

## BUILDING 4 FOR LEASE OR SALE (CONDOS)

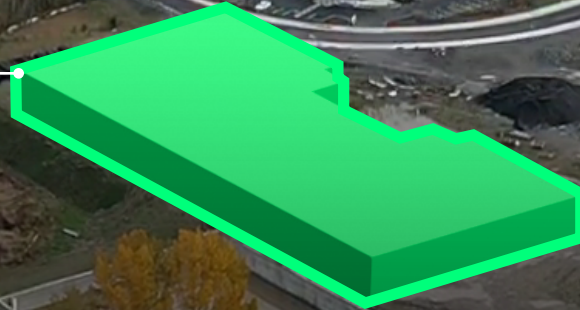
Under Construction 56,440 SF Class A Small Bay Industrial Space

9619 224TH AVE E, BONNEY LAKE, WA 98391

# PEAK 410

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BUILDING 4



### BUILDING 4

Sale Price: \$295/SF

Lease Price: \$1.20/SF + NNN

Available Q4 2026



# Building 4

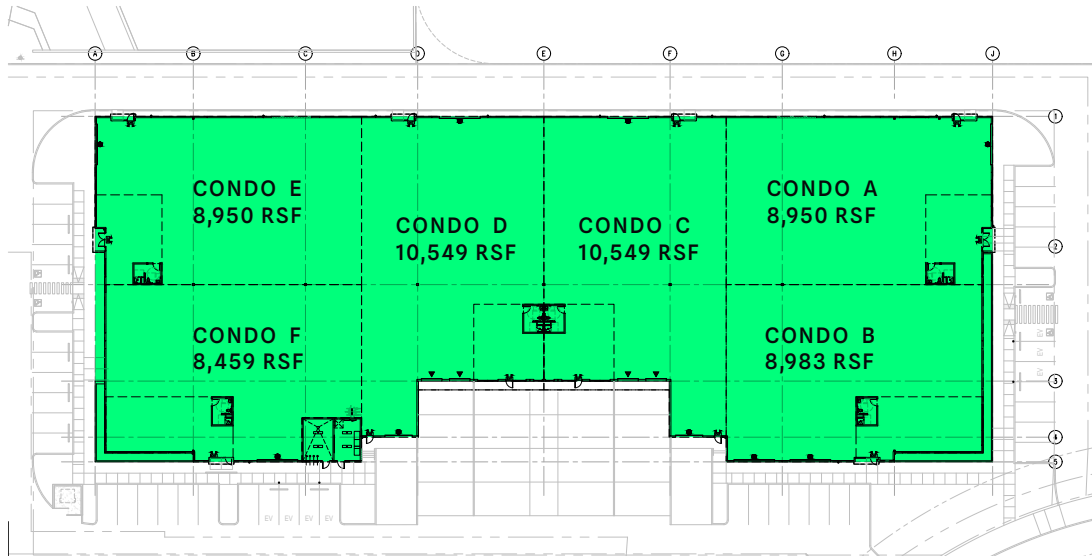
FULLY SEPA  
APPROVED

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

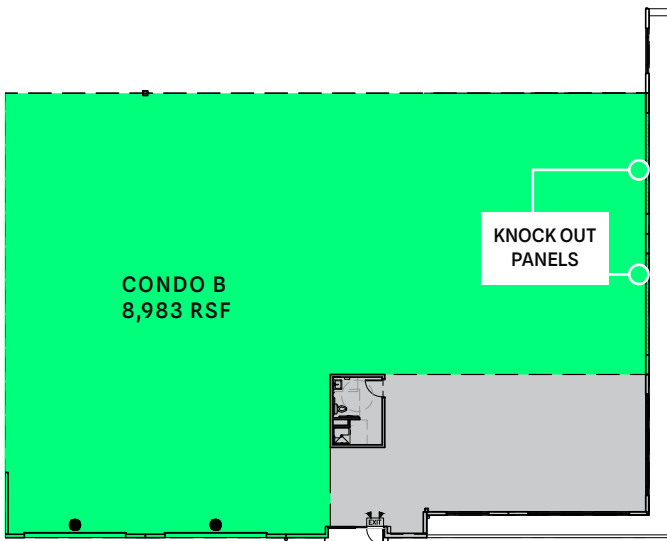
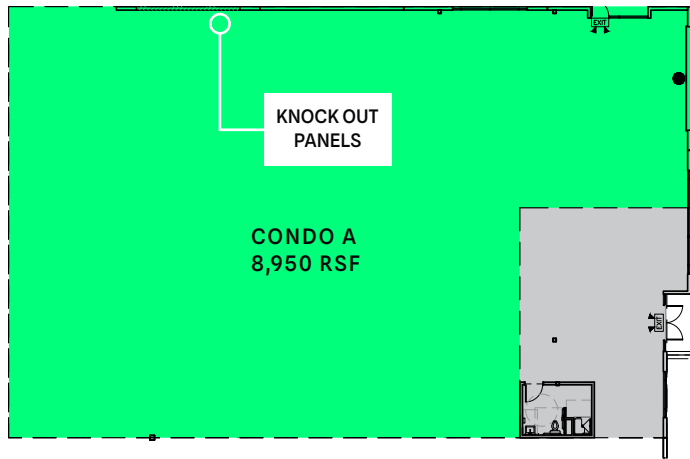


- Sale Price: \$295/SF - Assumes demised space, separated utilities, Reznor heater for sprinklers, one-bathroom, standard LED lighting
- Lease Price: \$1.20/SF plus NNN
- Turn Key Construction Available with Competitive Pricing

