



# PEAK 410

22911 SR 410 E | BONNEY LAKE, WA

FOR SALE OR LEASE, DELIVERING 2024

Class-A industrial business park development with configurations for up to 720,978 SF of warehouse and 32,830 SF of mixed-use restaurants, retail and business use in the East Town Job Center

BLDG 2  
132,655 SF

BLDG 1  
231,462 SF

BLDG 5  
134,313 SF

BLDG 4  
57,842 SF

BLDG 3  
164,706 SF

### BUILDINGS 1-4

For Sale or Lease

SEPA Approved

Ready for BTS

Delivery Q4 2024

### BUILDING 5

For Lease

Delivery Q3 2024

±30,000 - 69,425 SF

PEAK410.COM



# The Project

As industrial demand continues to grow, so does the East Town industrial area of Bonney Lake, WA. We are pleased to introduce the latest and greatest development in the neighborhood—Peak 410.

Offering unparalleled access to the region, Peak 410 provides users an opportunity to lease Class A industrial real estate at a value unmatched in the rest of the Puget Sound marketplace. Peak 410 offers up to ±753,808 SF of quality constructed warehouse/office space with flexible sizes and configurations available. Conveniently located directly off Highway 410, Peak 410 offers comparable access to major local highways and the Port of Tacoma at a fraction of the cost. Tenants stand to benefit from the abundant local amenities and quality of life Bonney Lake has to offer.

**Class A**

BUILT-TO-SUIT OFFICE

**Attractive**

LEASE TERMS

**Trailer**

PARKING AVAILABLE

**Single/Multi**

TENANT CONFIGURATION

**Yard**

AVAILABLE

**Zoned**

INDUSTRIAL FOR DISTRIBUTION  
OR MANUFACTURING



# Property Highlights



Available for  
lease or sale



30' - 40'  
clear heights



±50 acres  
of land



±25,000-231,462 SF  
footprints available



East Town zoning  
flexible for industrial or  
manufacturing



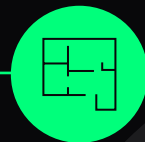
Trailer stalls and yard  
potentially available



