

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

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



PROPERTY PHOTOS

NEWLY  
CONSTRUCTED  
ROUNDBOUT

## PRICING

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

\$0.85 shell / \$1.50 office add-on / \$0.26 NNN

\$75,500 monthly base rent

\$20,800 monthly NNN

\$96,300 total monthly rent



# Building 5

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

\$0.85/SF  
SHELL  
ASKING RATE\*

\$1.50/SF  
OFFICE  
ADD-ON

\$0.26  
EST. NNN

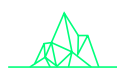
## For Lease or Sale



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



# Peak 410 Park Configuration

  
PEAK 410

FENNEL CREEK PHASE I  
100% Occupied  
202,000 RSF  
Sold Jan 2024

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

FENNEL CREEK PHASE II  
87,458 SF Building  
57,103 SF Available  
Available 11/2026



SOLD

BLDG 6

BLDG 3

BLDG 4


BLDG 5

BLDG 2

BLDG 1

 EAST PIERCE  
FIRE & RESCUE

 PEAK PADDLE &  
RACKET CLUB

 CASCADE PIZZA CO.

 STARLIT QUILTS

 GOOD ROOTS

**230,792**  
BUILDING 1 SF

**133,701**  
BUILDING 2 SF

**165,055**  
BUILDING 3 SF

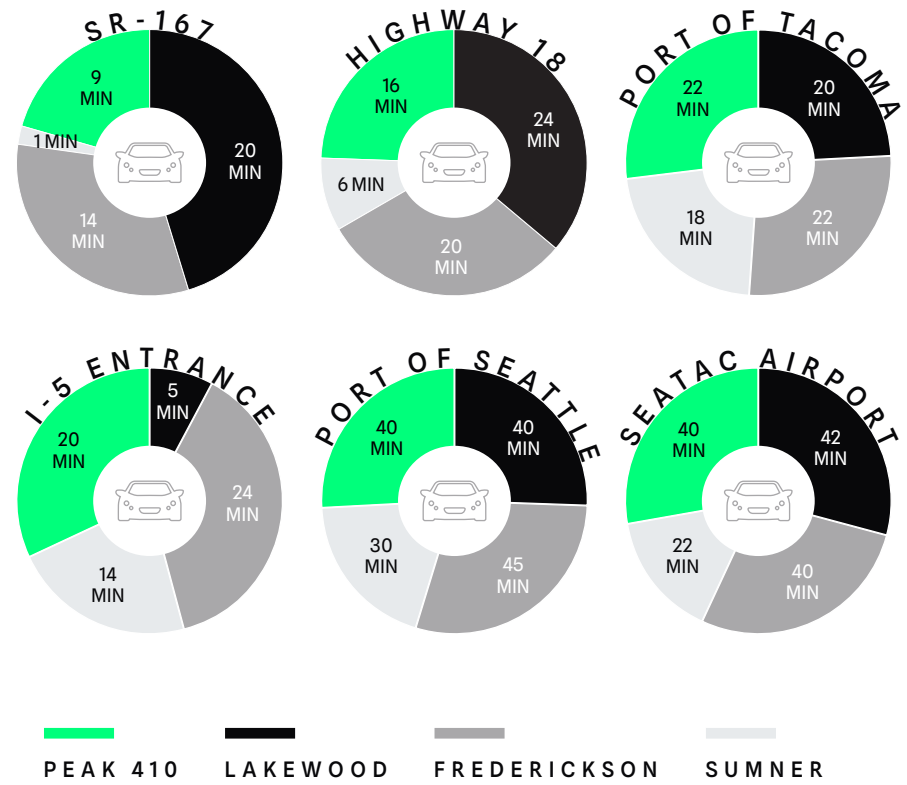
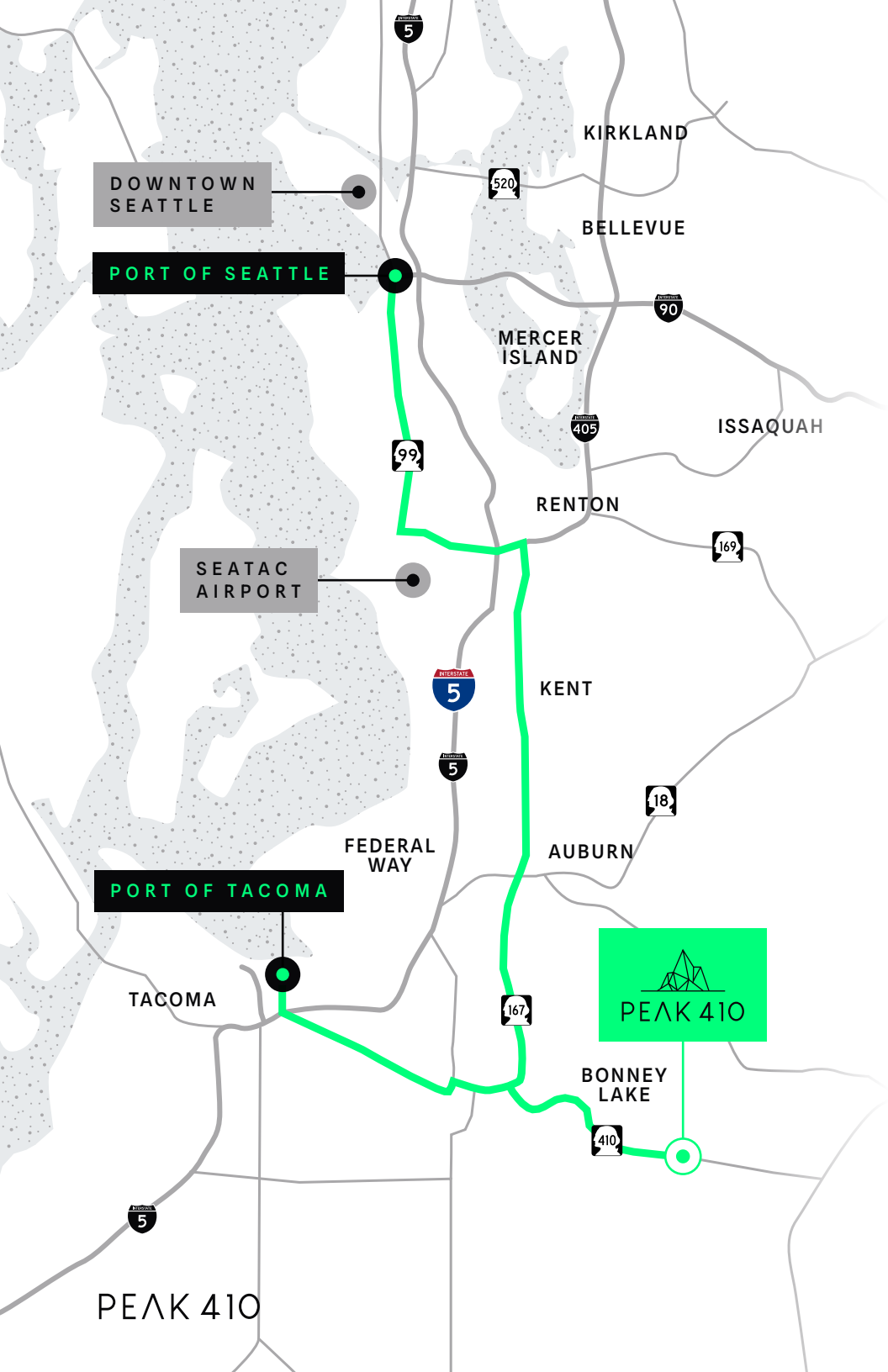
**56,547**  
BUILDING 4 SF

**134,362**  
BUILDING 5 SF

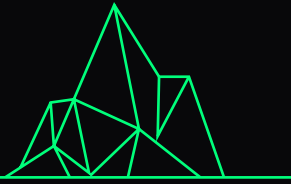
**66,284**  
BUILDING 6 SF

# Perfectly connected.

Peak 410 easily accesses major freeways and interstate highways.



PEAK 410



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## LISTED BY

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