

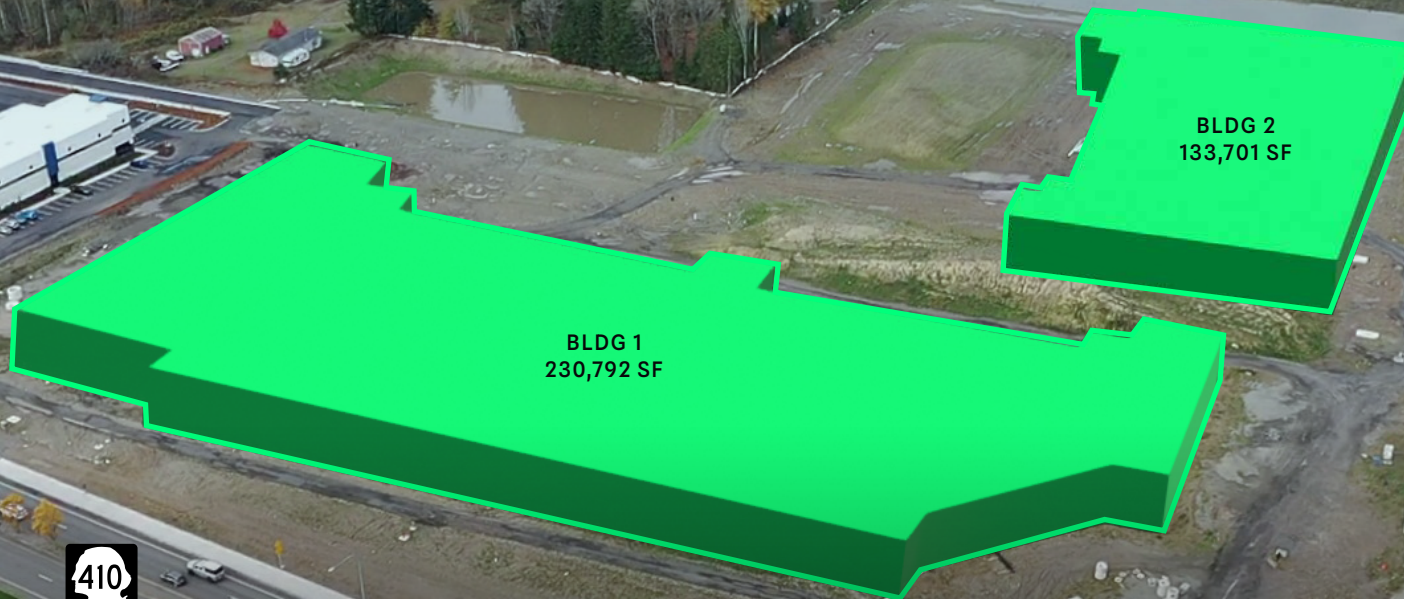
# PEAK 410

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

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



# 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.

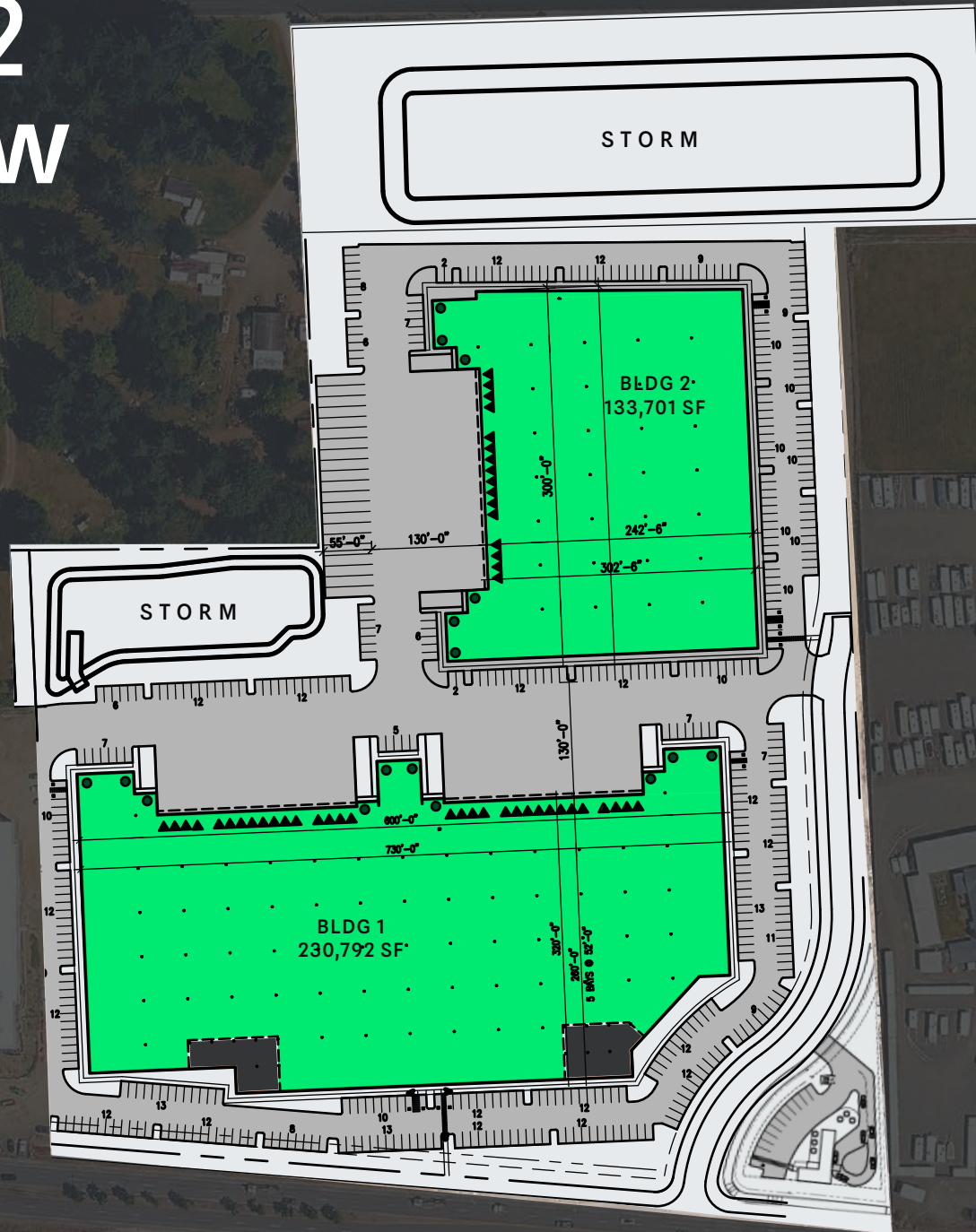


## FLEXIBLE ZONING

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

