



PEAK 410

22911 SR 410 E | BONNEY LAKE, WA 98391

FOR LEASE OR SALE, DELIVERING 2024/2025

Class-A industrial business park development with configurations for up to 847,335 SF of warehouse and up to 55,041 SF restaurants, retail and business use in the East Town Job Center

PEAK410.COM

BLDG 7
SOLD

BLDG 6
66,284 SF

BLDG 4
56,547 SF

BLDG 3
165,055 SF

BLDG 2
133,701 SF

BLDG 1
230,792 SF

BLDG 5
134,362 SF



BUILDINGS 1-4,6

For Sale or Lease

SEPA Approved

Ready for BTS

BUILDING 5

For Sale or Lease

Ready for Occupancy

±25,000 - 50,000 SF

6,080 SF Retail Available



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 847,335 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



PEAK 410

PEAK410.COM | KIDDER MATHEWS

Property Highlights



Available for
lease or sale



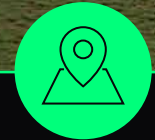
30' - 40'
clear heights



±64 acres
of land



±25,000-230,792 SF
footprints available



East Town zoning
flexible for industrial or
manufacturing



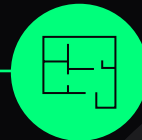
Trailer stalls and yard
potentially available



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

230,792 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 02

SALE OR LEASE

133,701 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 03

SALE OR LEASE

165,055 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 04

SALE OR LEASE

56,547 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 05

SALE OR LEASE

25,000 - 50,000 SF

Complete and ready
for occupancy

Bldg 06

SALE OR LEASE

66,584 SF

SEPA approved,
ready for BTS

2025 delivery

Bldg 07

SOLD

60,594 SF

Q1 2026 delivery



PROPERTY PHOTOS



CASCADE
PIZZA CO.

