

BUILDING 5 FOR LEASE OR SALE

80,000 SF Class-A Industrial 30 minutes from Port of Tacoma

22503 97TH ST E, BONNEY LAKE, WA 98391

PEAK 410

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

NEWLY
CONSTRUCTED
ROUNDBOUT

PRICING

\$32,000,000 (\$237/SF)

\$0.75 shell / \$1.50 office add-on / \$0.26 NNN

\$67,500 monthly base rent

\$20,800 monthly NNN

\$88,300 total monthly rent

PEAK410.COM

PEAK
DESIGN

km 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 Easttown Zoning is designed to promote light industrial and manufacturing uses.

Building 5

\$32,000,000
(\$237/SF)
SALE PRICE

\$0.75/SF
SHELL
PROMO RATE*

\$1.50/SF
OFFICE
ADD-ON

\$0.26
EST. NNN



For Lease or Sale

Total SF	134,362 SF
Available SF	80,000 SF
Office	5,000 SF
Conditioned Warehouse Space	5,000 SF
Building Dimensions	500x210
Dock Doors	14
Grade Level Doors	4
Clear Height	35'
Truck Courts	130'
Column Spacing	50' x 60'
Fire Protection	ESFR
Parking	174 stalls
Trailer Parking	N/A
Lighting	Motion sensor LED
Electric	±3,000 amps (additional power available as needed)
Floors	6" reinforced slab
Roof	R34 and TPO membrane