Dock-high and  
drive-in loading doors



52.5'x60' typical  
column spacing  
60'x60' speed bay



Divisible



Class A office with  
view of Mount Rainier

# Configuration

## Bldg 01

SALE OR LEASE

±231,462 SF

SEPA approved, ready for BTS

Q4 2024 delivery

## Bldg 02

SALE OR LEASE

±132,655 SF

SEPA approved, ready for BTS

Q4 2024 delivery

## Bldg 03

SALE OR LEASE

±164,706 SF

SEPA approved, ready for BTS

Q4 2024 delivery

## Bldg 04

SALE OR LEASE

±57,842 SF

SEPA approved, ready for BTS

Q4 2024 delivery

## Bldg 05

LEASE

±30,000 - 69,425 SF

SEPA approved, ready for BTS

Q3 2024 delivery

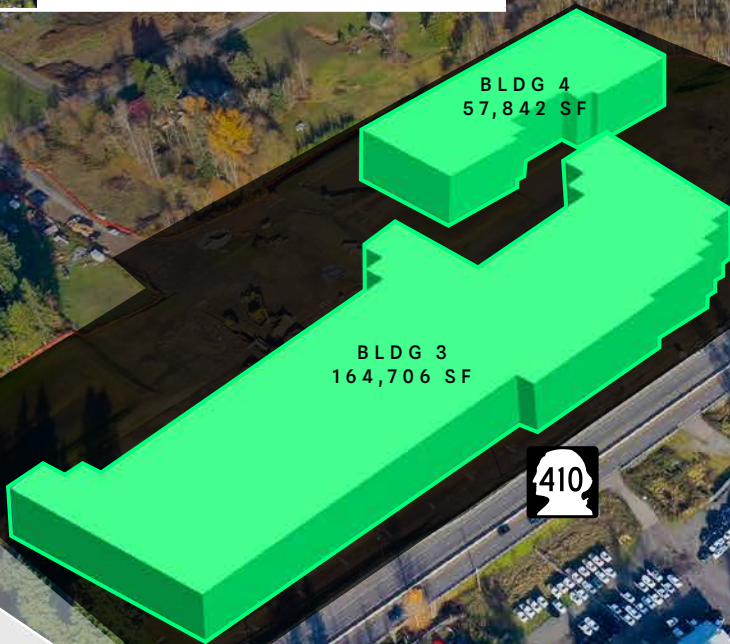


# Bonney Lake Submarket



**3.67 AC SEPA APPROVED INDUSTRIAL SITE**

±66,802 SF Building  
\$3,997,000 For Sale or BTS



**BLDG 4**  
57,842 SF

**BLDG 3**  
164,706 SF

**BLDG 2**  
132,655 SF

**BLDG 1**  
231,462 SF

**BLDG 5**  
134,313 SF

**FENNEL CREEK PHASE I**

Delivered 01/2019  
202,000 RSF | \$41M Pending Sale



**FENNEL CREEK PHASE II**

Delivered 09/2021  
87,458 SF | 100% Pre-leased

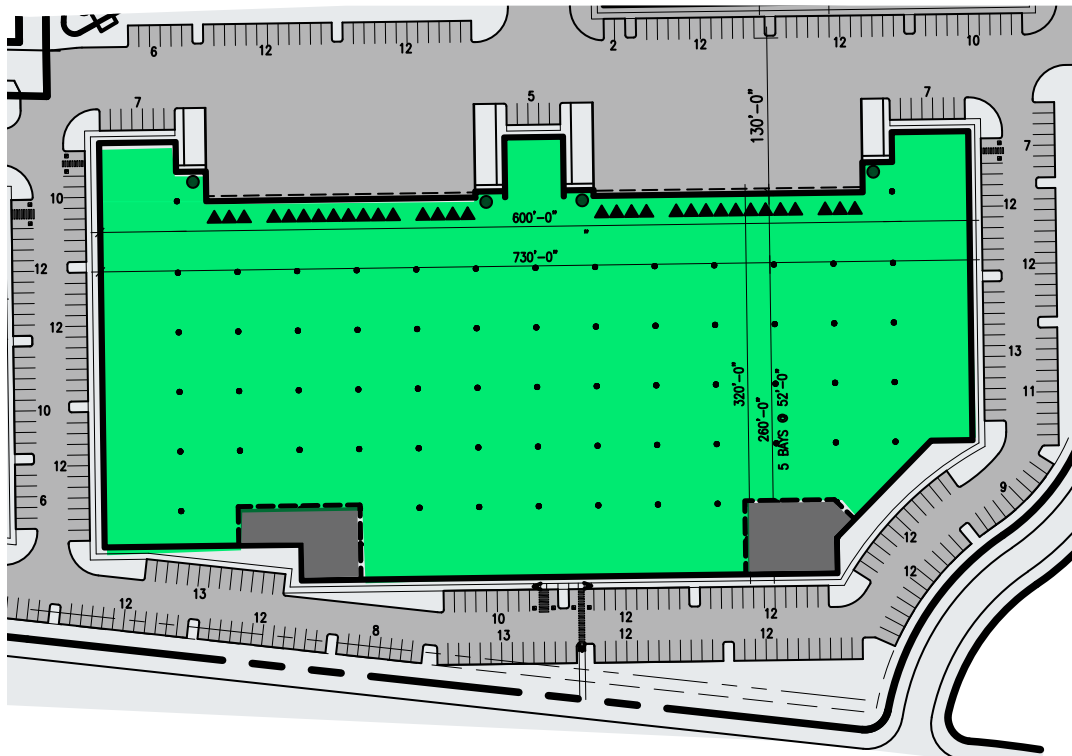



# Building 1

FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

READY  
FOR BTS



 5,000 SF future office +  
5,000 SF mezzanine

## For Lease or For Sale

Total SF ±231,462 SF

Dimensions 730' x 320'

Divisible to ±60,000 SF

Dock Doors 32

Drive-In Doors 4

Clear Height 40'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 287 stalls

Trailer Parking N/A

Lighting Motion sensor LED

Electric ±3,000 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane

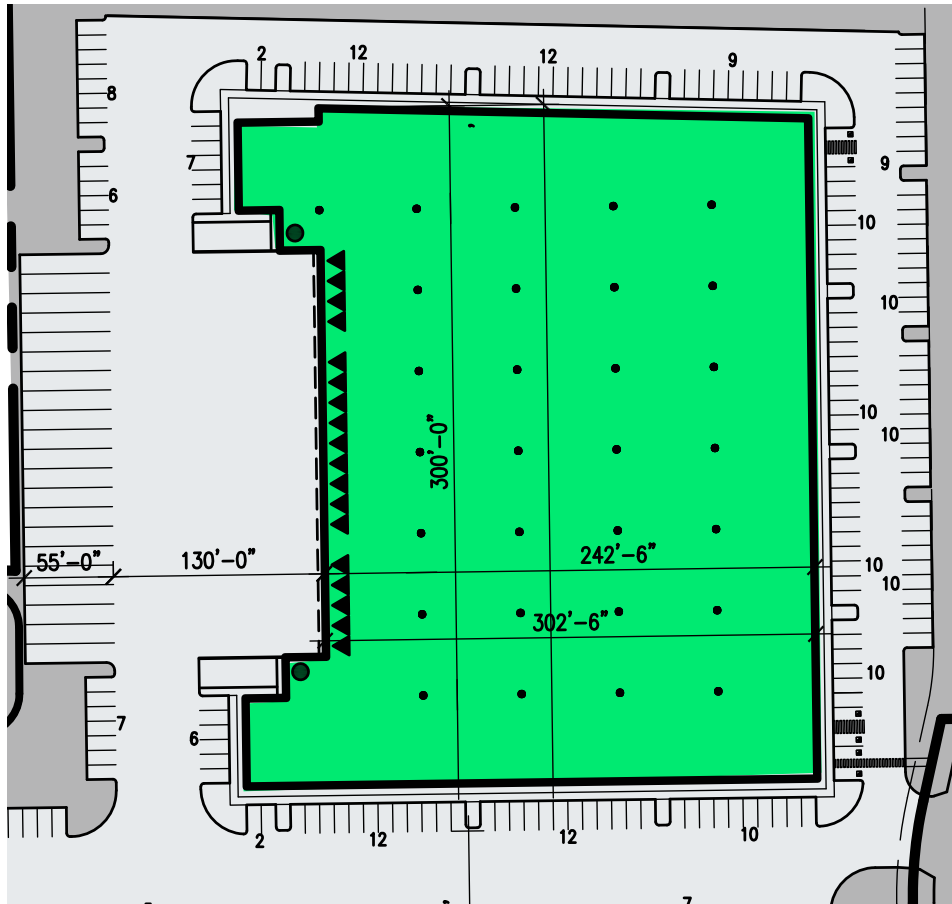
# Building 2

FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

READY  
FOR BTS

## For Lease or For Sale



Total SF ±132,655 SF

Dimensions 300' x 302'

