Kidder Mathews

22015 STATE ROUTE 410 E

BONNEY LAKE, WA 98391

FOR LEASE OR FOR SALE

3.67-Acre Entitled Industrial Development Site

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$2,400,000
PRICE

$15.00
PRICE PLSF

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.

Property Overview

- 3.67-acres (158,994 SF)
- Fully SEPA approved and ready for building permit submittal
- Immediate 410 East/West access
- Utilities stubbed in
- Fully utilize all SF with access to fully built offsite retention pond covered by Peak 410 CC&Rs
- Build-to-suit lease available
- Eastown Zoning →| ZONING CODE →| ZONING MAP

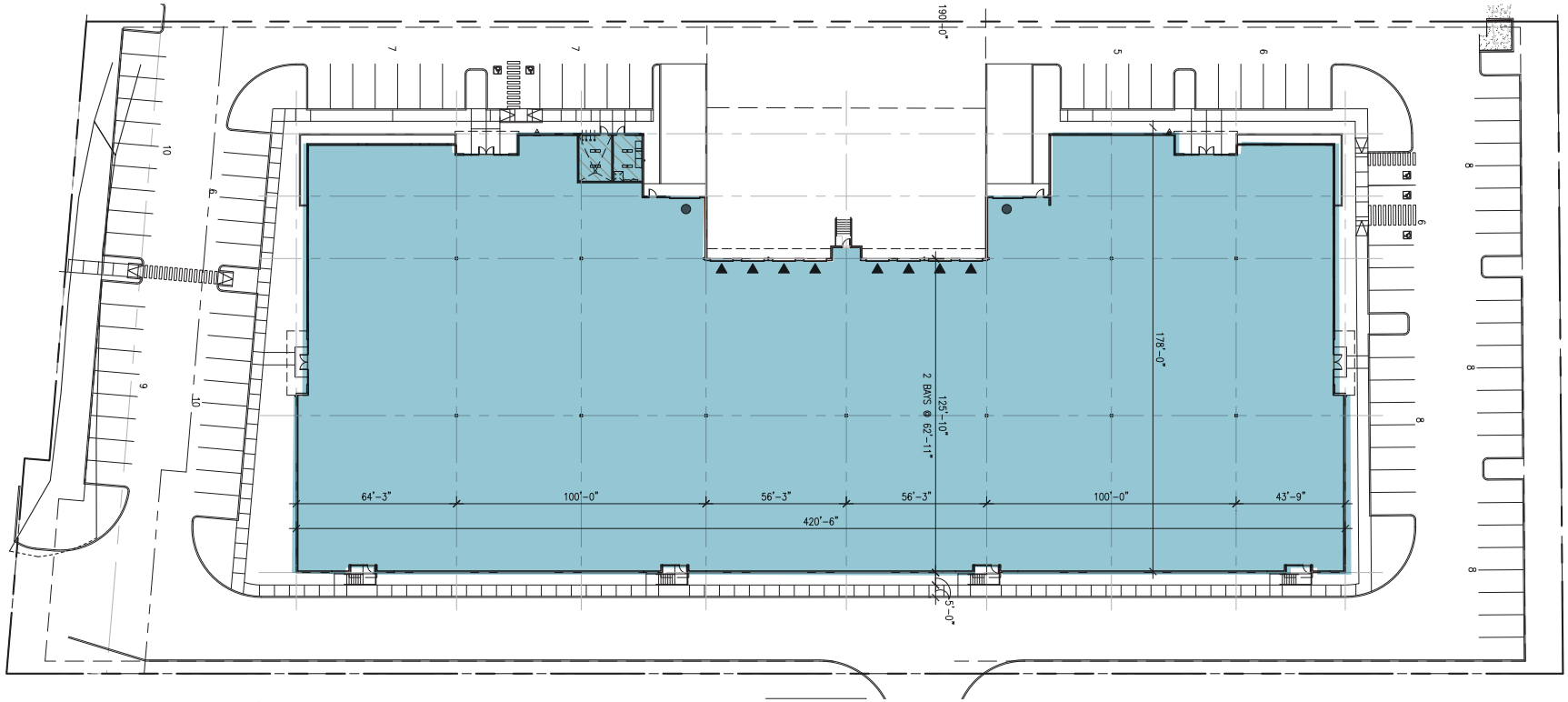
3.67
ACRES

$15.00
PRICE PLSF

66,284
BUILDING SF

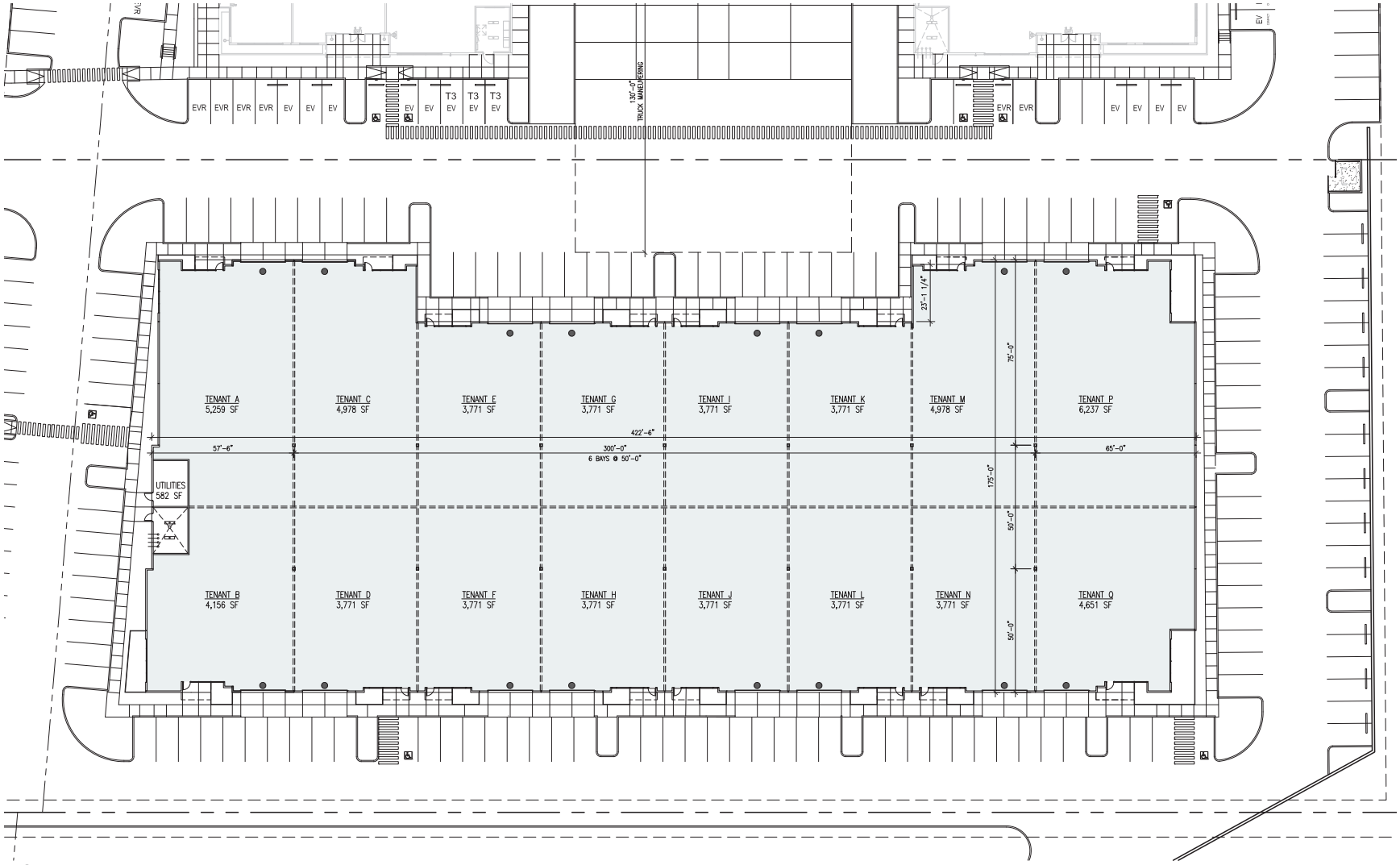
