

FOR SALE OR LEASE

FENNEL CREEK PHASE II

9817 233RD AVE E, STE A, BONNEY LAKE, WA 98391

87,458 SF Building Available 11/2026

\$0.75/SF PROMO PRICING FOR LEASES SIGNED BY END OF 2026

PRICING

\$15,995,000 (\$182.89)

\$0.75 Shell/\$1.50 Office Add-on/\$0.32 NNN

\$73,177.50 Monthly Base Rent

\$27,986.56 Monthly NNN

\$101,164.06 Total Monthly Rent



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.



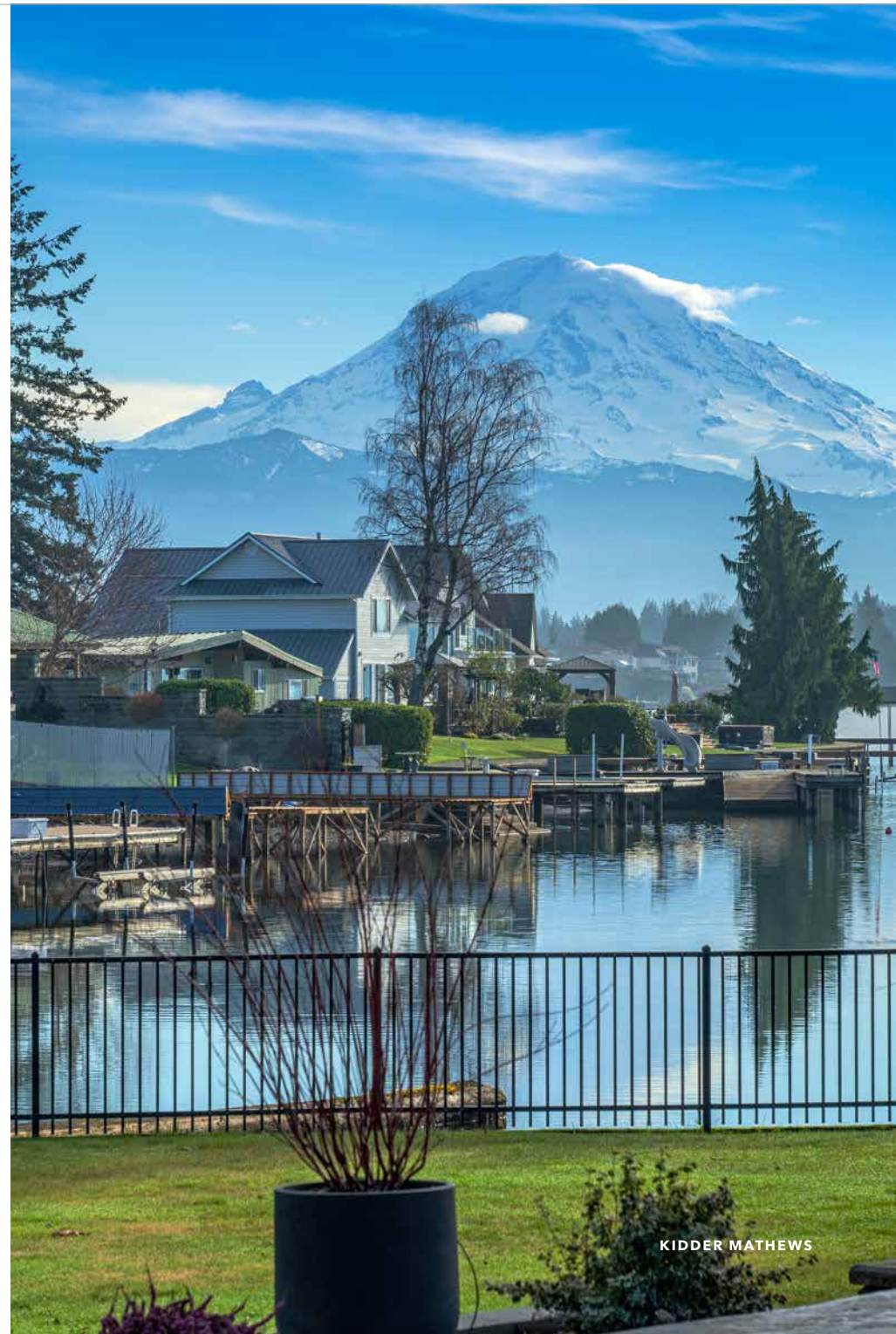
Expedited Permitting Program

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



