PEAK 410

BUILDING 4 FOR LEASE OR SALE (CONDOS)

Under Construction 56,547 SF Class A Small Bay Industrial Space

9619 224TH AVE E, BONNEY LAKE, WA 98391

PEAK410.COM

BUILDING 4

Sale Price: $295/SF

Lease Price: $1.20/SF + NNN

Available Q4 2026

PEAK DESIGN | Kidder Mathews

Why Bonney Lake?

A smarter place to do business.

NO CITY B&O TAX

Bonney Lake does not impose a municipal Business & Occupation (B&O) tax, providing a meaningful financial advantage for businesses operating within the city.

DEVELOPMENT AGREEMENT IN PLACE

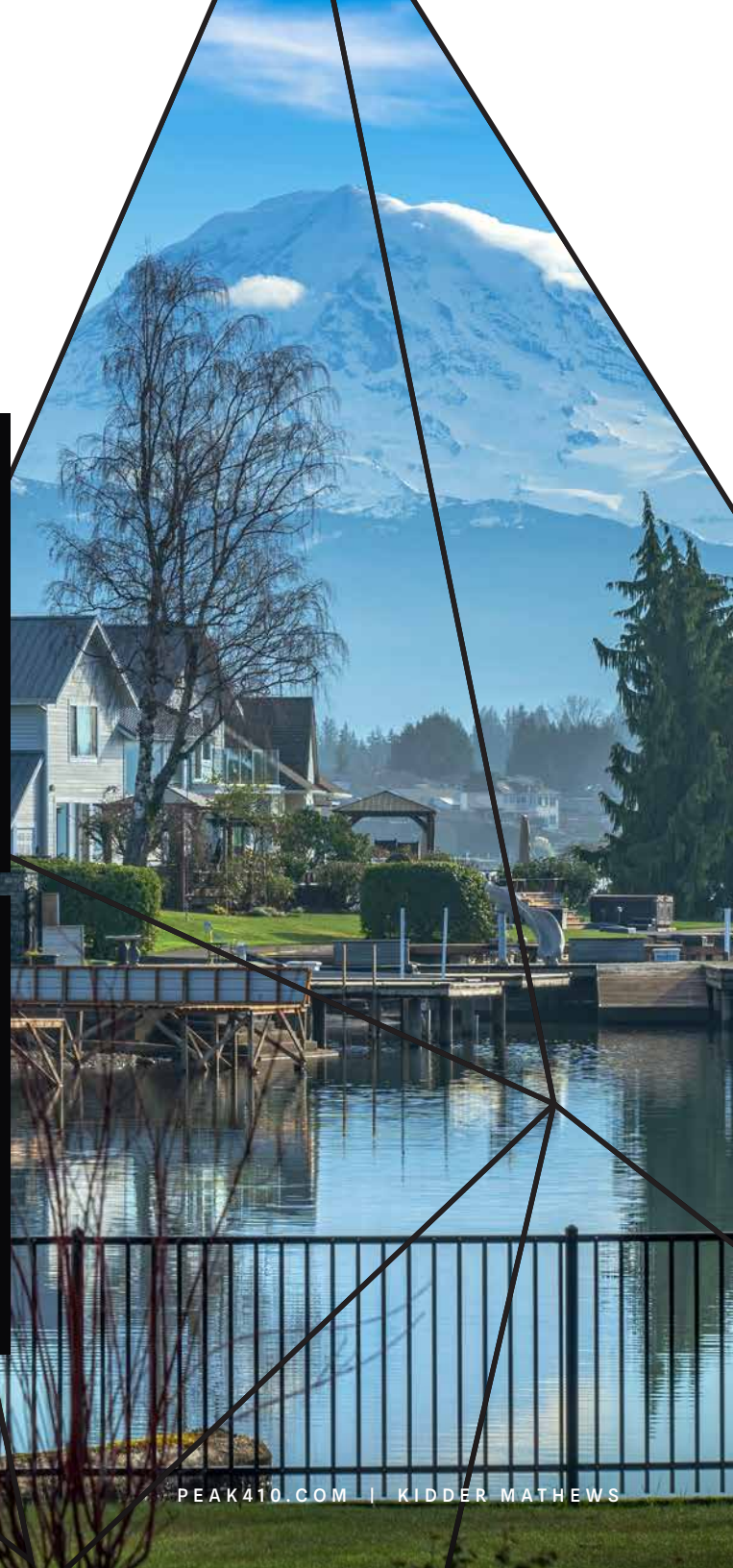
The property is part of an established development agreement, providing a defined framework for development and future growth.