Divisible to ±55,000 SF

Dock Doors 18

Drive-In Doors 2

Clear Height 36'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 184 stalls

Trailer Parking 21

Lighting Motion sensor LED

Electric ±1,600 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane

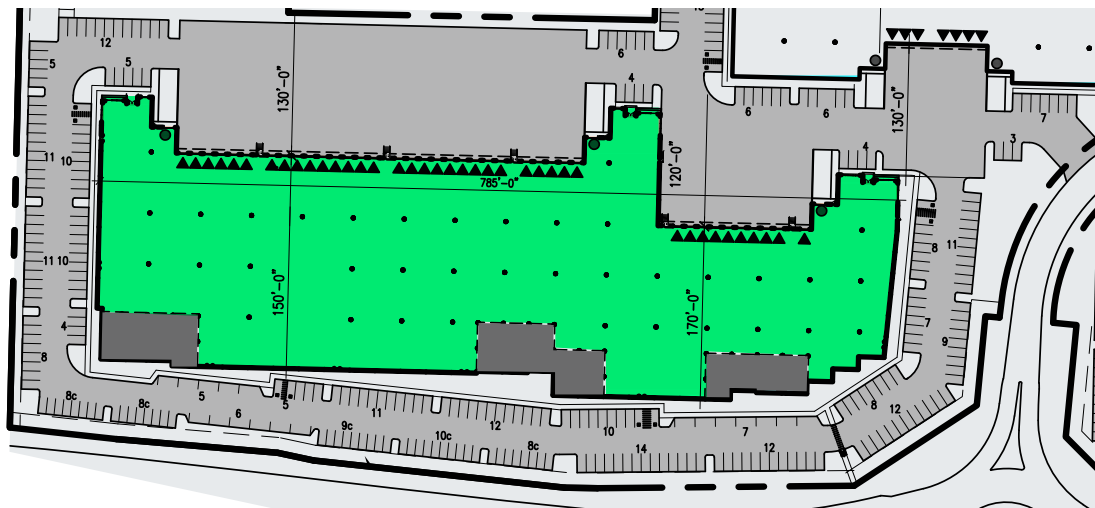
# Building 3


FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

READY  
FOR BTS

## For Lease or For Sale



 5,000 SF future office +  
5,000 SF mezzanine

Total SF	±164,706 SF
Dimensions	785' x -170-180'
Divisible to	±40,000 SF
Dock Doors	39
Drive-In Doors	3
Clear Height	36'
Office Area	BTS
Truck Courts	120' - 130' min
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	273 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±3,000 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane



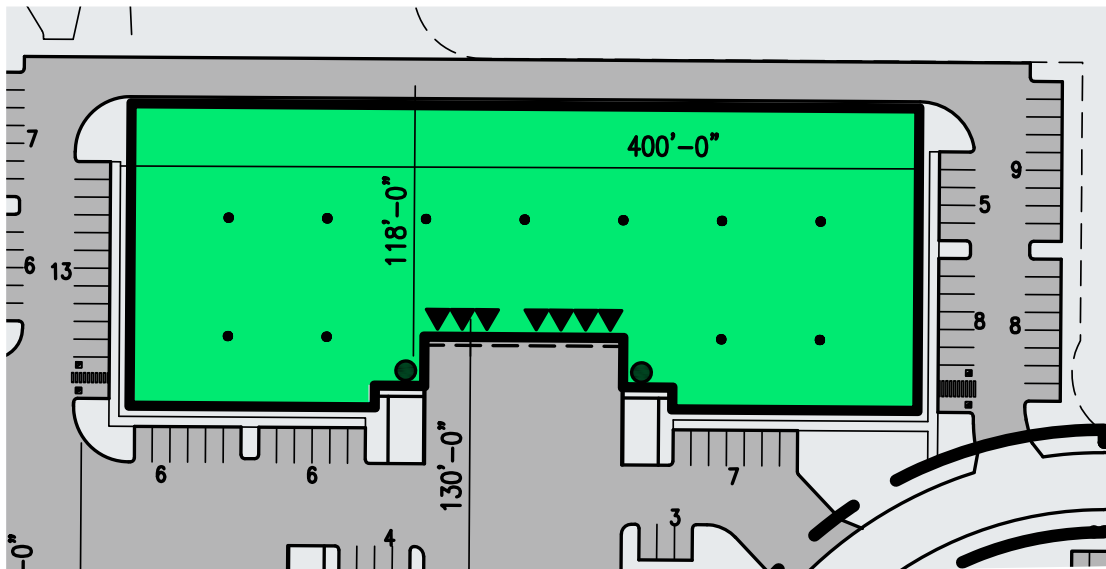
# Building 4

FULLY SEPA  
APPROVED

SITE WORK  
COMPLETE

READY  
FOR BTS

## For Lease or For Sale



5,000 SF future office +  
5,000 SF mezzanine

Total SF ±57,842 SF

Dimensions 400' x 118'

Divisible to ±25,000 SF

Dock Doors 7

Drive-In Doors 2

Clear Height 32'

Office Area BTS

Truck Courts 130' min

Column Spacing 50' x 60'

Fire Protection ESRF

Parking 75 stalls

Trailer Parking N/A

Lighting Motion sensor LED

Electric ±800 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane

# Building 5

UNDER  
CONSTRUCTION

DELIVERING  
Q3 2024

## For Lease

Total SF ±134,313 SF

Available SF ±30,000 - 69,425 SF

Mezzanine Office ±2,560-6,076 SF

Dimensions 500' x 210'