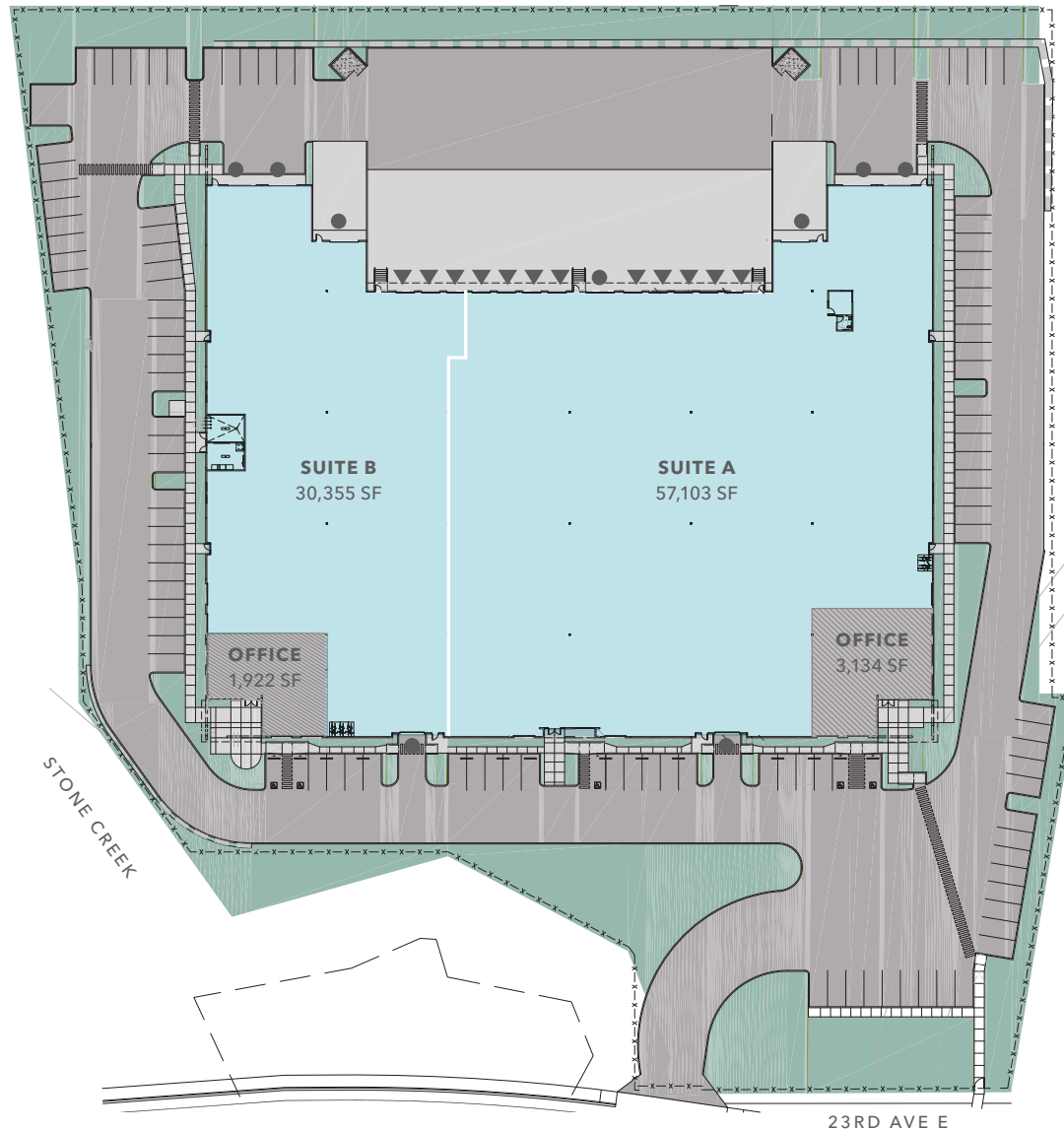
Flexible Zoning

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



FENNEL CREEK II

● Grade level loading ▼ Dock-high loading



AVAILABLE	11/1/2026
TOTAL BUILDING SF	87,458 SF
OFFICE SF	5,056 SF
YEAR BUILT	2020
LOADING	12 Dock High, 9 Grade-Level
CLEAR HEIGHT	30'
POWER	480V / 3-Phase / 1,200 Amps
	Suite A Panel: 200A, 480V, 3PH
	Suite A Mfg. Service: 800A, 480V, 3PH
SPRINKLERS	Suite B Panel: 200A, 480V, 3PH
	ESFR
	TPO Panelized Roof Structure