# 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 |

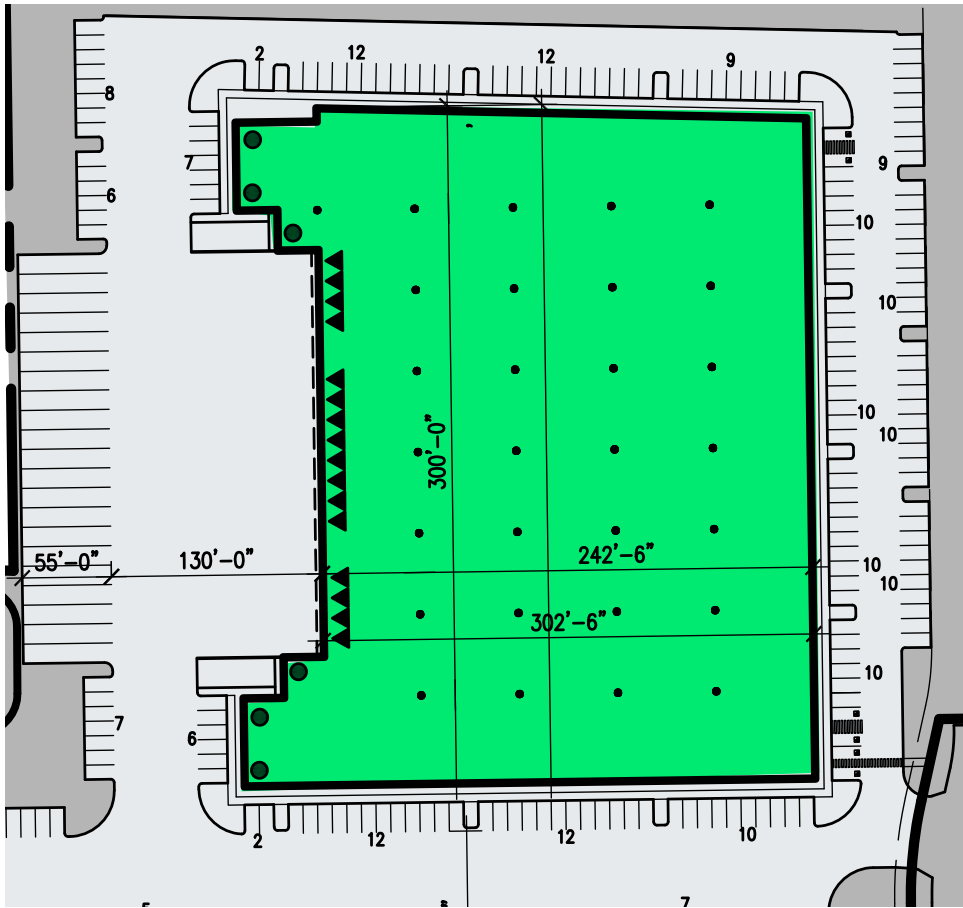
# Building 2

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



## 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

BLDG 2

BLDG 1

BLDG 5

BLDG 3

BLDG 4

BLDG 6

SOLD



EAST PIERCE  
FIRE & RESCUE



CASCADE PIZZA CO.