410

PEAK 410

PEAK410.COM | KIDDER MATHEWS

**FENNEL CREEK
PHASE I**

Delivered 01/2019
202,000 RSF | Sold Jan 2024



BLDG 4
56,542 SF

BLDG 3
165,055 SF

BLDG 2
133,701 SF

BLDG 1
230,792 SF

BLDG 5
134,362 SF

BLDG 6
±66,284 SF

BLDG 7
SOLD



22212 SR 410

For Lease or For Sale
±6.8 Acres | BTS



**FENNEL CREEK
PHASE II**

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

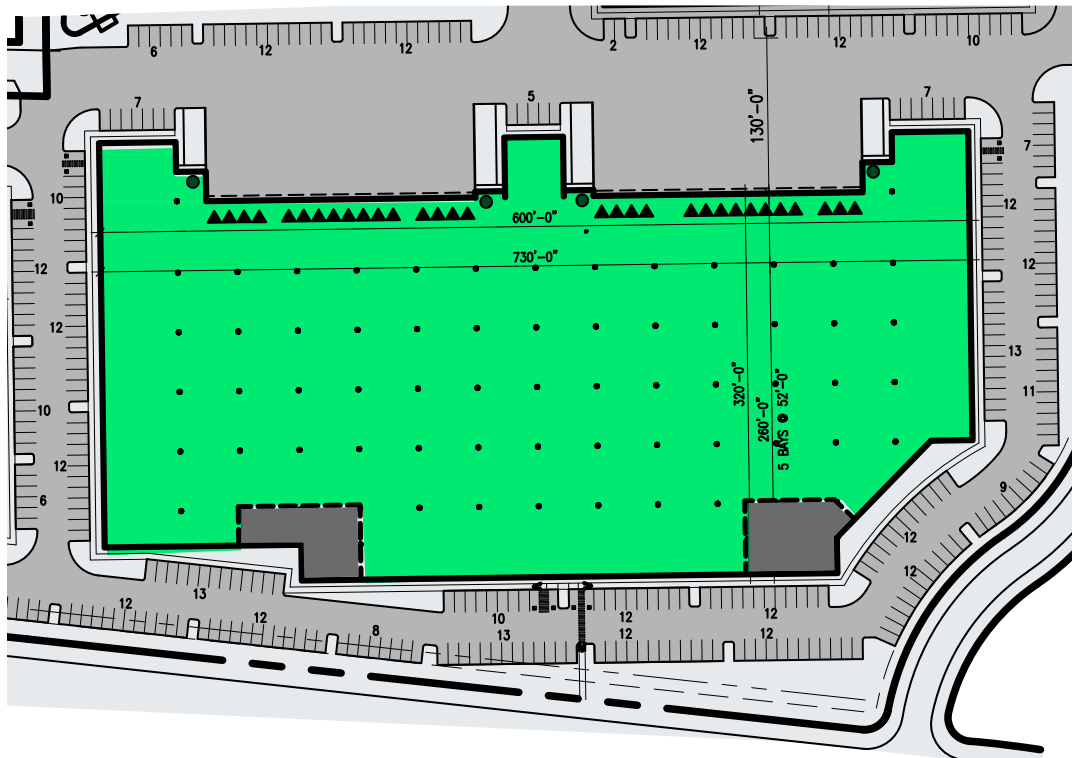


Building 1

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS



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

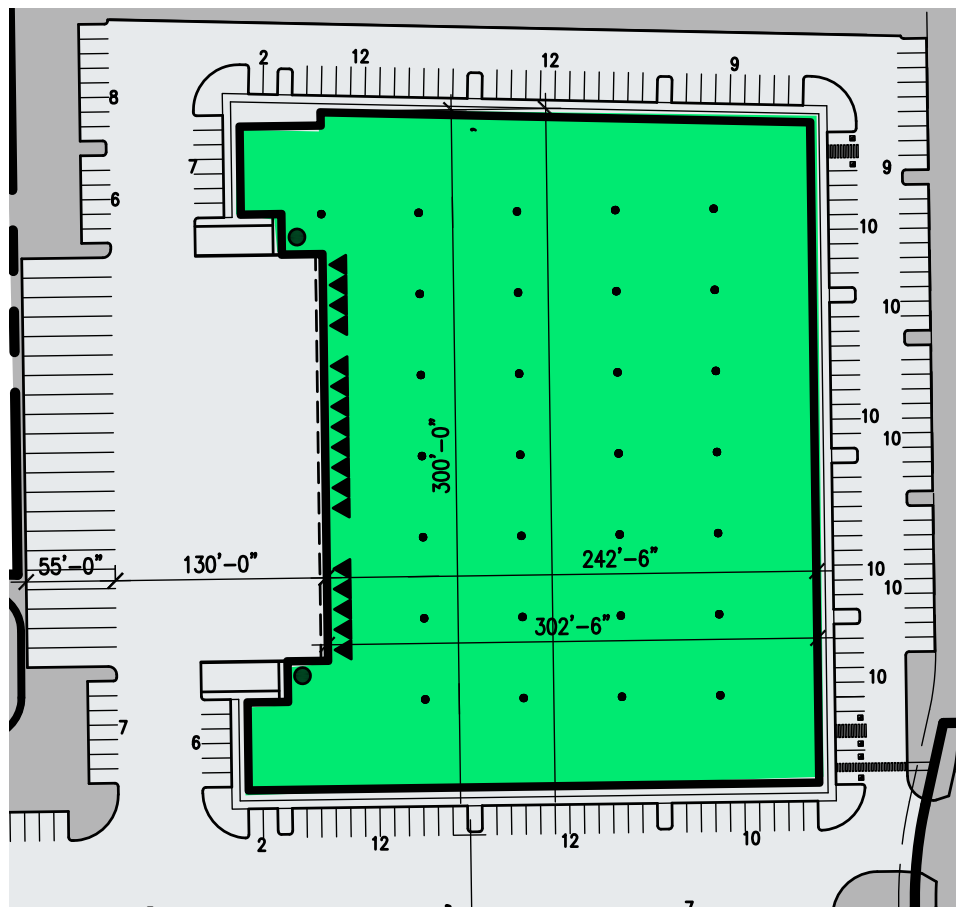
Roof R34 and TPO membrane

Building 2

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

Building 3

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS



Mezzanine Office

For Lease or For Sale

Total SF	165,055 SF
Mezzanine SF	14,133 SF
Dimensions	785' x 170-180'
Divisible to	±40,000 SF
Dock Doors	38
Drive-In Doors	7
Clear Height	36'
Office Area	BTS
Truck Courts	120' - 130' min
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	249 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±3,000 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane

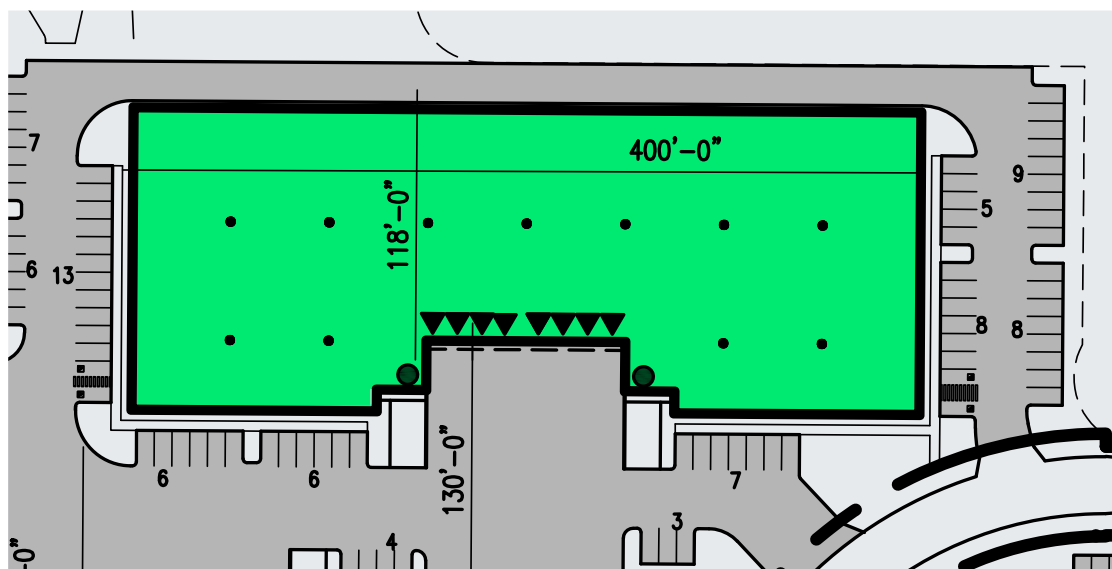
Building 4

FULLY SEPA
APPROVED

SITE WORK
COMPLETE

READY
FOR BTS

For Lease or For Sale



Mezzanine Office

Total SF 56,547 SF

Mezzanine SF 9,288 SF

Dimensions 400' x 118'

Divisible to ±25,000 SF

Dock Doors 8

Drive-In Doors 2

Clear Height 24'

Office Area BTS

Truck Courts 130' min

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 73 stalls

Trailer Parking N/A

Lighting Motion sensor LED

Electric ±800 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane

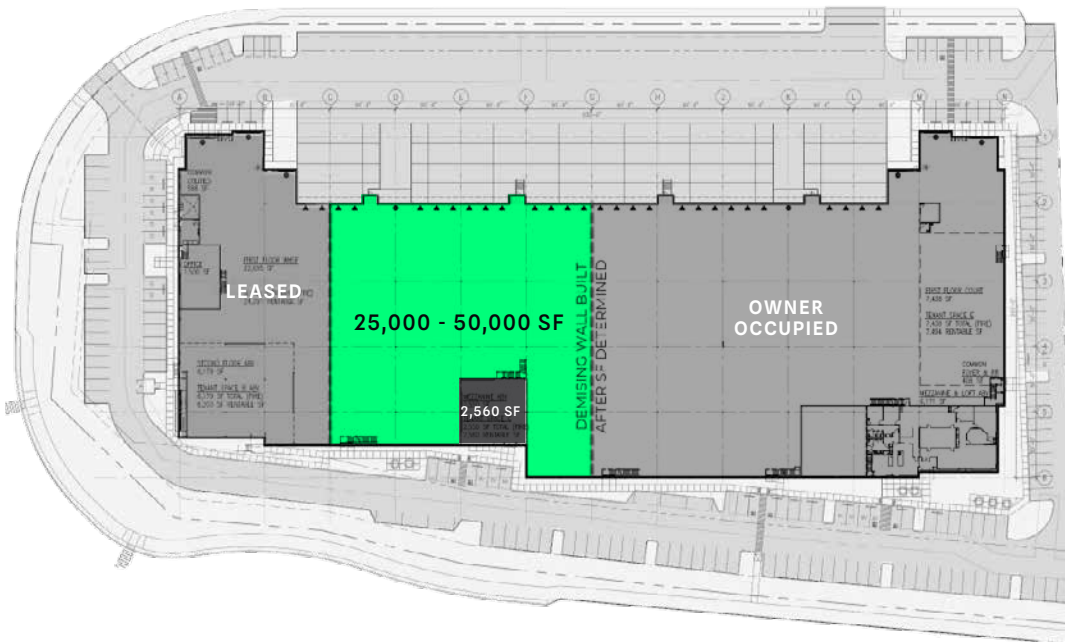
Building 5

\$0.90/SF SHELL
ASKING RATE*

\$1.65/SF
OFFICE ADD-ON

\$0.26
EST. NNN

For Lease or For Sale



*Quoted rate based on minimum lease of 50,000 SF

Total SF 134,362 SF

Available SF ±25,000 -50,000 SF

Mezzanine SF ±2,560 SF

Dimensions 500' x 210'