ROOF	Fully Fenced and Secured with Camera Entry Call-Box
SECURITY	127 Car Parks for Entire Building, Includes EV Charging Stations
PARKING	Fully heated space
CONDITION	City of Bonney Lake (E) Easttown
ZONING	VIEW ZONING MAP VIEW ZONING TABLE
TIF	MANUFACTURING TIF PAID
LEASE RATES	\$0.75/SF Shell Promo Rate*
	\$1.50/SF Office Add-on
	\$0.32 NNN
SALE PRICE	\$15,995,000 (\$182.89)

* Promo Rate for leases signed by end of 2026.
Contact Brokers for details.

→ [VIEW PHOTOS](#)

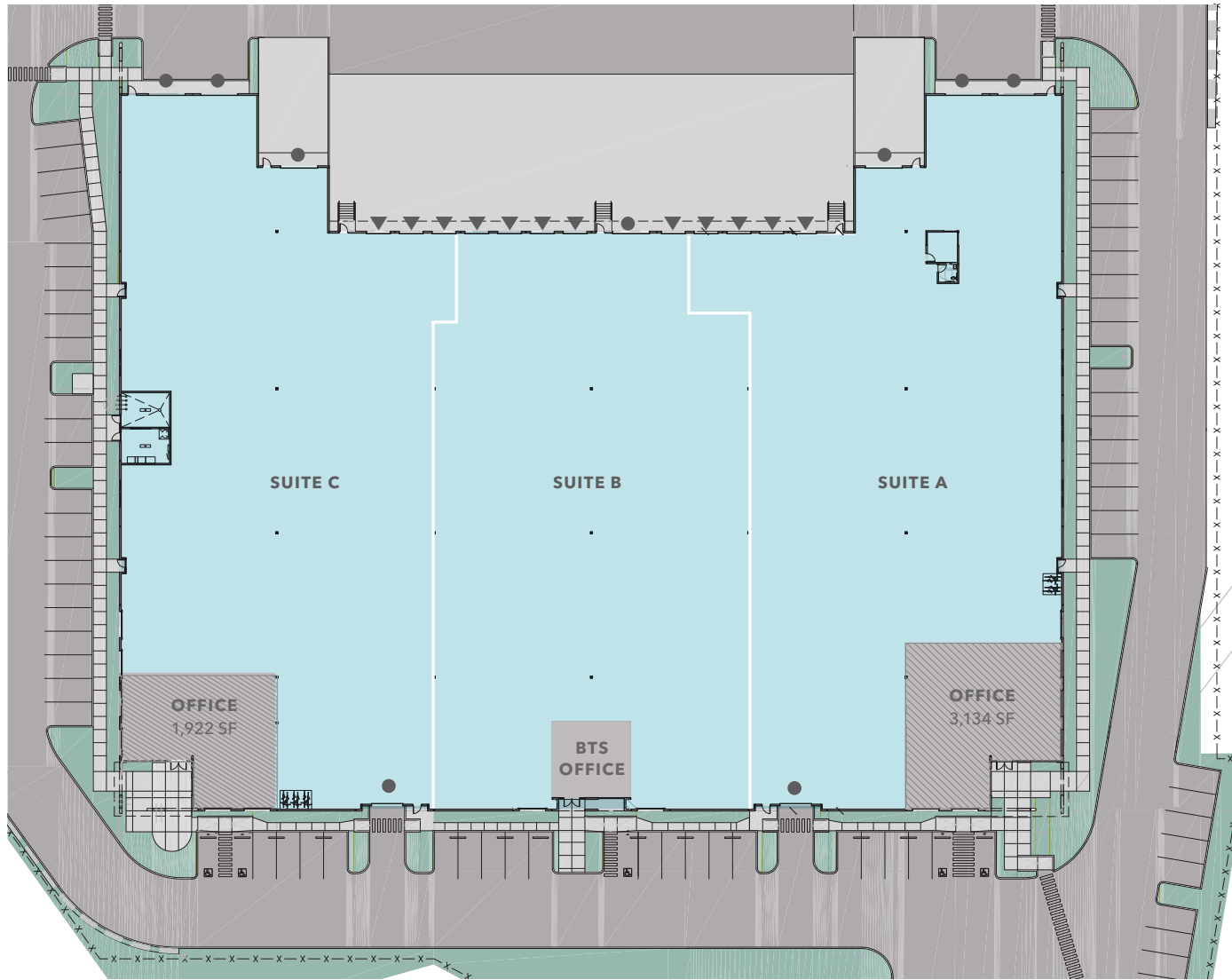
→ [VIEW VIDEO](#)