Dock Doors 16

Drive-In Doors 3

Clear Height 36'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 174 stalls

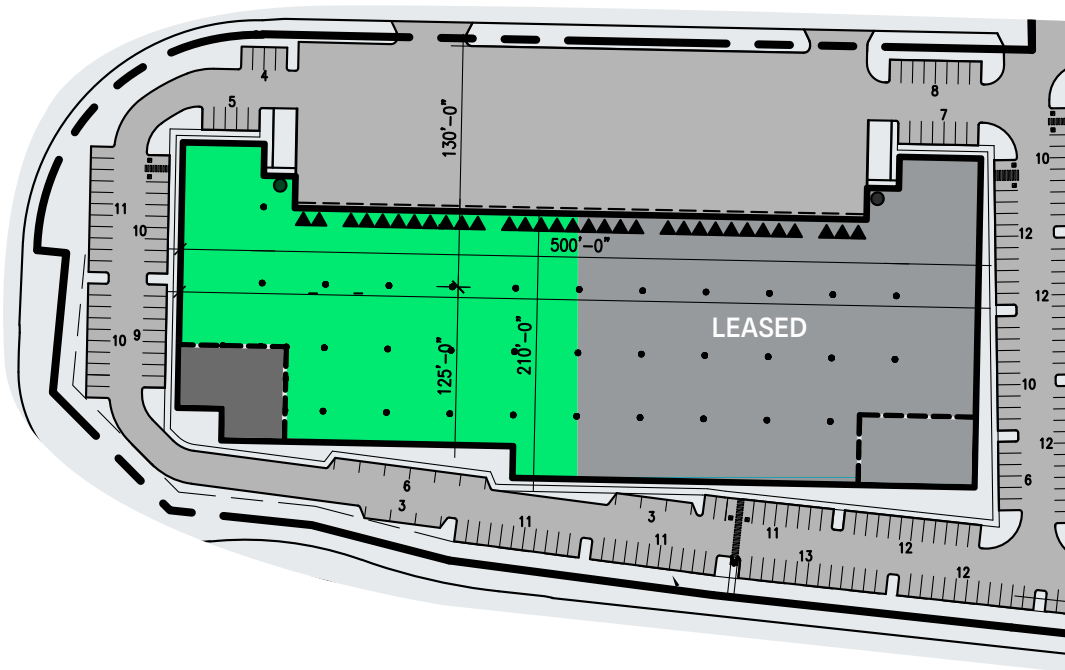
Trailer Parking N/A


Lighting Motion sensor LED

Electric ±2,000 amps

Floors 6" reinforced slab

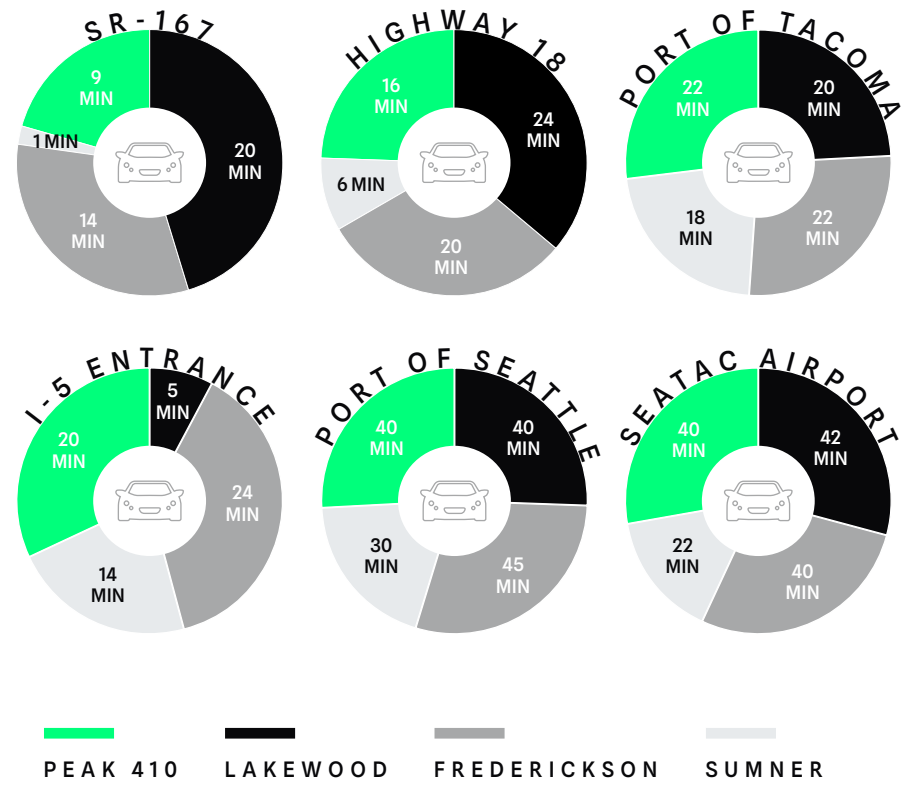
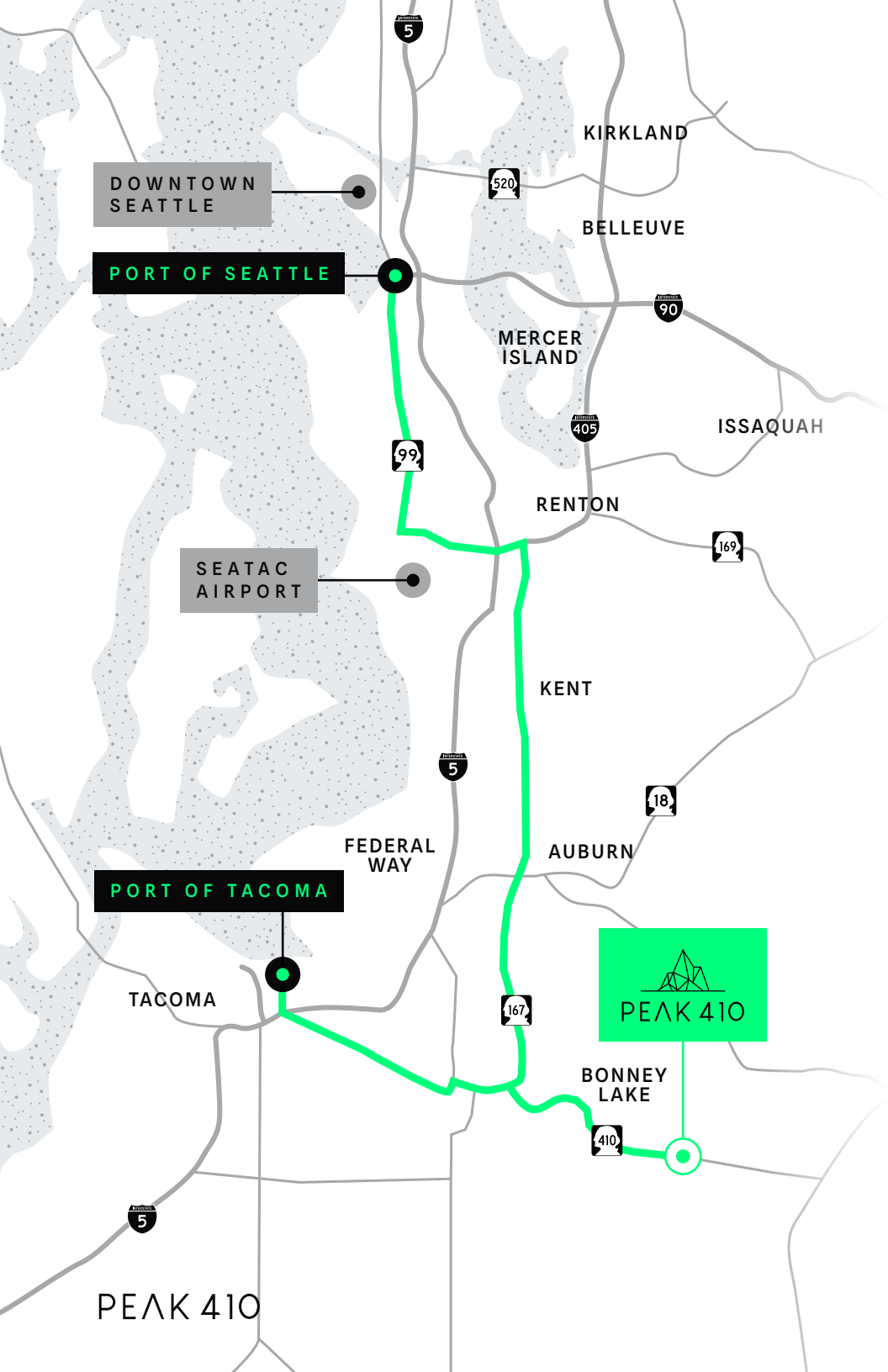
Roof R34 and TPO membrane