GOOD ROOTS



PEAK PADDLE &  
RACKET CLUB



STARLIT  
QUILTS



## FENNEL CREEK PHASE II

87,458 SF Building  
Available 11/2026

230,792

BUILDING 1 SF

133,701

BUILDING 2 SF

165,055

BUILDING 3 SF

56,547

BUILDING 4 SF

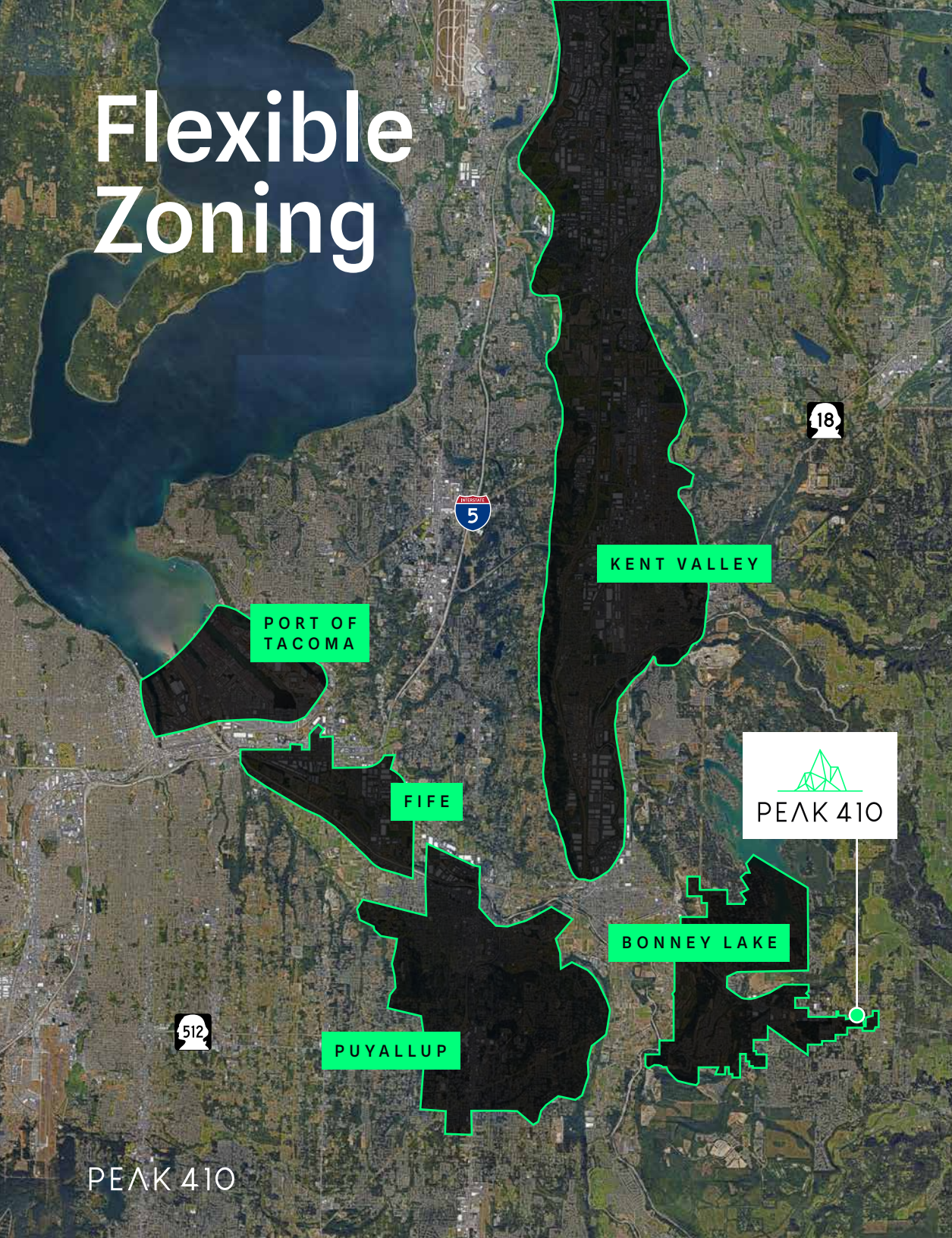
134,362

BUILDING 5 SF

66,284

BUILDING 6 SF

# Flexible Zoning

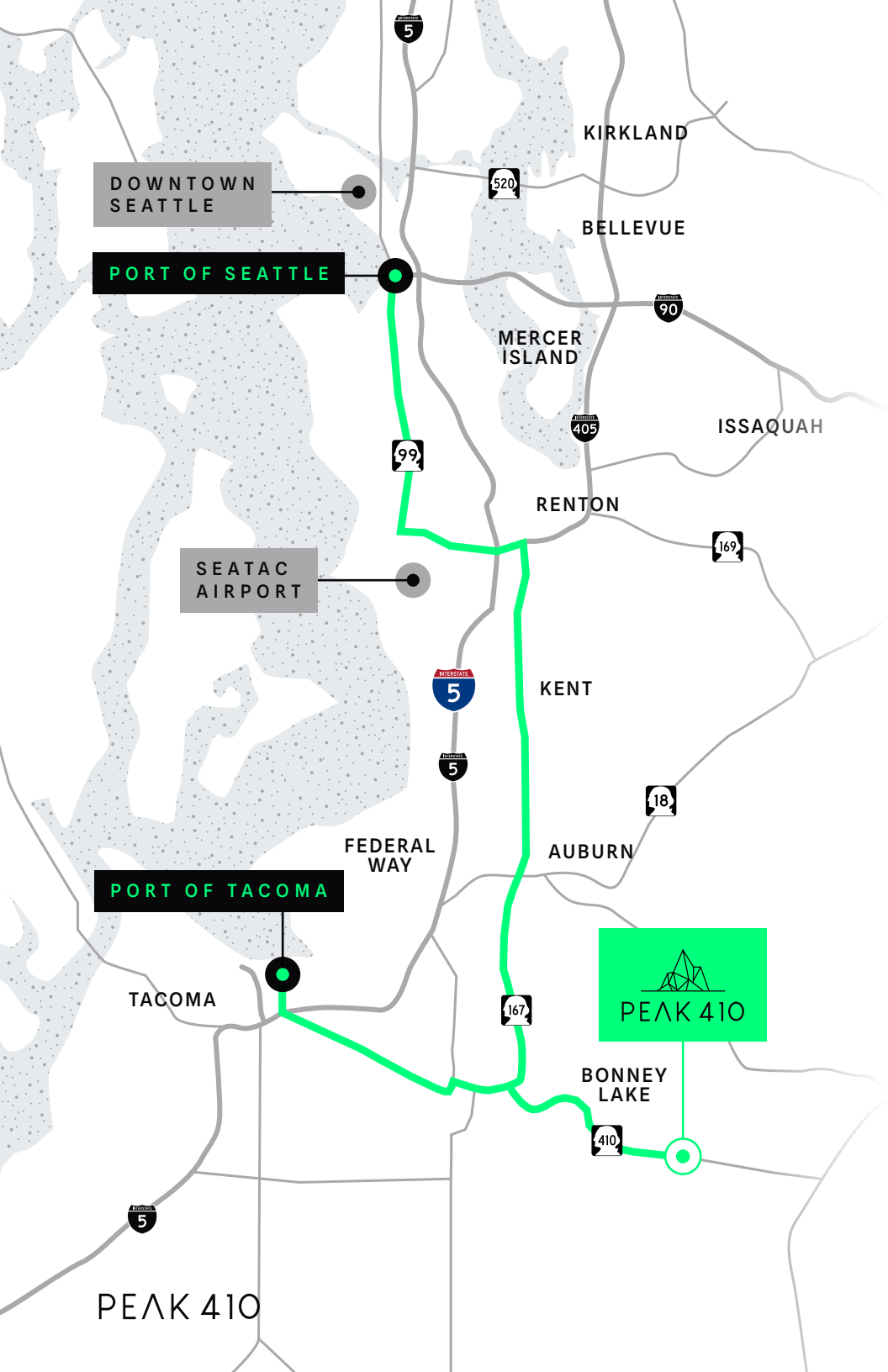


Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- 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