EXPEDITED PERMITTING PROGRAM

Benefit from an expedited permit review process designed to help streamline approvals and accelerate project timelines.

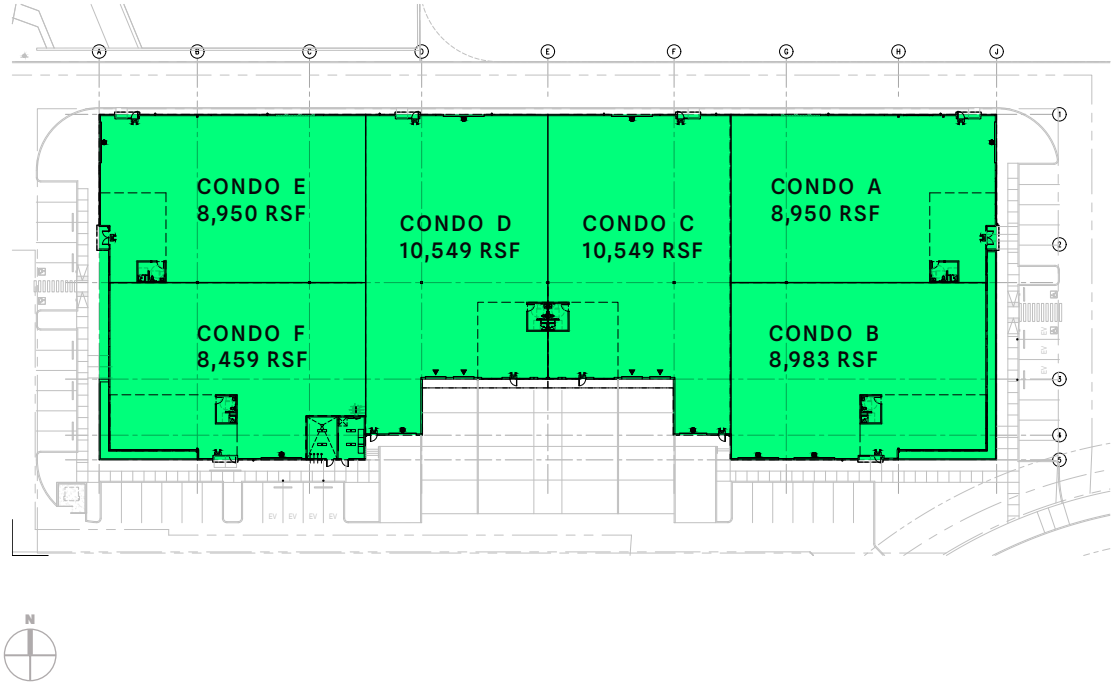
FLEXIBLE ZONING

Bonney Lake's Eastown Zoning is designed to promote light industrial and manufacturing uses.



