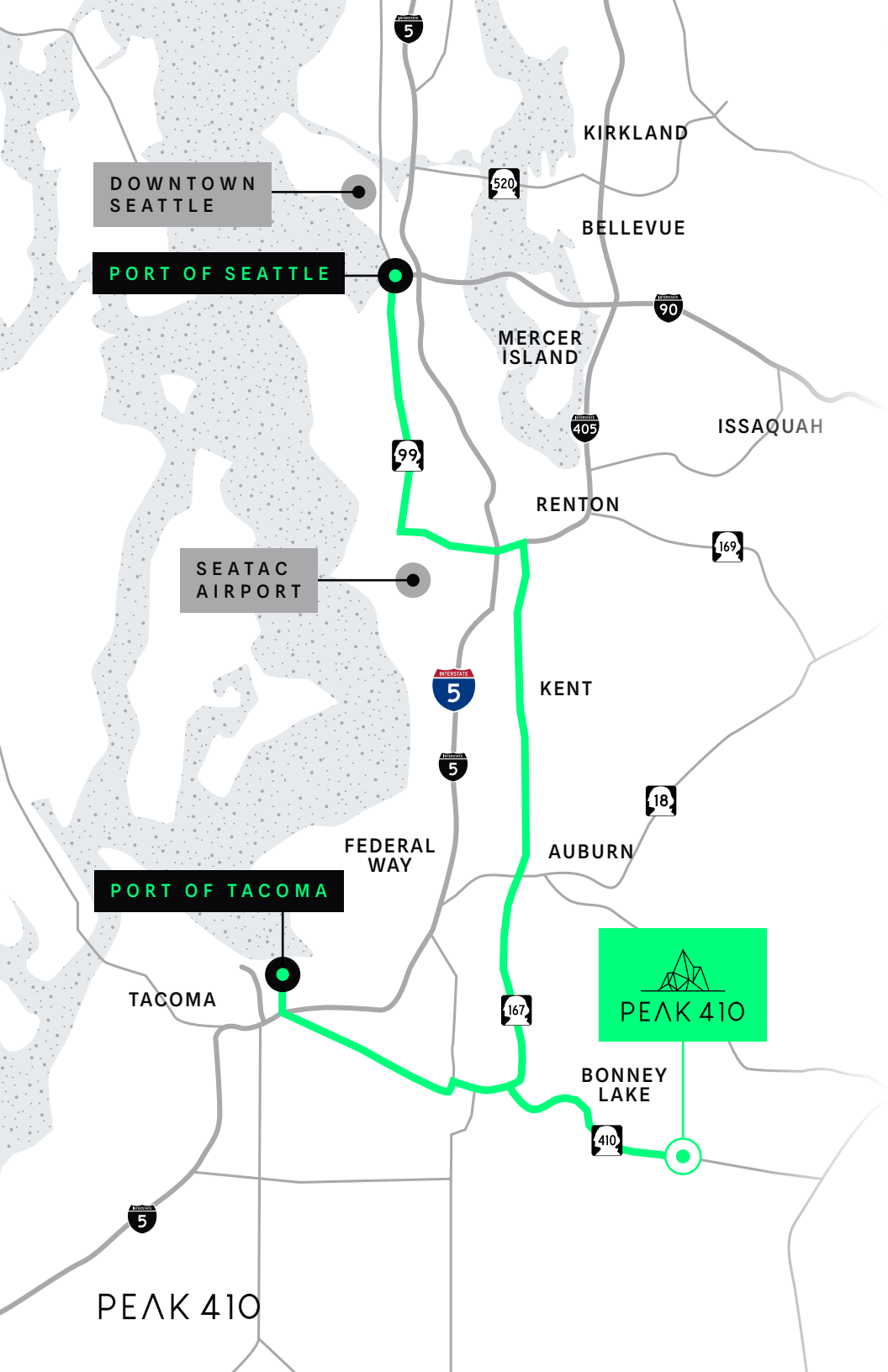
- Warehouse distribution
- Light Manufacturing
- Boat dealer
- Cabinet and furniture shops
- Construction equipment and machinery sales
- Contractor yards
- Machine shops
- Mini storage facilities
- Plumbing, electrical and HVAC contractors
- Public utility facility
- Retail and wholesale warehousing 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

# 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	<b>89,799</b>
NET NEW JOBS ADDED SINCE 2020	<b>7,183</b>
TRANSPORTATION & MATERIAL MOVING WORKERS	<b>11,855</b>

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

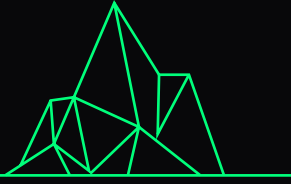
Representative Median Wages	MEDIAN WAGE / HR
Transportation & Material Moving	\$23.13
Construction & Extraction	\$35.23
Business & Financial Operations	\$44.53
Management Occupations	\$65.45

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.



# PEAK 410

22911 STATE ROUTE 410 E | BONNEY LAKE, WA 98391

## LEASING BY

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