CALL
BROKERS / LEASE RATE

OPTION 1: 66,802 SF INDUSTRIAL BUILDING



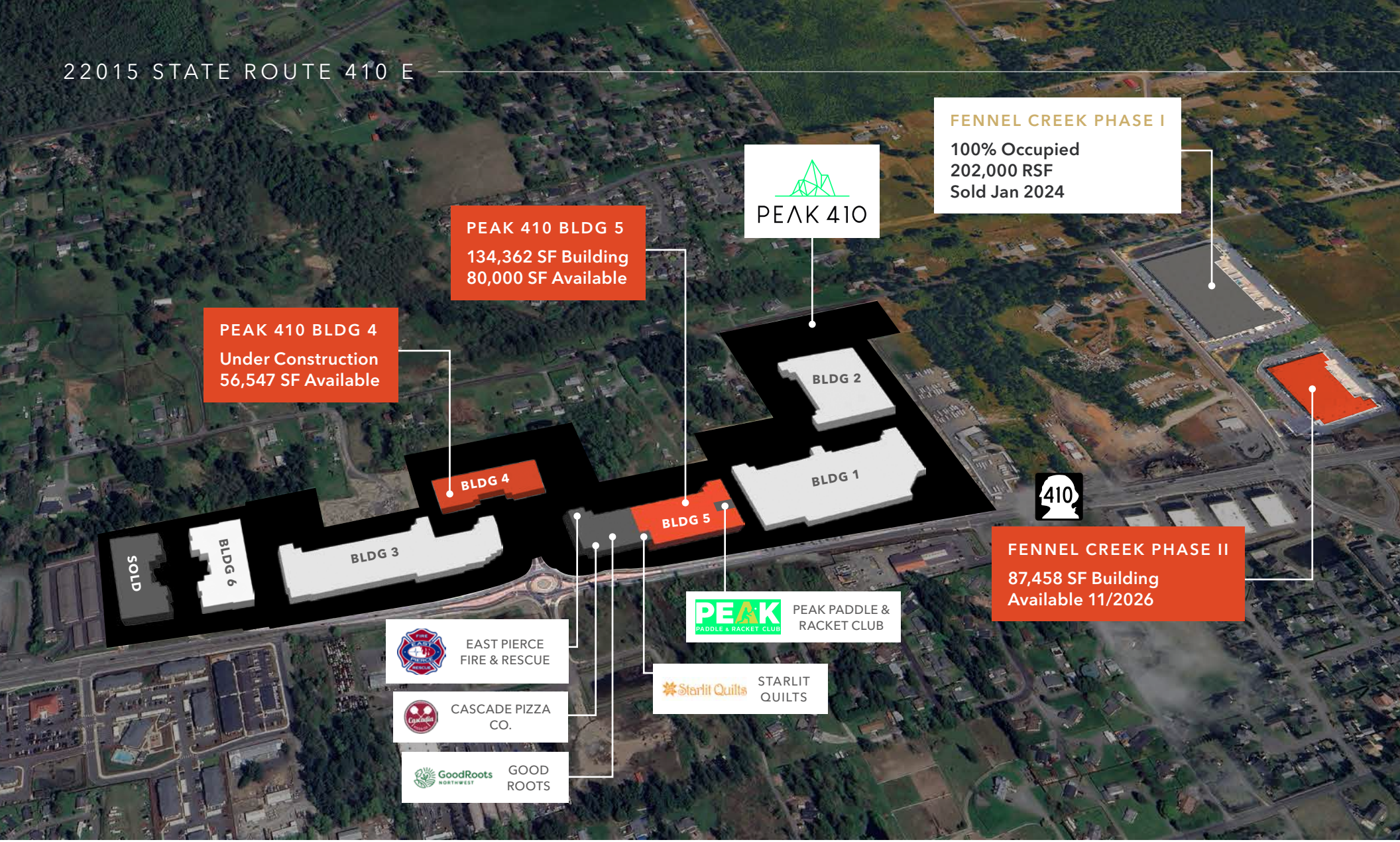
Grade level loading Dock-high loading

OPTION 2: 67,624 SF MULTI-TENANT BUILDING



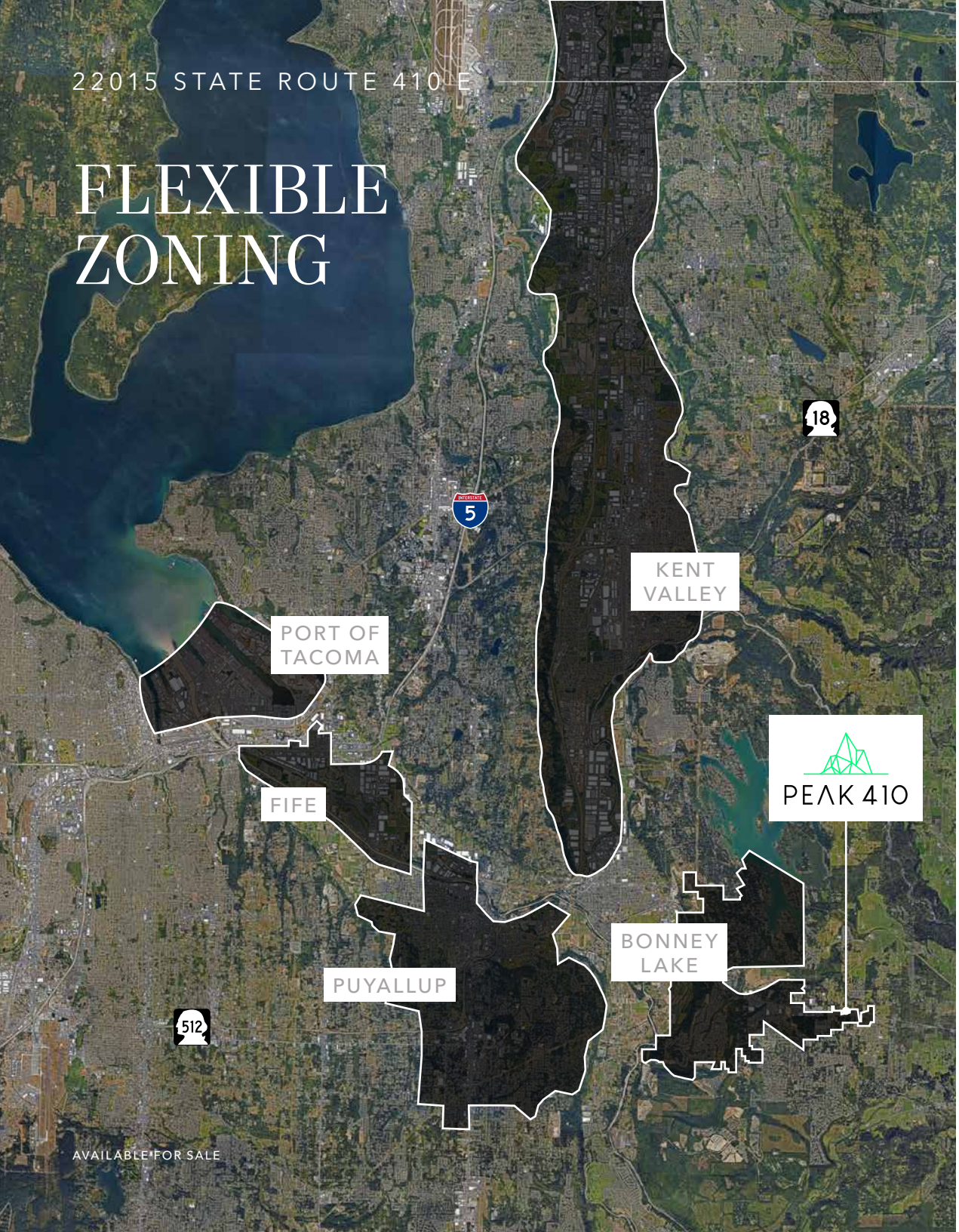
Dock-high loading

22015 STATE ROUTE 410 E



230,732	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