Building 4

FULLY SEPA APPROVED	SITE WORK COMPLETE	UNDER CONSTRUCTION



- 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

For Lease or For Sale

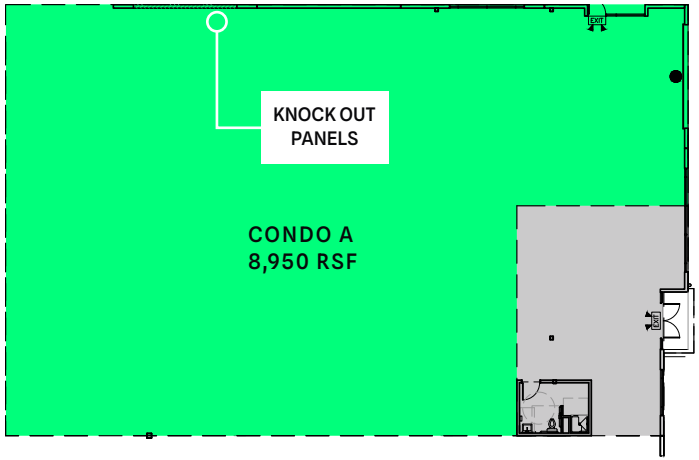
Total SF	56,547 SF
Condos	6 available options for lease or sale
Opt. Mezzanine SF	6,059 SF
Dimensions	400′ x 118′
Dock Doors	4
Drive-In Doors	9
Clear Height	24′
Office Area	BTS
Truck Courts	130′ min
Column Spacing	50′ x 60′
Fire Protection	ESFR
Parking	44 stalls
EV Charging	7 stalls
Lighting	Motion sensor LED
Electric	±800 amps
Floors	6″ reinforced slab
Roof	R34 and TPO membrane