Dock Doors 28

Drive-In Doors 8

Clear Height 35'

Office Area BTS

Truck Courts 130'

Column Spacing 50' x 60'

Fire Protection ESFR

Parking 171 stalls

Trailer Parking N/A

Lighting Motion sensor LED

Electric ±2,000 amps

Floors 6" reinforced slab

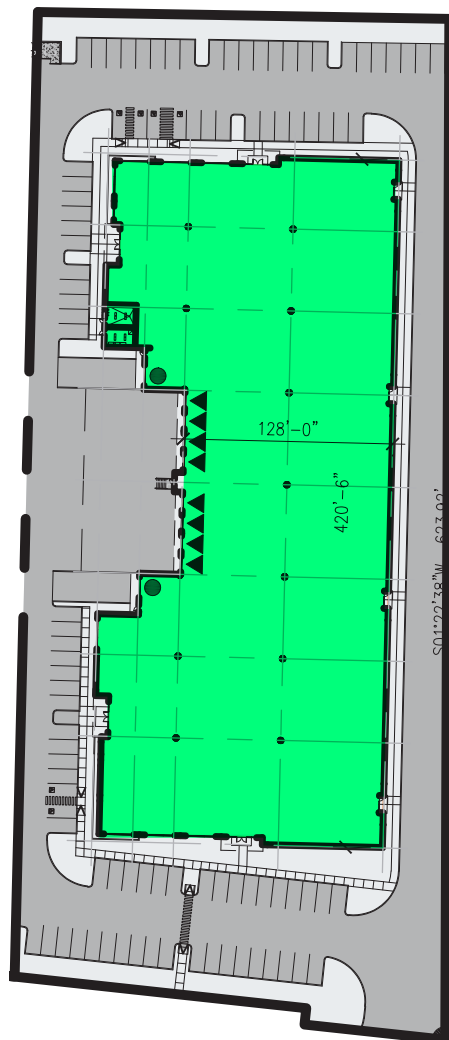
Roof R34 and TPO membrane

Building 6

FULLY SEPA
APPROVED

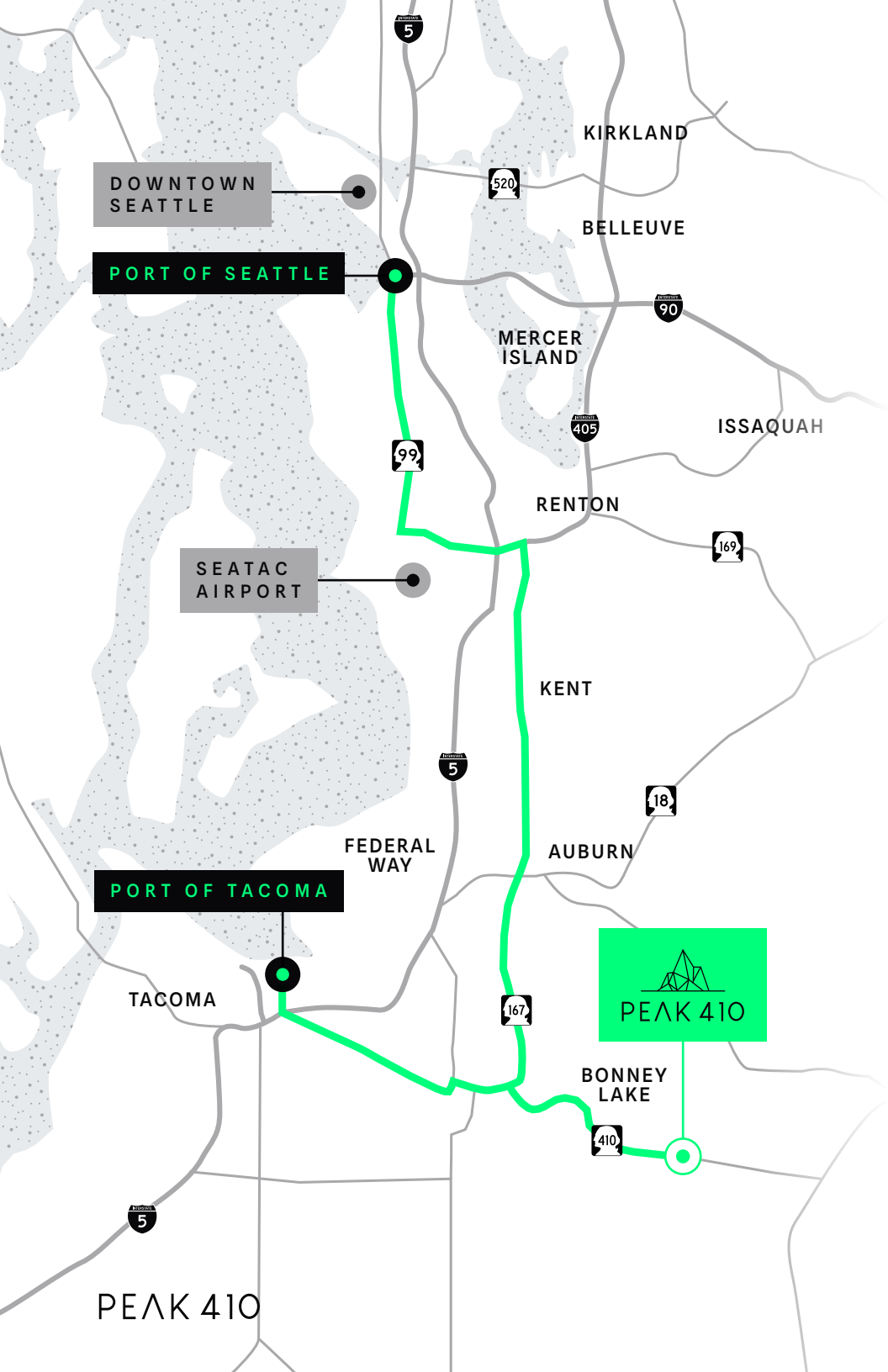
SITE WORK
COMPLETE

READY
FOR BTS



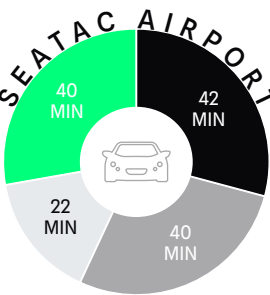
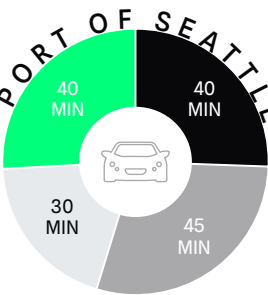
