



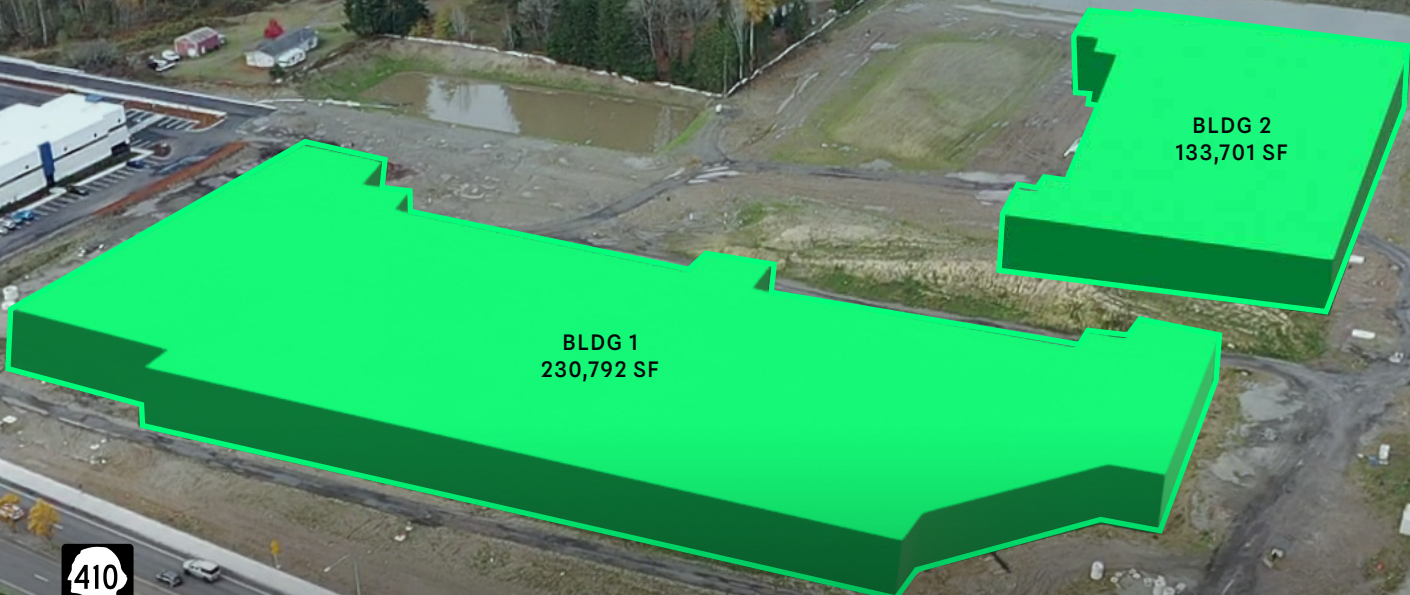
FOR LEASE OR FOR SALE | BLDG 1 & BLDG 2

Class A industrial buildings with full Sepa Approval and ready for BTS Delivery

9625 & 9701 229TH AVE E | BONNEY LAKE, WA 98391

PEAK 410

PEAK410.COM