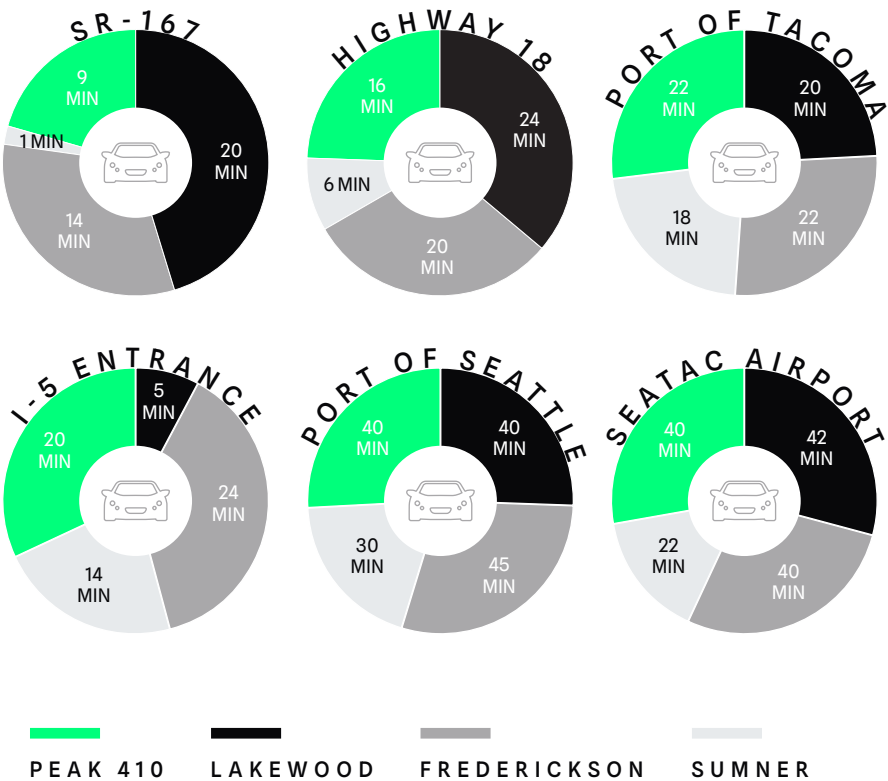
→ ZONING CODE

→ ZONING MAP



# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



# 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 |

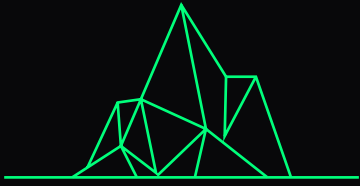
## Workforce Growth

|                                                            |        |
|------------------------------------------------------------|--------|
| 2020 - 2025 Workforce Growth                               | 9%     |
| 2020 - 2025 Projected Growth                               | 5%     |
| Total Workers Reside in Bonney Lake Zip Code               | 32,867 |
| Total Workers Reside in<br>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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## LEASING BY

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