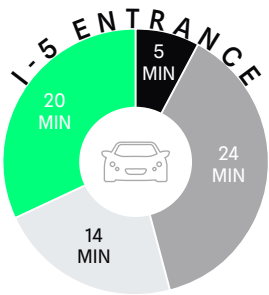
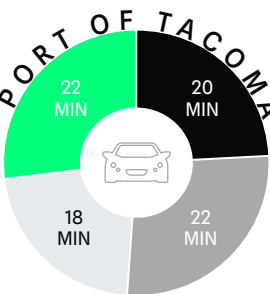
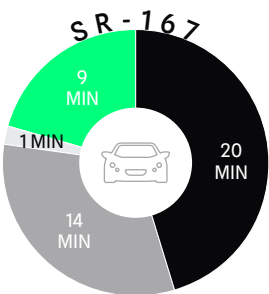
For Lease or For Sale

Total SF	66,284 SF
Available SF	66,284 SF
Mezzanine Office	±10,000 (BTS and adjustable)
Dimensions	±128-140' x 420.5'
Dock Doors	8
Drive-In Doors	4
Clear Height	32'
Office Area	10,000 (BTS and adjustable)
Truck Courts	190' shared
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	98 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±1,000 amps
Floors	6" reinforced slab
Roof	R34 and TPO membrane