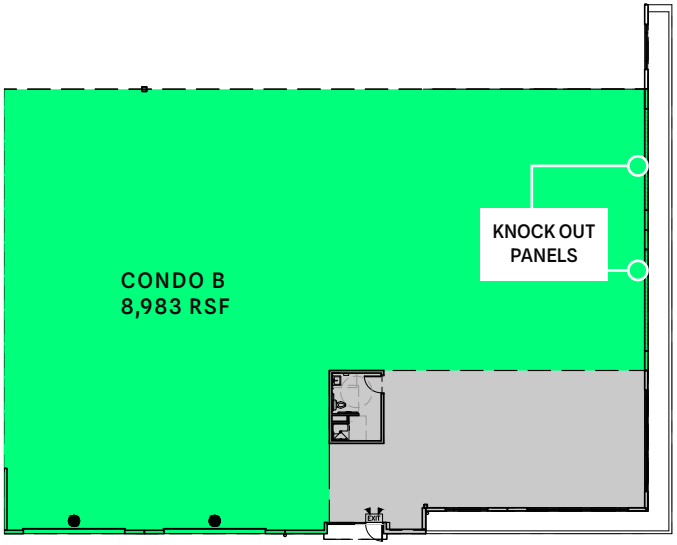
Condos A & B

LEGEND

- Office
- Warehouse
- Dock Doors
- Drive-in Doors

N





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

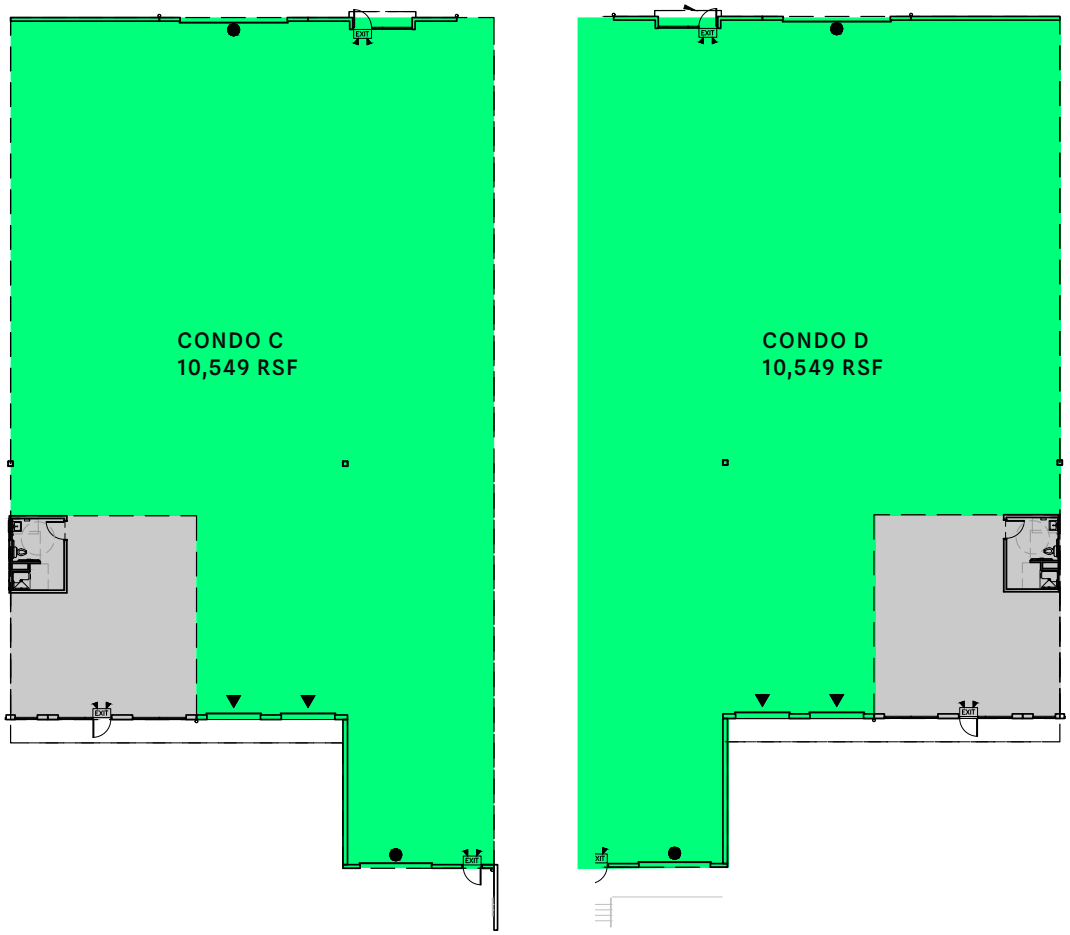
Condo B

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

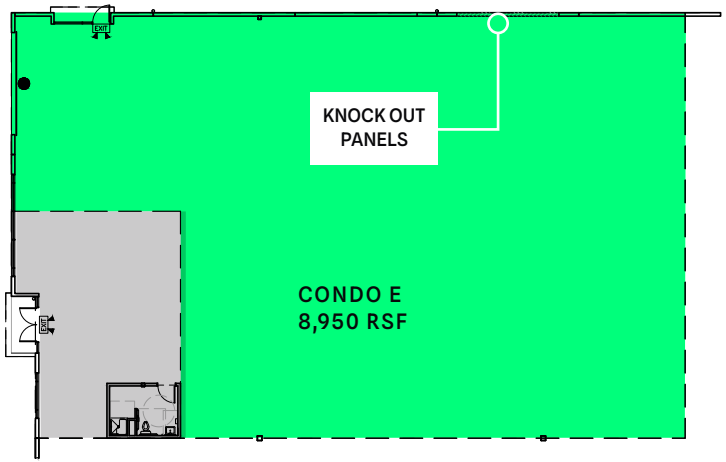
Total SF	10,549 SF
Warehouse	9,382 SF
BTS Office SF	1,070 SF
Pro Rata	97.0 SF
Grade-Level	2
Dock-High	2