# 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

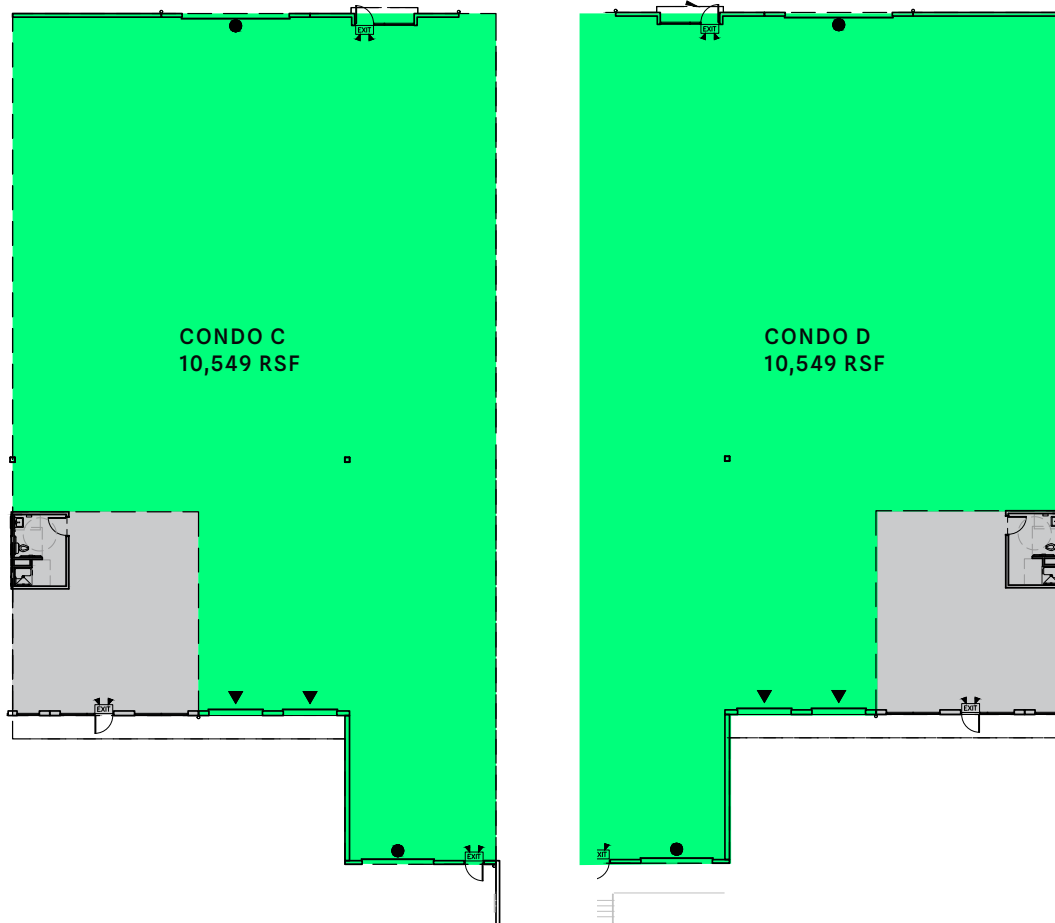
## Condo B

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

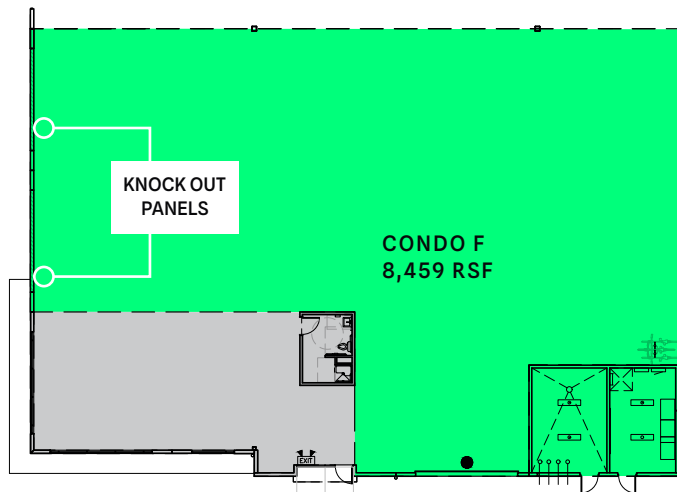
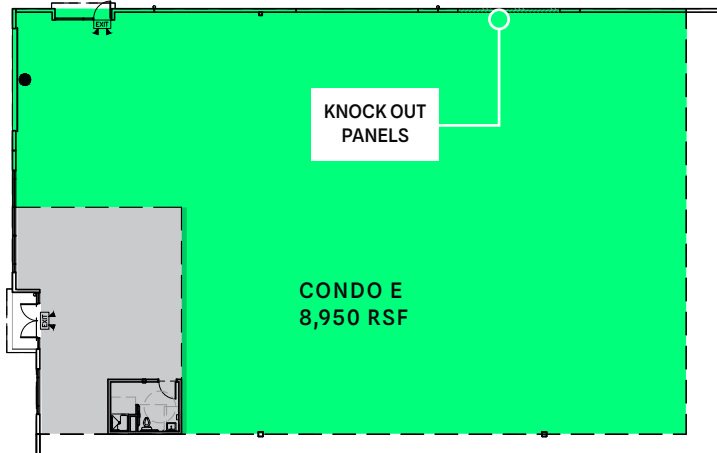
## Condo D

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