 6,076 SF mezzanine

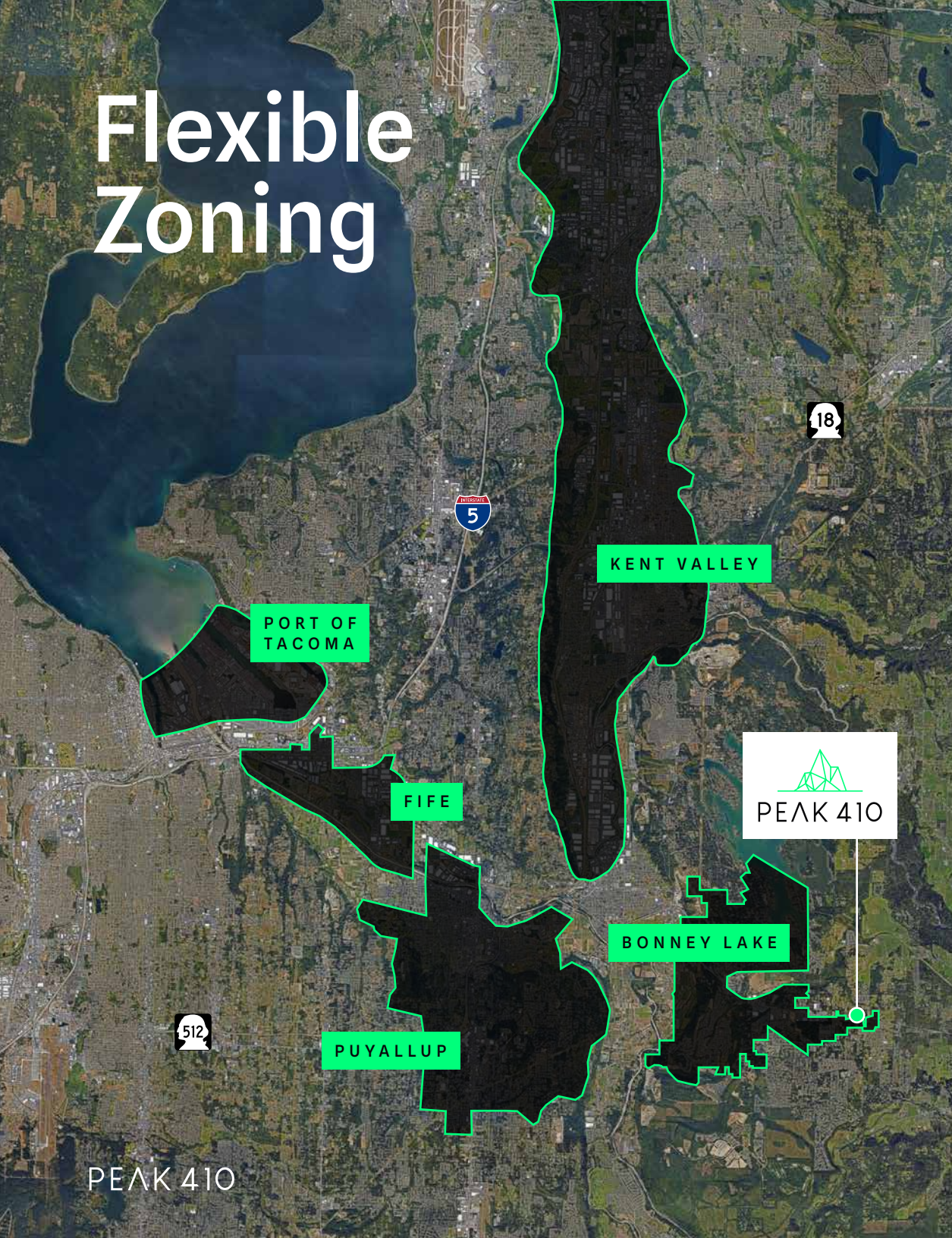
# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410