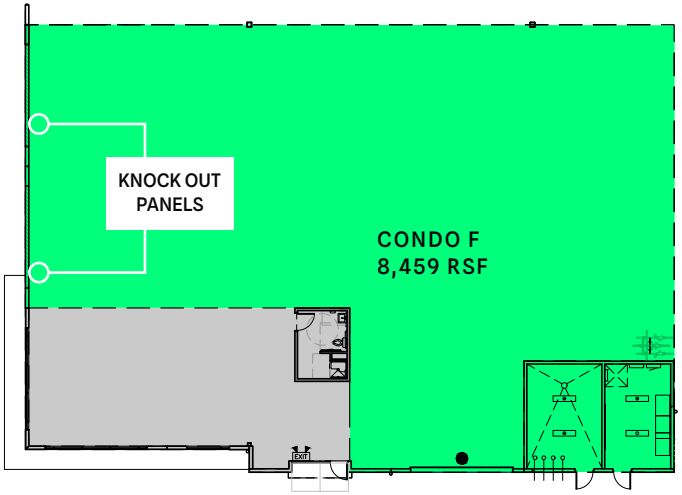
Condos E & F

LEGEND

- Office
- Warehouse
- Dock Doors
- Drive-in Doors

N





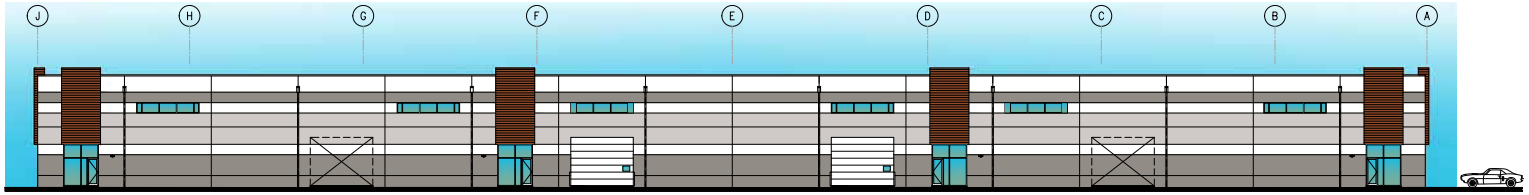
Condo E

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

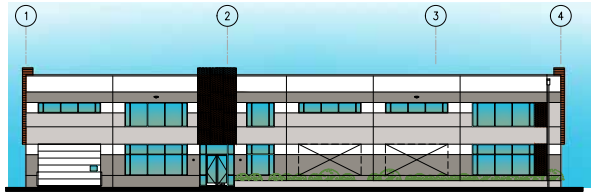
Condo F

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



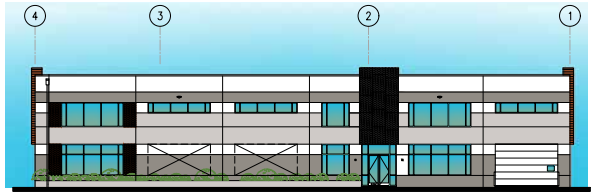
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



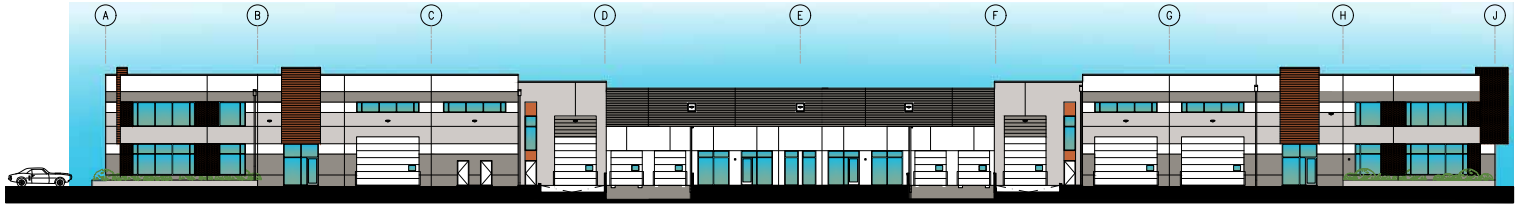
4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT / COLOR LEGEND

- PAINT: SW 7551 GREEK VILLA
- METAL: AEP SPAN COOL PARCHMENT
- PAINT: SW 6148 WOOL SKEIN
- 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