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

DEMISING OPTIONS

● Grade level loading ▼ Dock-high loading



SUITE A

±31,000 Shell SF

3,134 SF Office

4 dock-high doors

4 grade-level doors

2 edge-of-dock levelers

SUITE B

±26,103 SF

BTS office

5 dock-high doors

1 grade-level door

2 edge-of-dock levelers

SUITE C

±30,355 SF

3 dock-high doors

4 grade-level doors

1,922 SF Office

SUITE A+ B

57,103 SF

3134 SF Office

9 dock-high doors

5 grade-level doors

4 edge-of-dock levelers

Fennel Creek II offers a rare opportunity to lease 87,458 square feet of Class-A industrial space in one of Pierce County's most desirable and supply-constrained submarkets, located directly off Highway 410 in Bonney Lake.

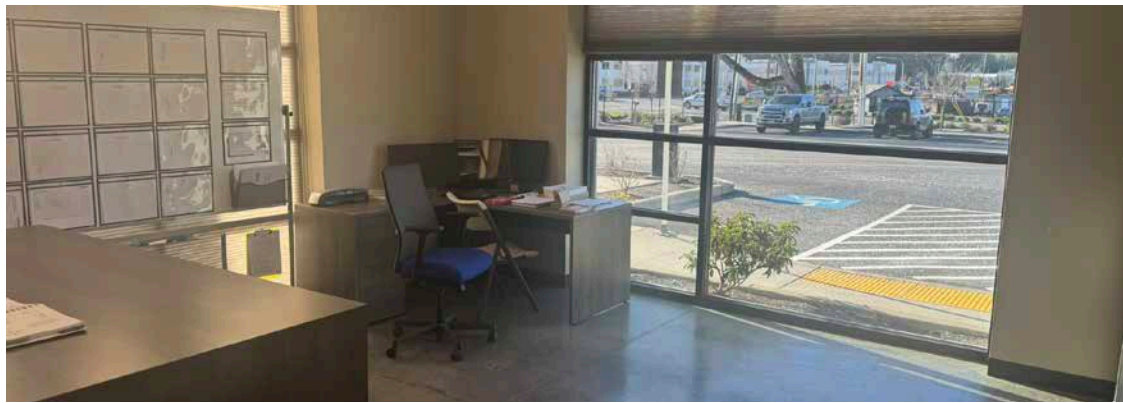
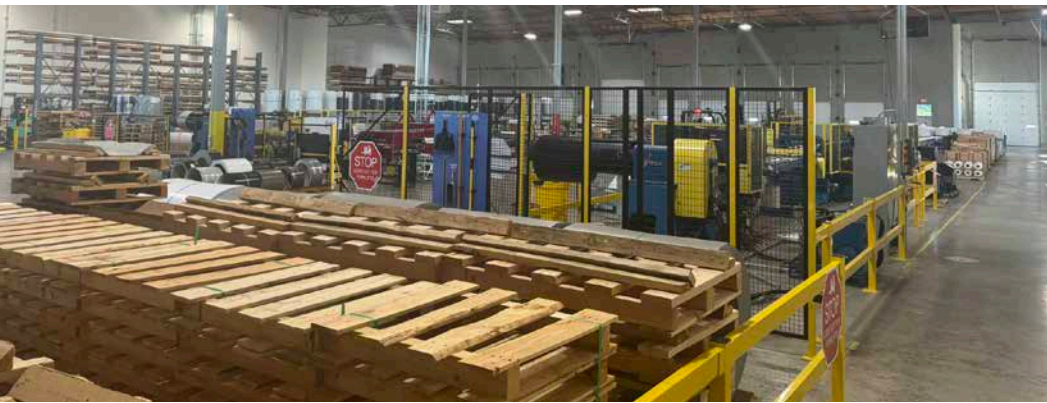
The building features 30-foot clear heights, 12 dock-high doors, 9 grade-level doors, and 5,056 square feet of Class-A office space with views of Mount Rainier – delivering a best-in-class functional layout for distribution, manufacturing, or logistics operations.