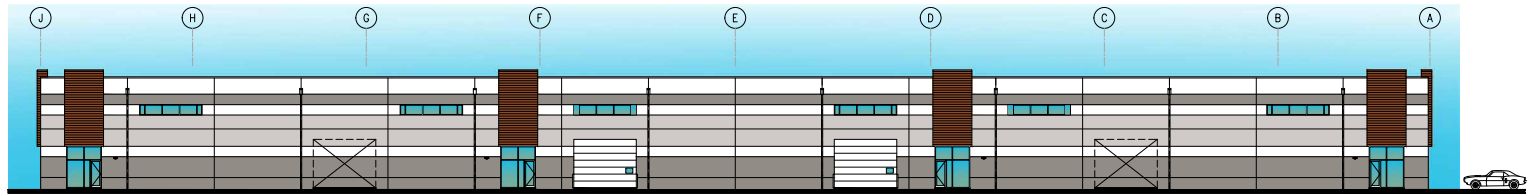
## Condo E

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

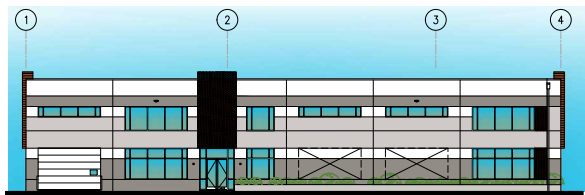
## Condo F

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











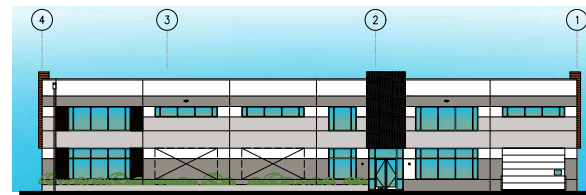
1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