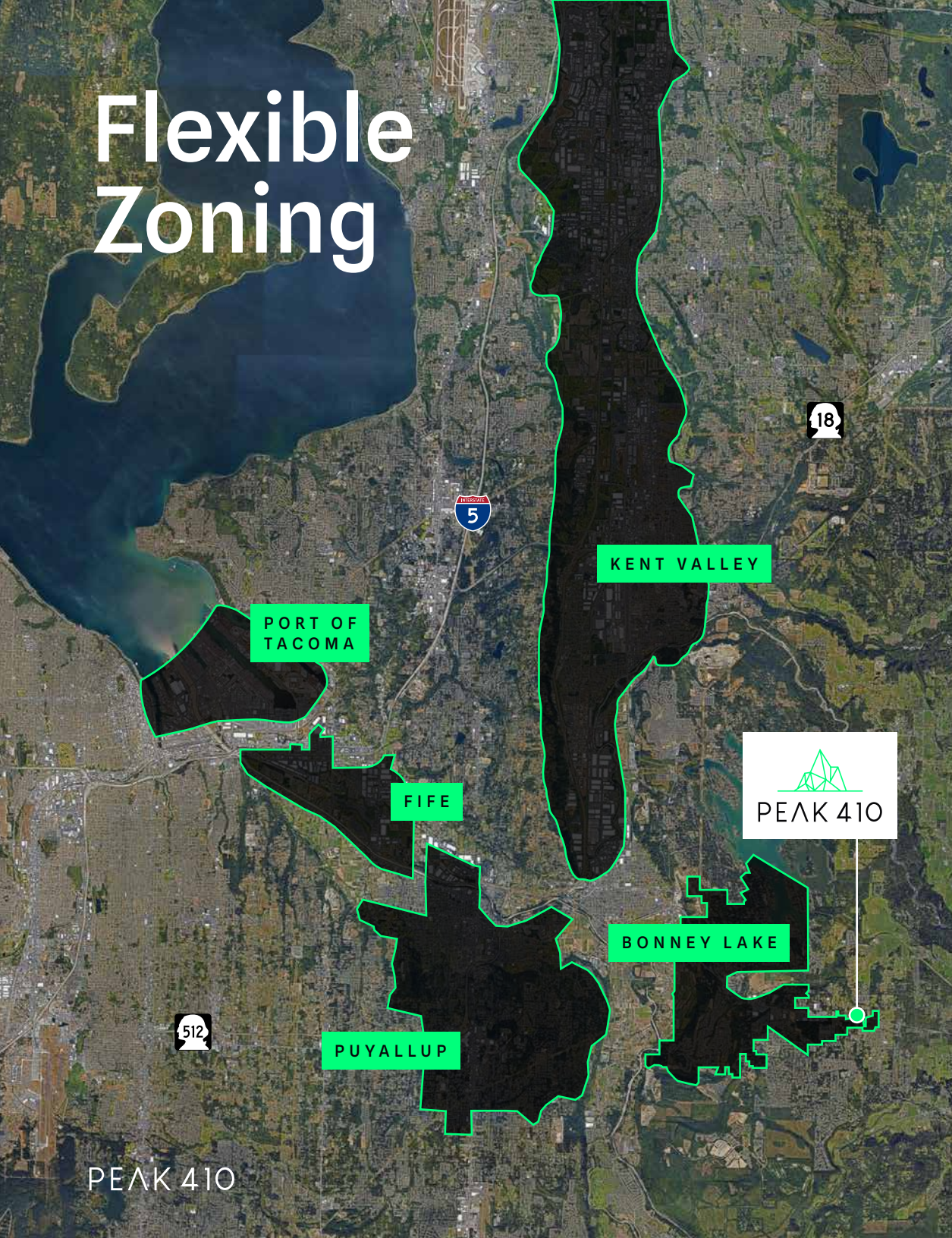
Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410 LAKEWOOD FREDERICKSON SUMNER