Built in 2020 with quality concrete construction, ESFR sprinklers, 1,200 amps of power, and a fully fenced and secured site, the building was designed to meet the demands of today's most sophisticated industrial users.

Fennel Creek Industrial Park provides exceptional regional connectivity with convenient access to SR-167, Highway 18, the Port of Tacoma, and Seattle-Tacoma International Airport – all at a compelling cost advantage compared to the core Tacoma and Kent Valley submarkets.



FENNEL CREEK II



FENNEL CREEK II

FENNEL CREEK PHASE I

100% Occupied
202,000 RSF
Sold Jan 2024



PEAK 410 BLDG 5
134,362 SF Building
80,000 SF Available

PEAK 410 BLDG 4
Under Construction
56,547 SF Available



FENNEL CREEK PHASE II

87,458 SF Building
Available 11/2026

SOLD

BLDG 6

BLDG 3

BLDG 4

BLDG 5

BLDG 2

BLDG 1



EAST PIERCE
FIRE & RESCUE



CASCADE PIZZA
CO.



GOOD
ROOTS



PEAK PADDLE &
RACKET CLUB



STARLIT
QUILTS

230,732

BUILDING 1 SF

133,701

BUILDING 2 SF

165,055

BUILDING 3 SF

56,547

BUILDING 4 SF

134,362

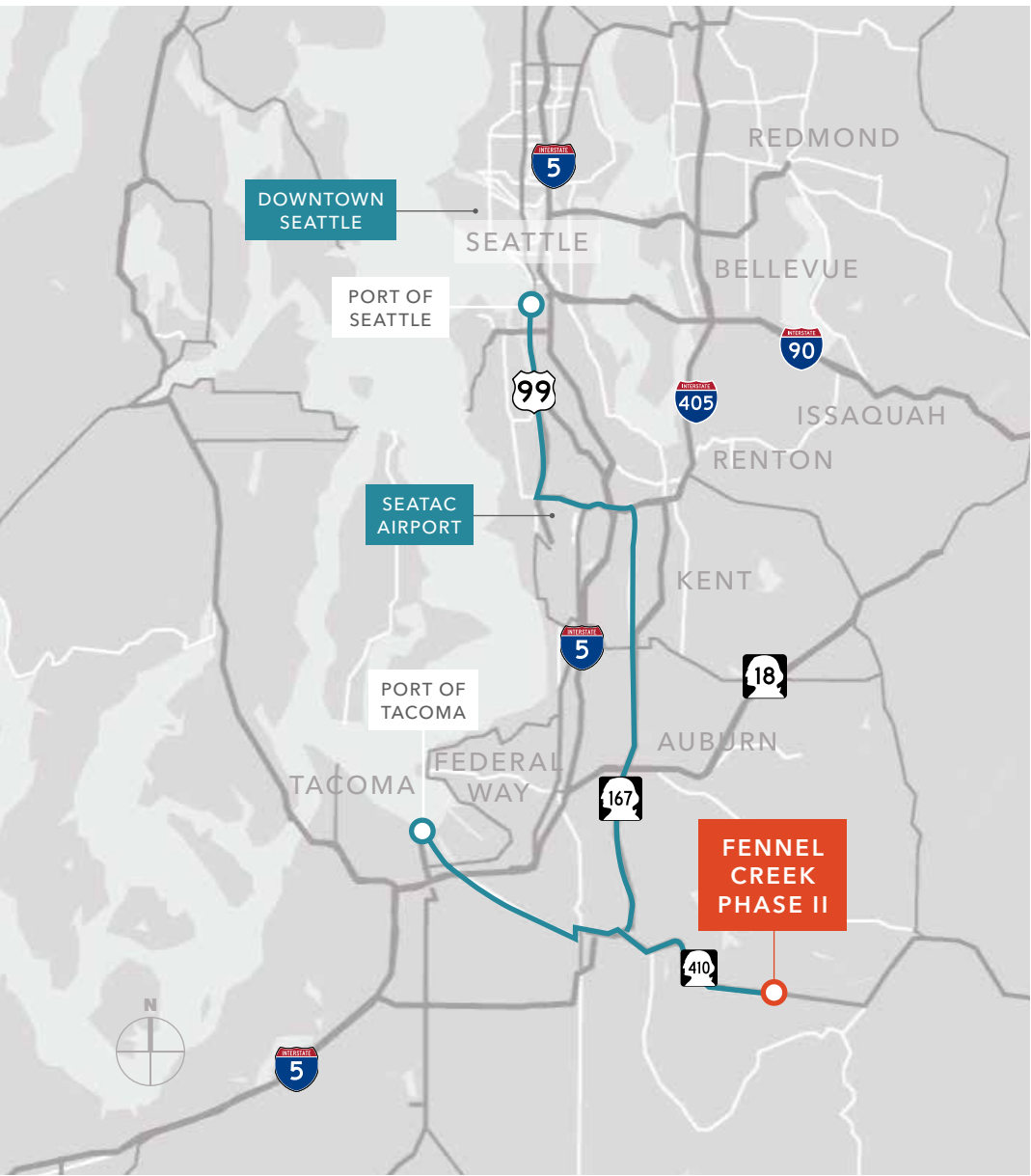
BUILDING 5 SF

66,284

BUILDING 6 SF

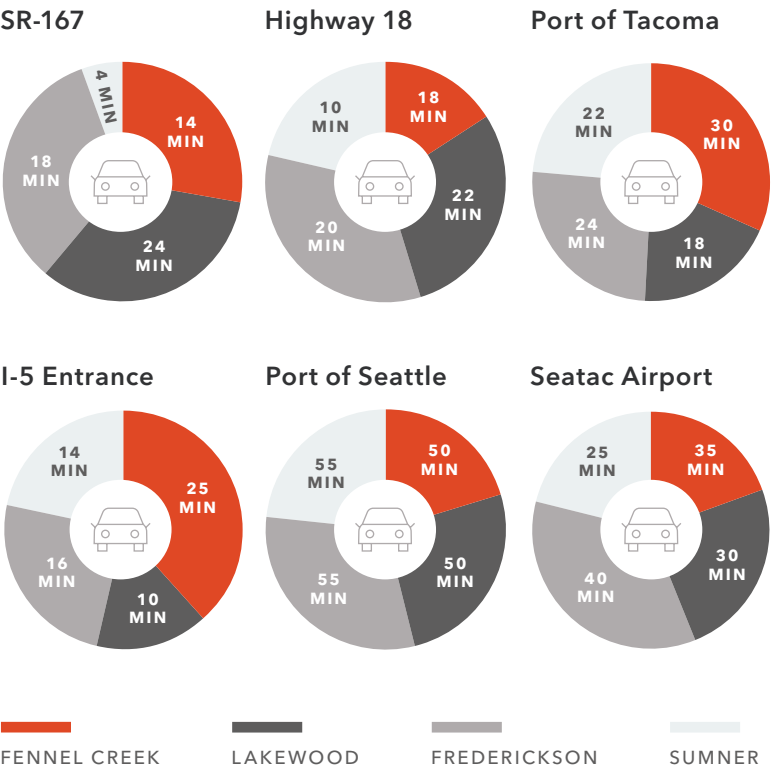
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PERFECTLY CONNECTED

Fennel Creek Phase II 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.



FENNEL CREEK II

*For more information on
this property, please contact*

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
253.722.1458
matt.mclennan@kidder.com

KRAIG HEETER, SIOR
Executive Vice President
206.248.7313
kraig.heeter@kidder.com

KIDDER.COM

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