FLEXIBLE ZONING

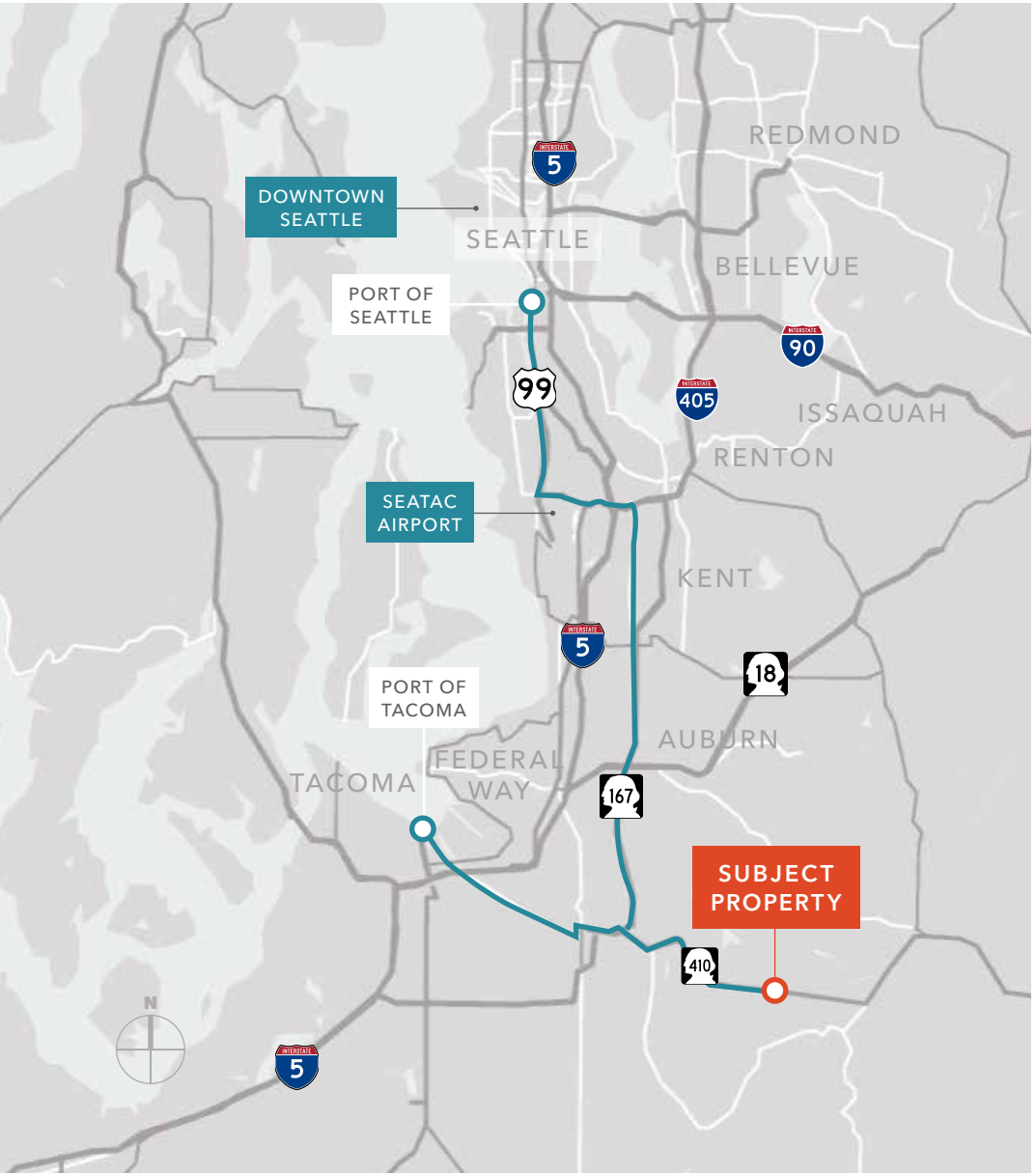


Flexible East Town zoning allows for a multitude of industrial uses including but not limited to the following:

- 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

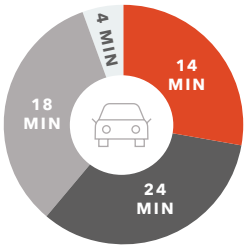
→ ZONING MAP



PERFECTLY CONNECTED

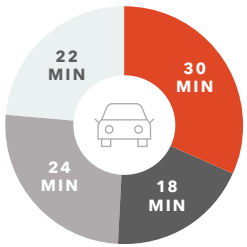
Fennel Creek Phase II easily accesses major freeways and interstate highways.

SR-167

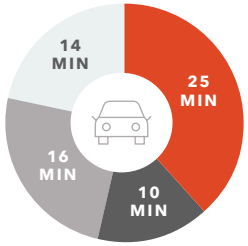


Highway 18

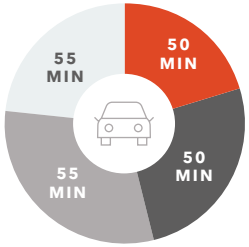
Port of Tacoma



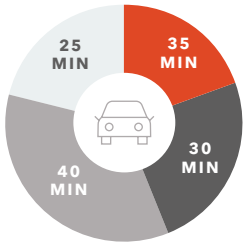
I-5 Entrance



Port of Seattle



Seatac Airport



FENNEL CREEK | LAKEWOOD | FREDERICKSON | SUMNER

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.