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

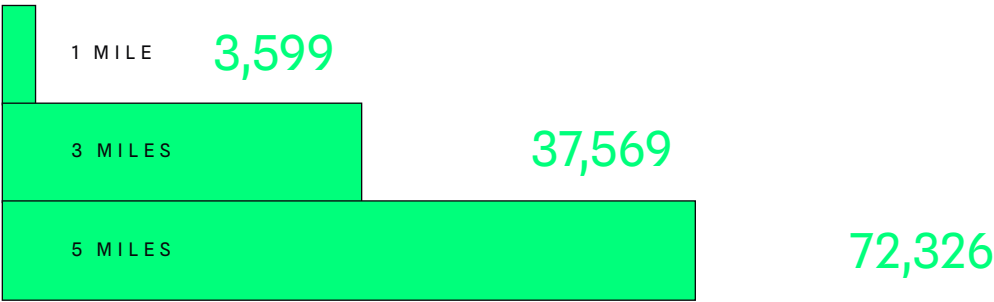
→ ZONING CODE

→ ZONING MAP

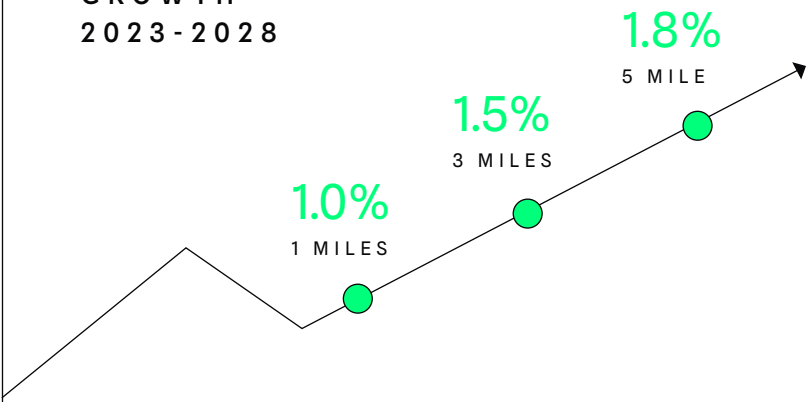
Labor Statistics

Data source: insert source here

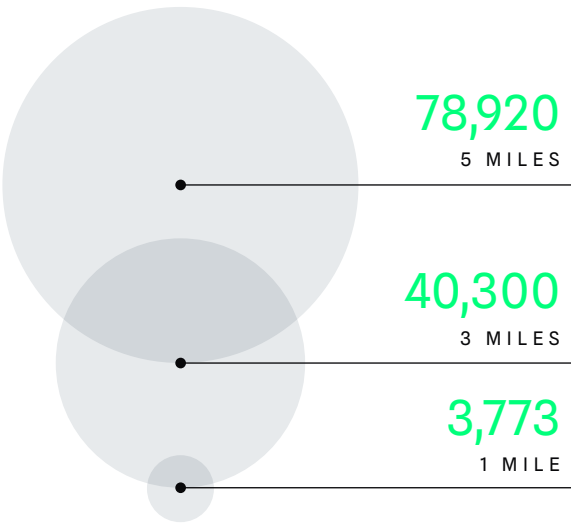
ESTIMATED POPULATION 2023



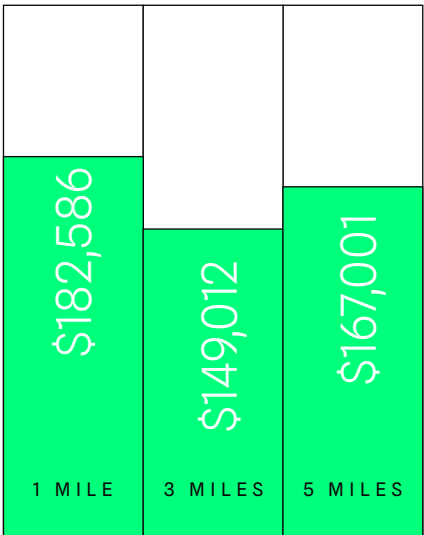
POPULATION GROWTH 2023 - 2028



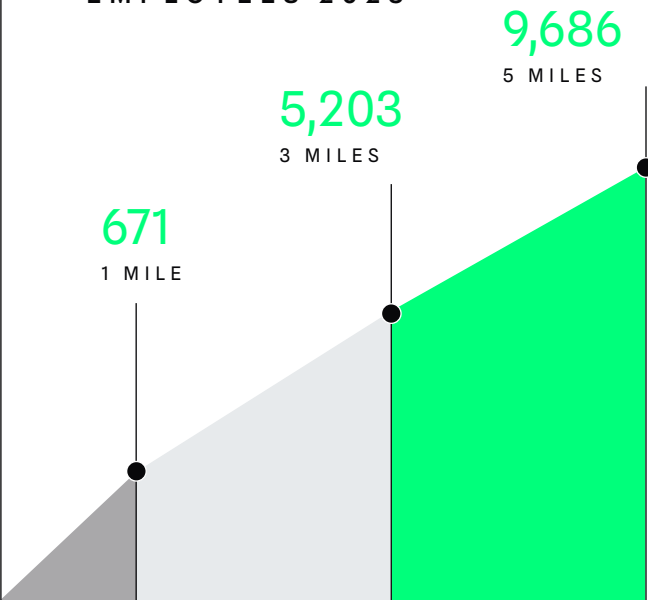
POPULATION FORECAST 2028

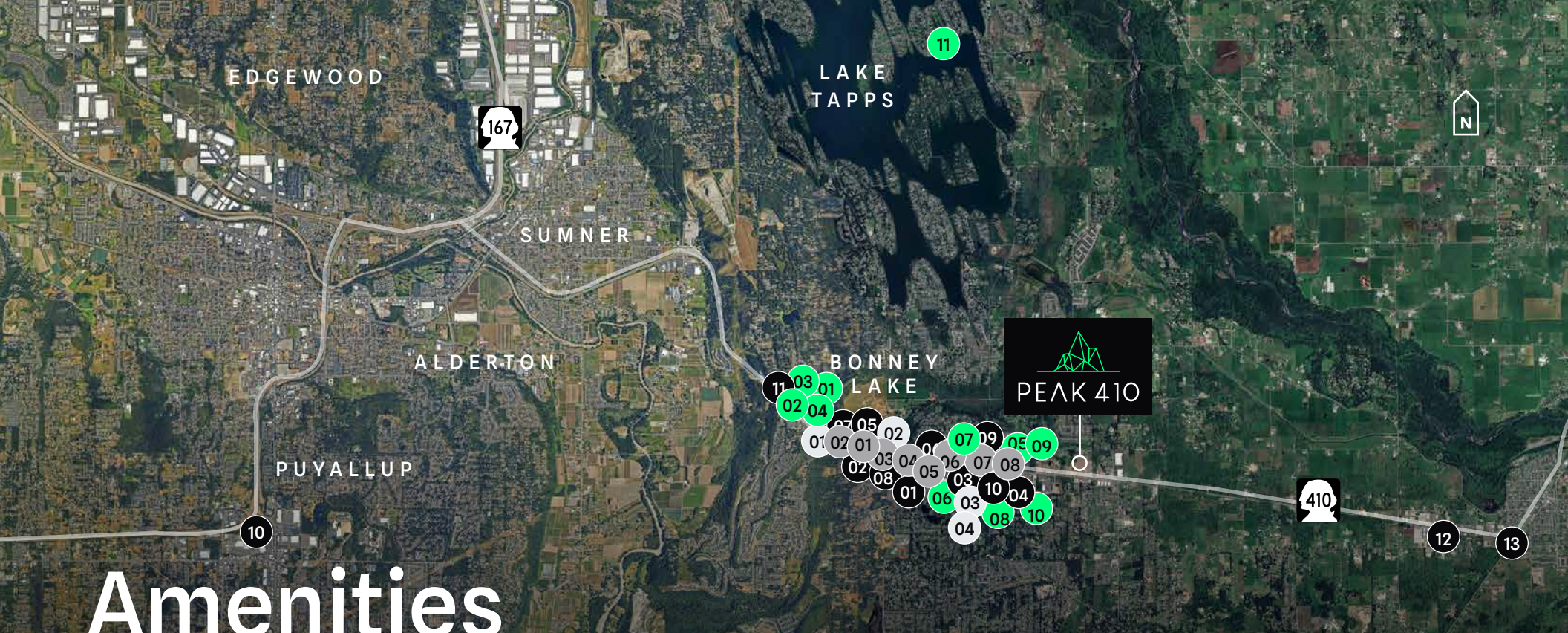


AVERAGE HOUSEHOLD INCOME 2023



ESTIMATED EMPLOYEES 2023





Amenities

RESTAURANTS

- 1 CJ's Deli & Catering
- 2 George's Bonney Lake Tavern
- 3 Red Robin Burgers & Brew
- 4 Applebee's Grill & Bar
- 5 Trapper's Sushi
- 6 MOD Pizza
- 7 Chick-Fil-A
- 8 Crockett's Public House
- 9 Hop n Drops
- 10 Hungry Dawg's Diner
- 11 Island Lodge by Al Lago

RETAIL

- 1 Costco
- 2 Walmart
- 3 Fred Meyer
- 4 Safeway
- 5 Target
- 6 Kohl's
- 7 Marshalls
- 8 Lowes
- 9 Home Depot
- 10 Ben Franklin Crafts
- 11 Grocery Outlet

- 12 Arrow Lumber