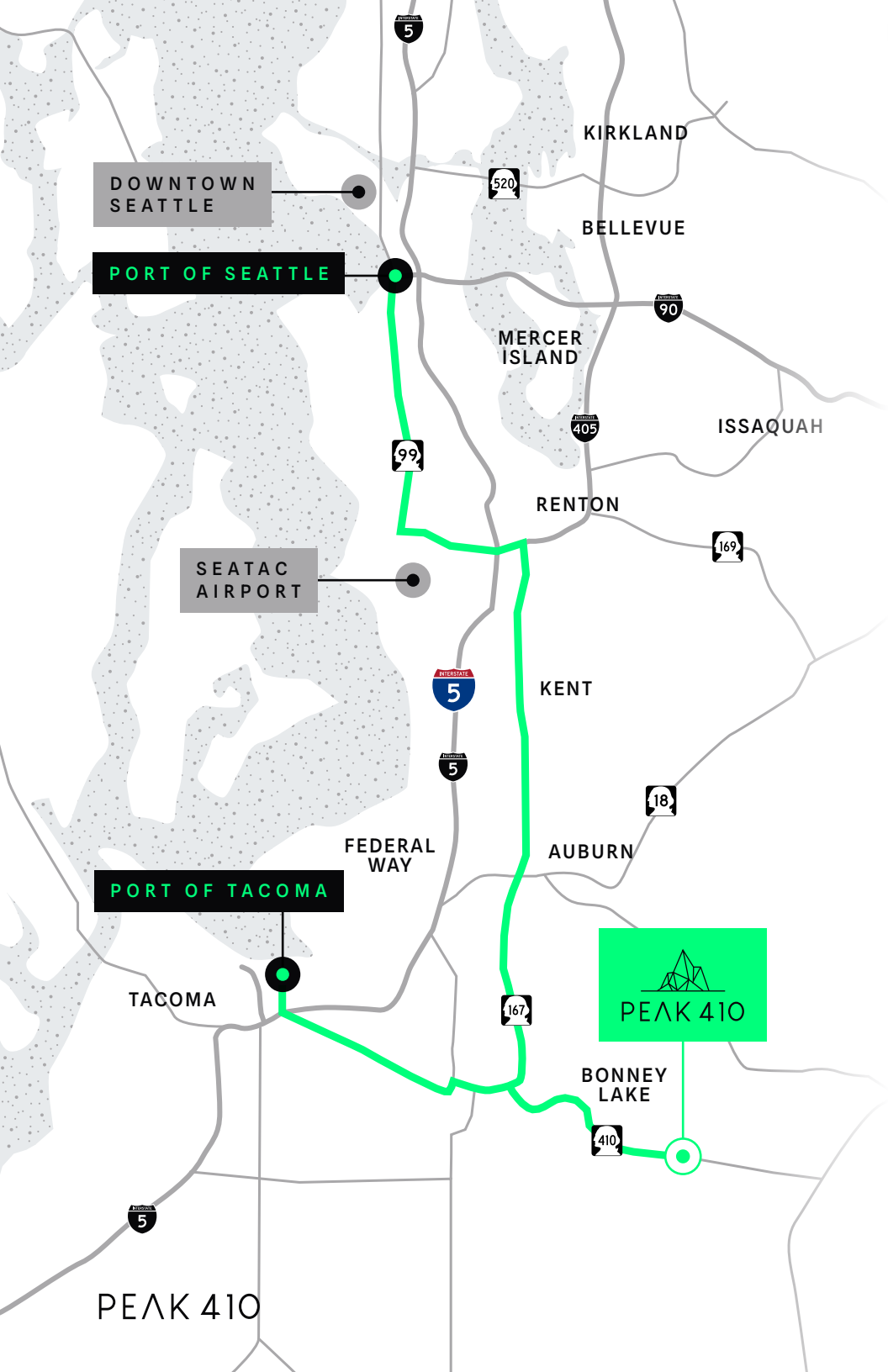
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Peak 410 Park Configuration

230,792	133,701	165,055	56,547	134,362	66,284
BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	BUILDING 4 SF	BUILDING 5 SF	BUILDING 6 SF



Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.

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.

PEAK 410

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