# Flexible Zoning



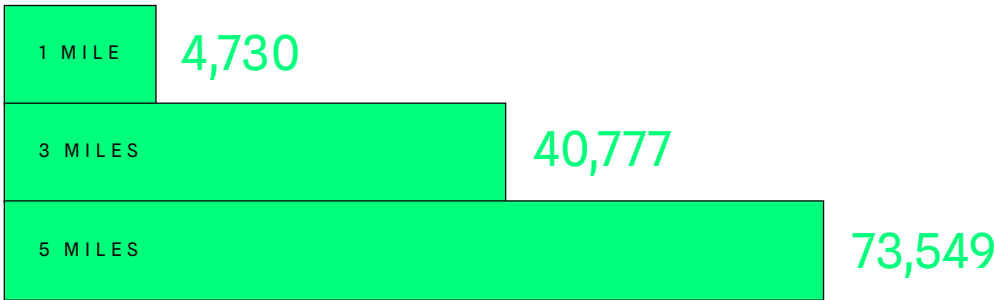
Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- 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

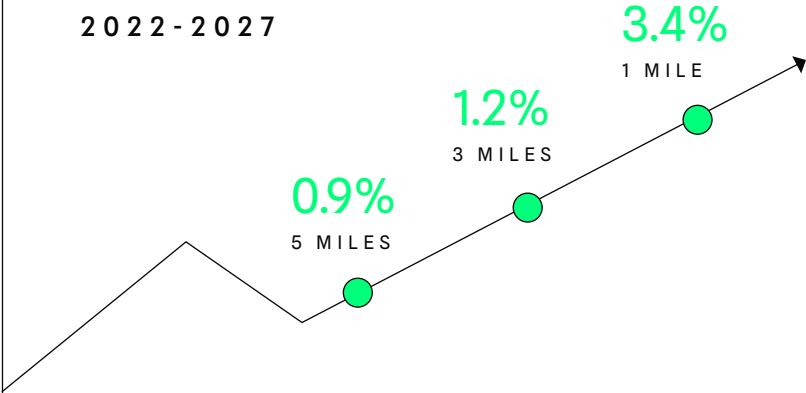
# Labor Statistics

Data source: insert source here

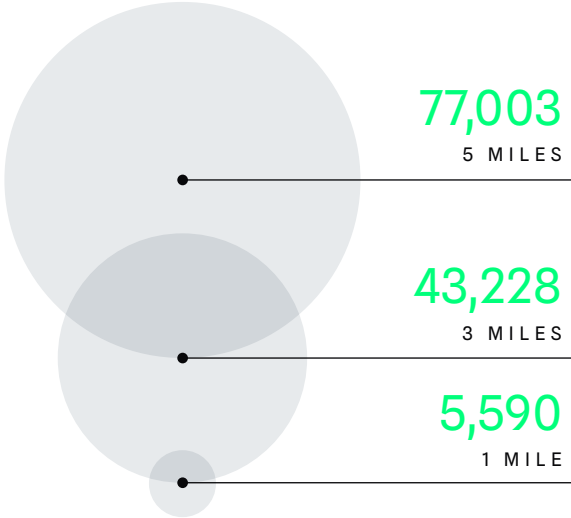
ESTIMATED POPULATION 2022



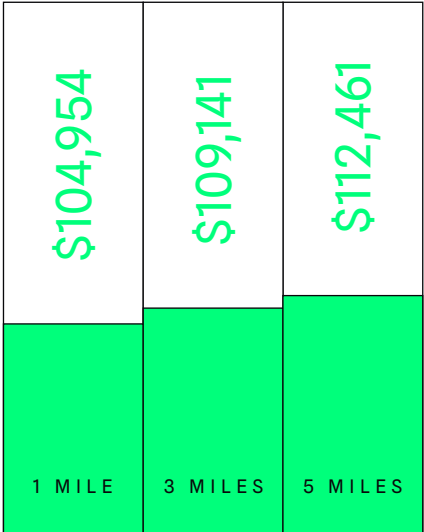
POPULATION GROWTH 2022-2027



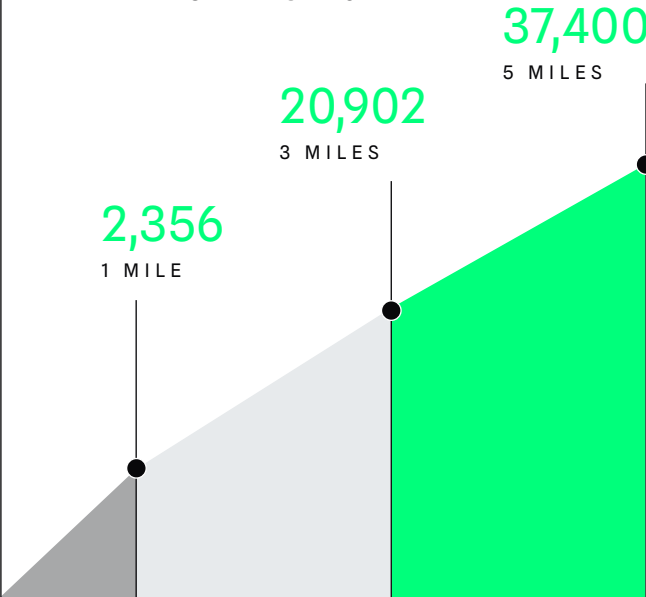
POPULATION FORECAST 2027

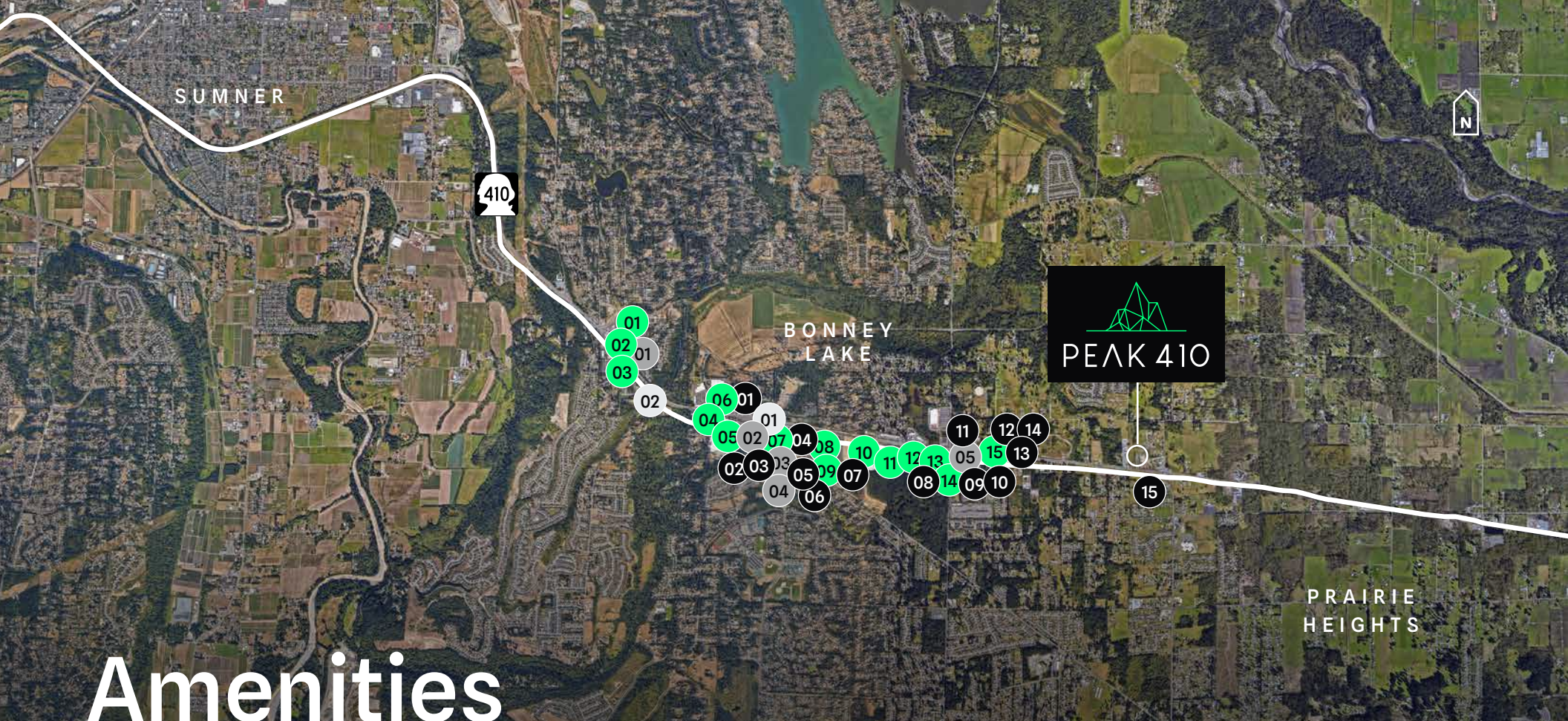


AVERAGE HOUSEHOLD INCOME 2022



ESTIMATED EMPLOYEES 2022





# Amenities

## RESTAURANTS

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>1</b> Thian Thai Restaurant      | <b>9</b> Pizza Hut               |
| <b>2</b> CJ's Deli & Catering       | <b>10</b> Chipotle Mexican Grill |
| <b>3</b> Wendy's                    | <b>11</b> Happy Pho Time         |
| <b>4</b> D'Lara Mediterranean Grill | <b>12</b> Denny's                |
| <b>5</b> Applebee's Grill & Bar     | <b>13</b> McDonald's             |
| <b>6</b> Red Robin Burgers & Brew   | <b>14</b> Dickey's Barbecue Pit  |
| <b>7</b> Panda Express              | <b>15</b> Taco Time              |
| <b>8</b> Don Chuy                   |                                  |