- 13 Blue Max Meats

BANKING

- 1 Bank of America
- 2 TAPCO
- 3 Key Bank
- 4 Umpqua
- 5 South Credit Union
- 6 Harborstone
- 7 Chase
- 8 BECU

HEALTH CARE

- 1 Franciscan Medical Clinic
- 2 MultiCare Bonney Lake Emergency
- 3 Woodcreek Pediatrics - Mary Bridge's Children's Hospital
- 4 Sound Family Medicine

Meet the neighbors.

PEAK 410

Sumner

Estimated Population	10,924
Estimated Employees	10,206
Average Household Income	\$112,571

Lake Tapps

Estimated Population	13,397
Estimated Employees	1,704
Average Household Income	\$222,621

Tehaleh

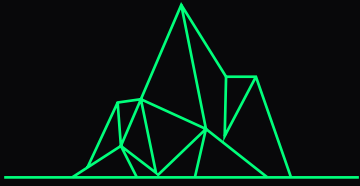
Estimated Population	7,439
Estimated Employees	427
Average Household Income	\$136,688

South Prairie

Estimated Population	282
Estimated Employees	28
Average Household Income	\$250,776

Buckley/Enumclaw

Estimated Population	17,388
Estimated Employees	7,740
Average Household Income	\$160,533



PEAK 410

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LEASING BY

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