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



PROPERTY PHOTOS



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



BLDG 2

BLDG 1

BLDG 5

BLDG 3

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

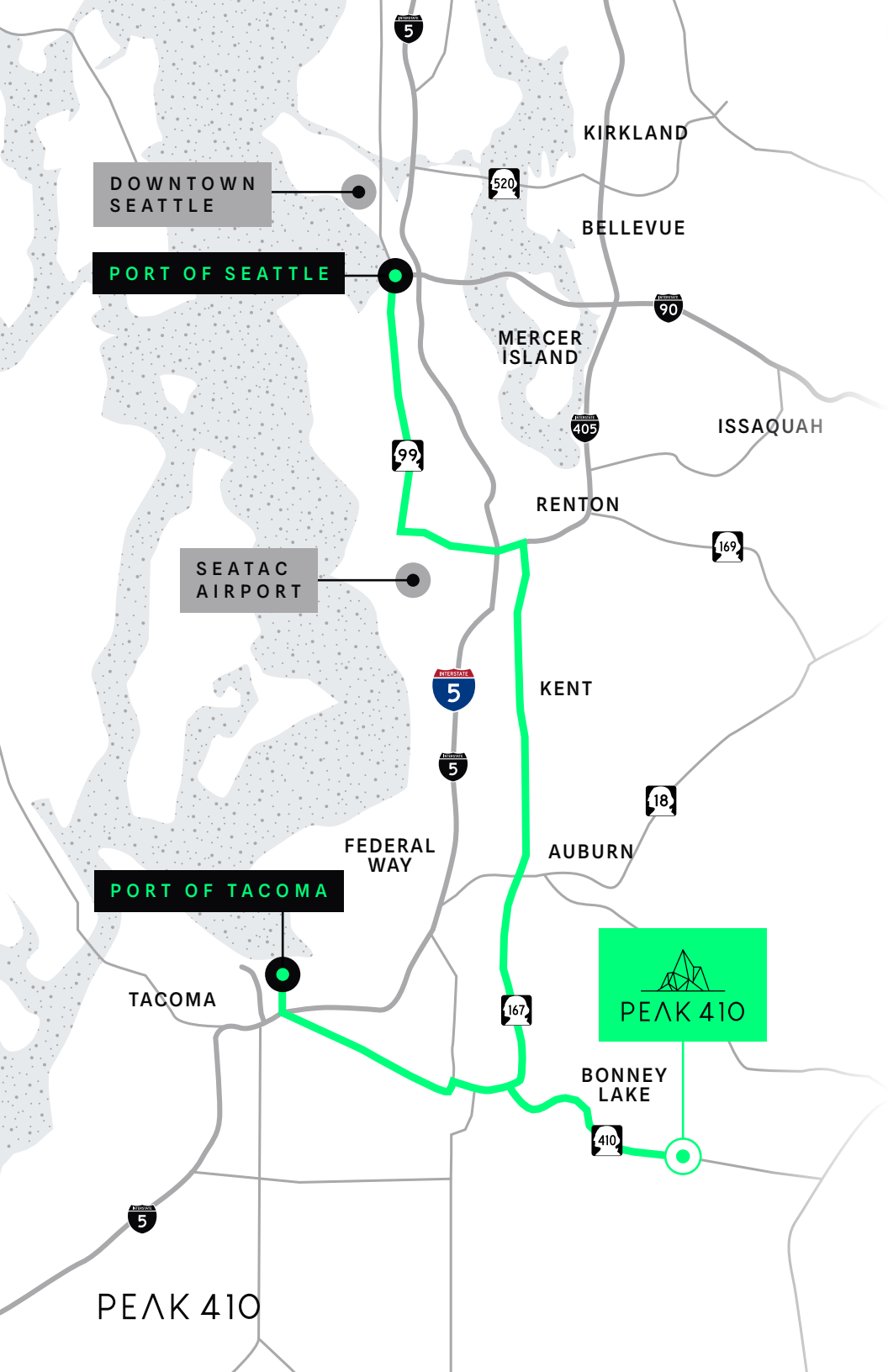
BUILDING 4 SF

134,362

BUILDING 5 SF

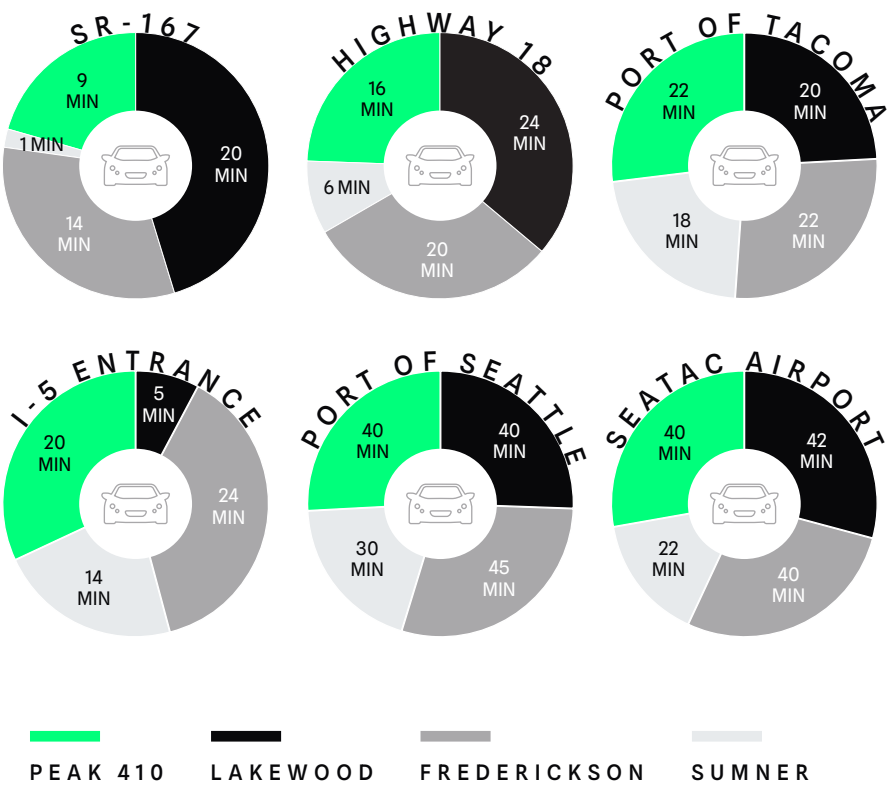
66,284

BUILDING 6 SF



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

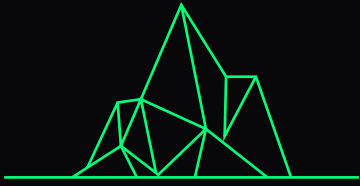
Workforce Growth

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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LISTED BY

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