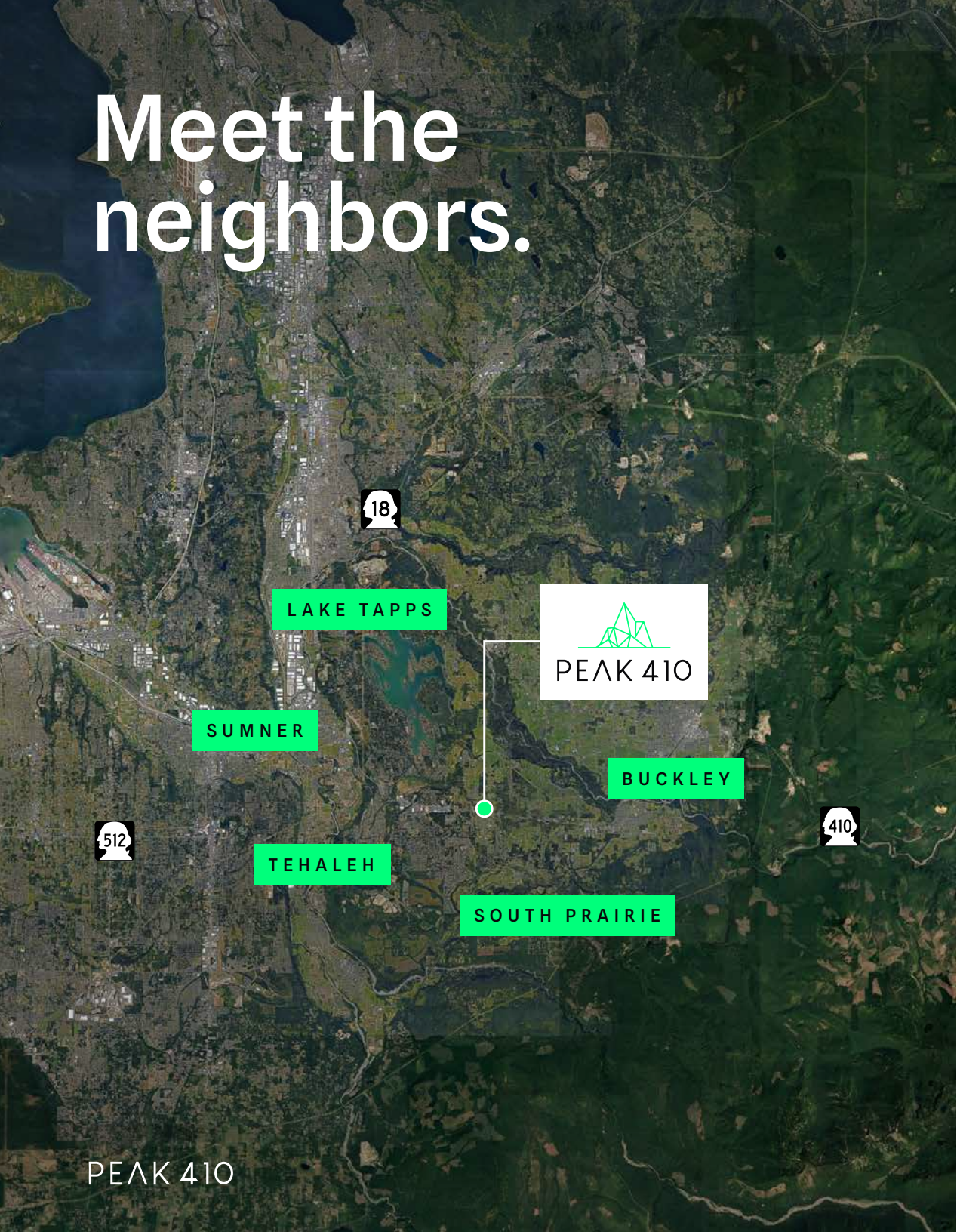
## RETAIL

- |                                   |   |
|-----------------------------------|---|
| <b>1</b> Target                   | <b>9</b> Safeway                              |
| <b>2</b> The Market at Lake Tapps | <b>10</b> Bonney Lake Village Shopping Center |
| <b>3</b> Planet Fitness           | <b>11</b> The Home Depot                      |
| <b>4</b> Discount Tire            | <b>12</b> O'Reilly Auto Parts                 |
| <b>5</b> Lowe's Home Improvement  | <b>13</b> Verizon Wireless                    |
| <b>6</b> 7-Eleven                 | <b>14</b> Sherwin Williams Paint              |
| <b>7</b> Costco Wholesale         | <b>15</b> Tropical Fish World & Pets          |
| <b>8</b> Fred Meyer               |   |

## BANKING

- |                             |
|-----------------------------|
| <b>1</b> Sound Credit Union |
| <b>2</b> Bank of America    |
| <b>3</b> Key Bank           |
| <b>4</b> Columbia Bank      |
| <b>5</b> U.S. Bank          |
- 
- ## HEALTH CARE
- |  |
|--|
| <b>1</b> MultiCare Bonney Lake Emergency |
| <b>2</b> Virginia Mason Health Clinic    |

# Meet the neighbors.



## Sumner

Estimated Population	7,863
Estimated Employees	6,035
Average Household Income	\$86,793

## Lake Tapps

Estimated Population	4,514
Estimated Employees	363
Average Household Income	\$198,613

## Tehaleh

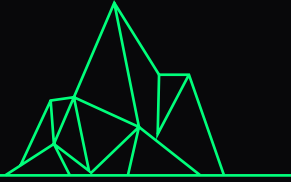
Estimated Population	6,155
Estimated Employees	305
Average Household Income	\$109,894

## South Prairie

Estimated Population	2,401
Estimated Employees	Two-Building Development
Average Household Income	\$110,459

## Buckley/Enumclaw

Estimated Population	13,895
Estimated Employees	6,752
Average Household Income	\$110,779



# PEAK 410

22911 STATE ROUTE 410 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



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