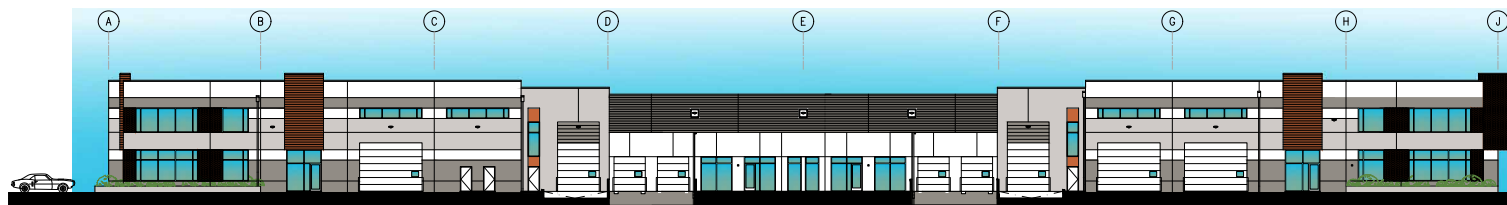
4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

## 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

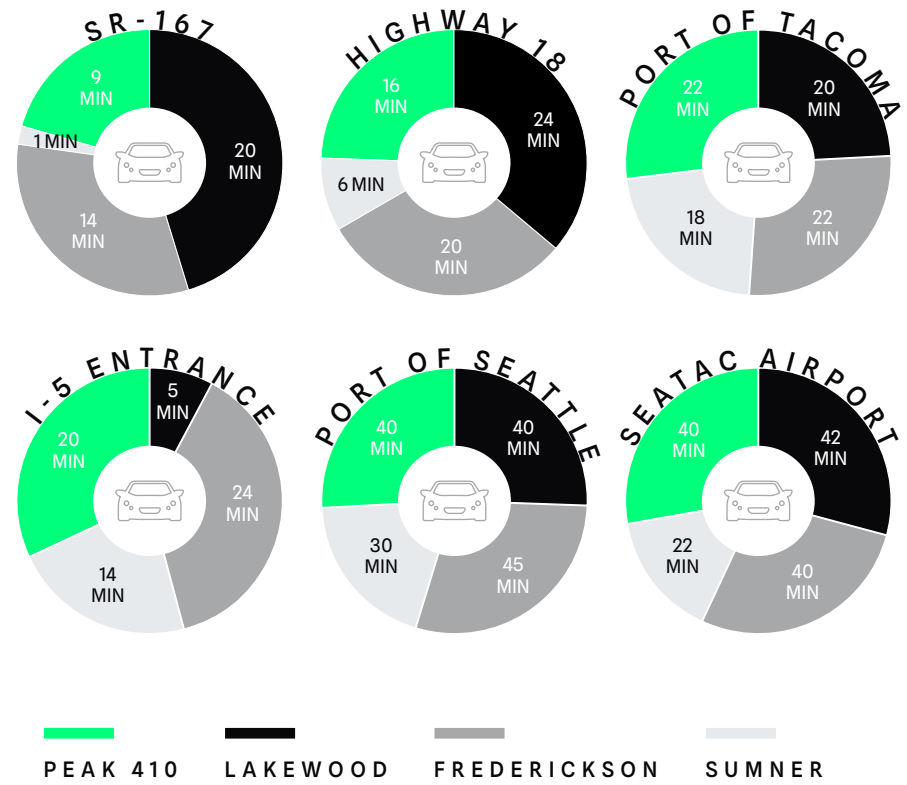
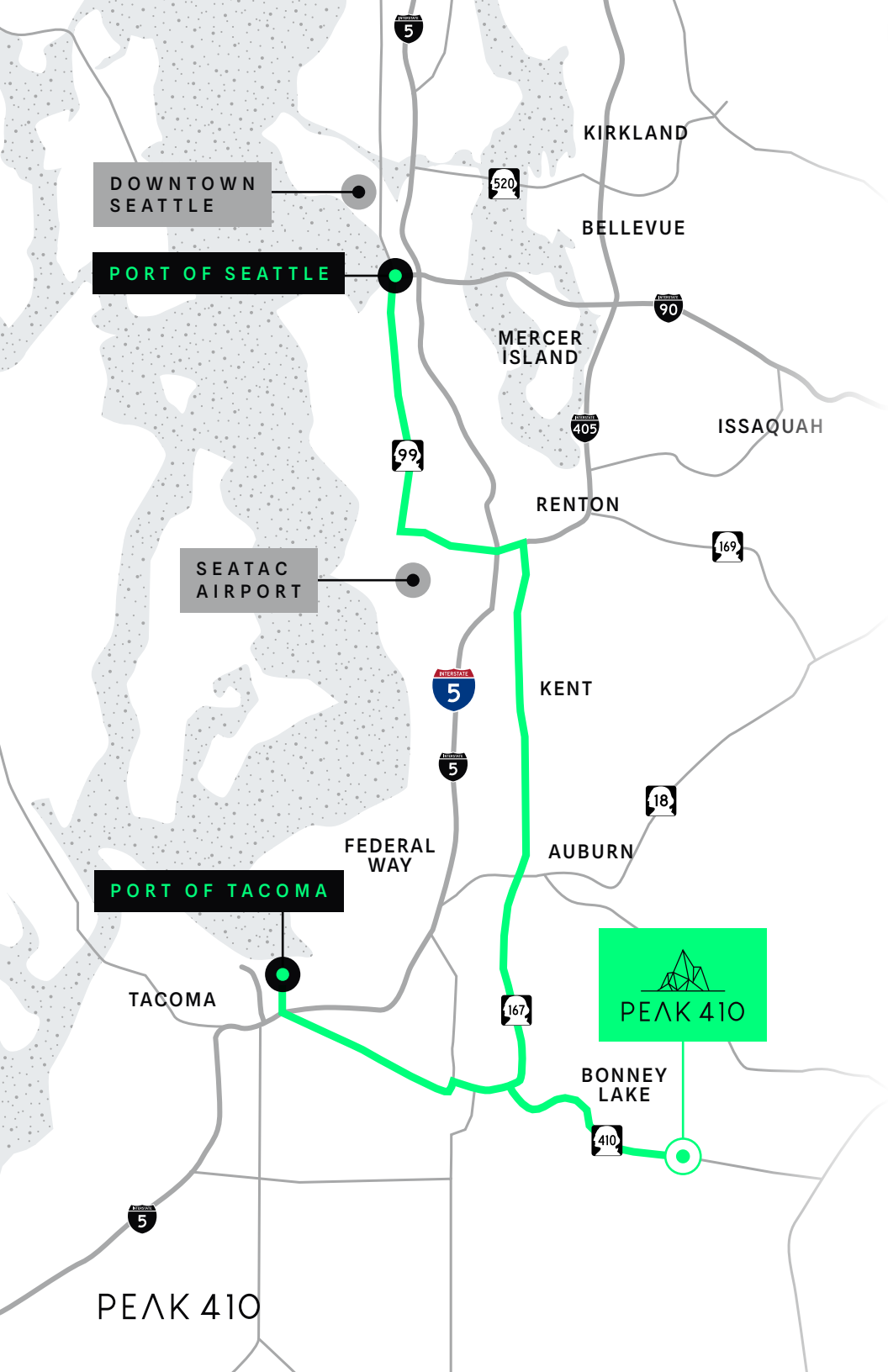
### TENANTS

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

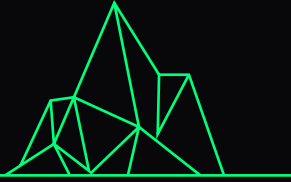


# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410



# PEAK 410

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## LEASING BY

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