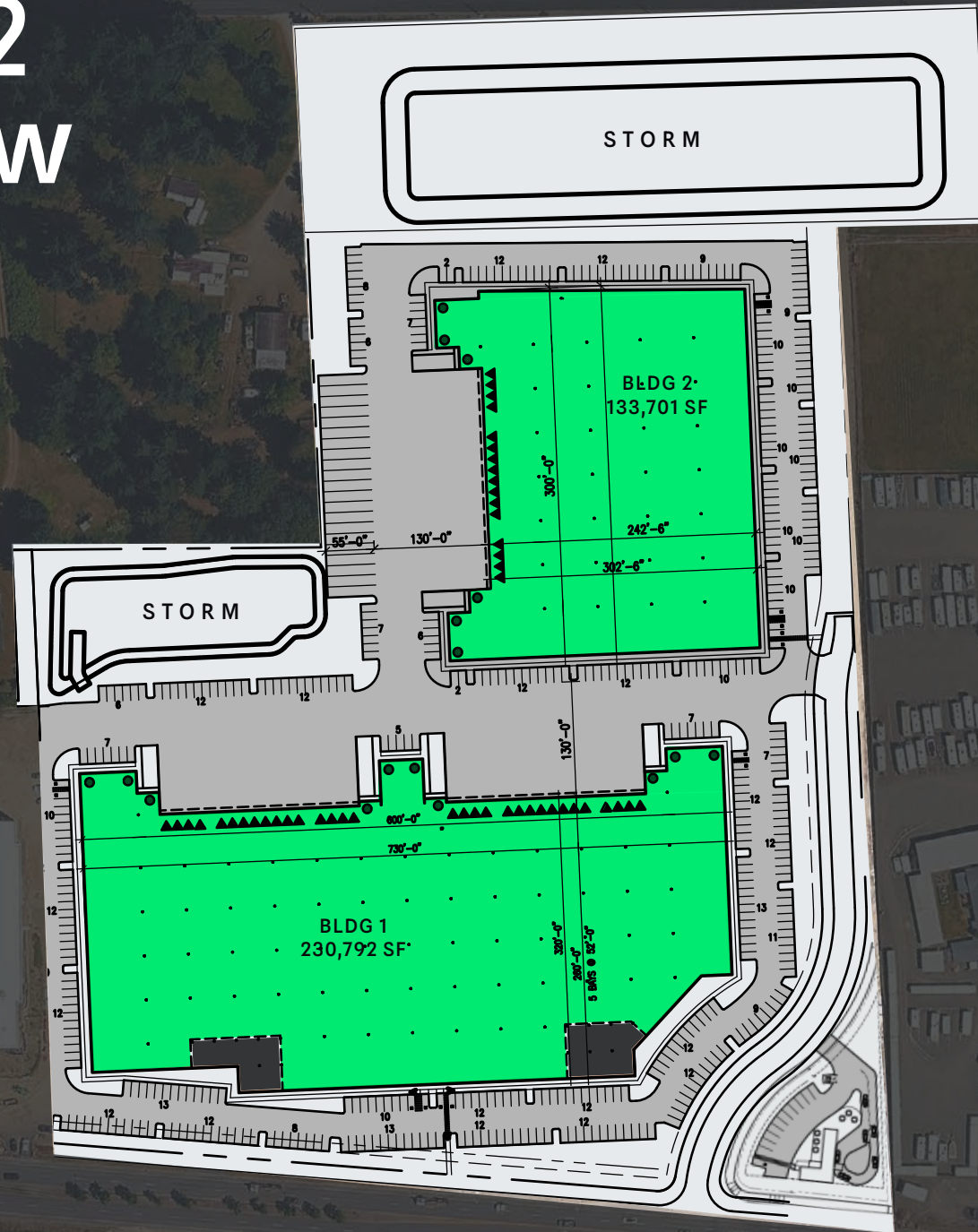
BLDG 1
230,792 SF

BLDG 2
133,701 SF



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.



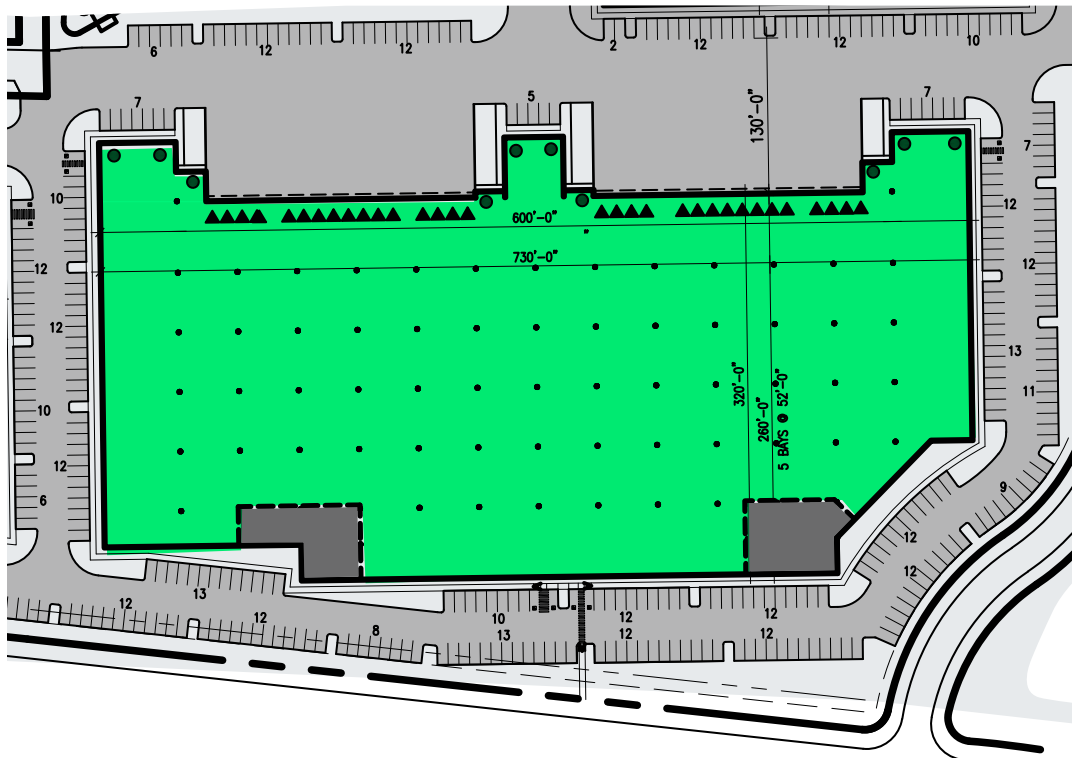
Building 1

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

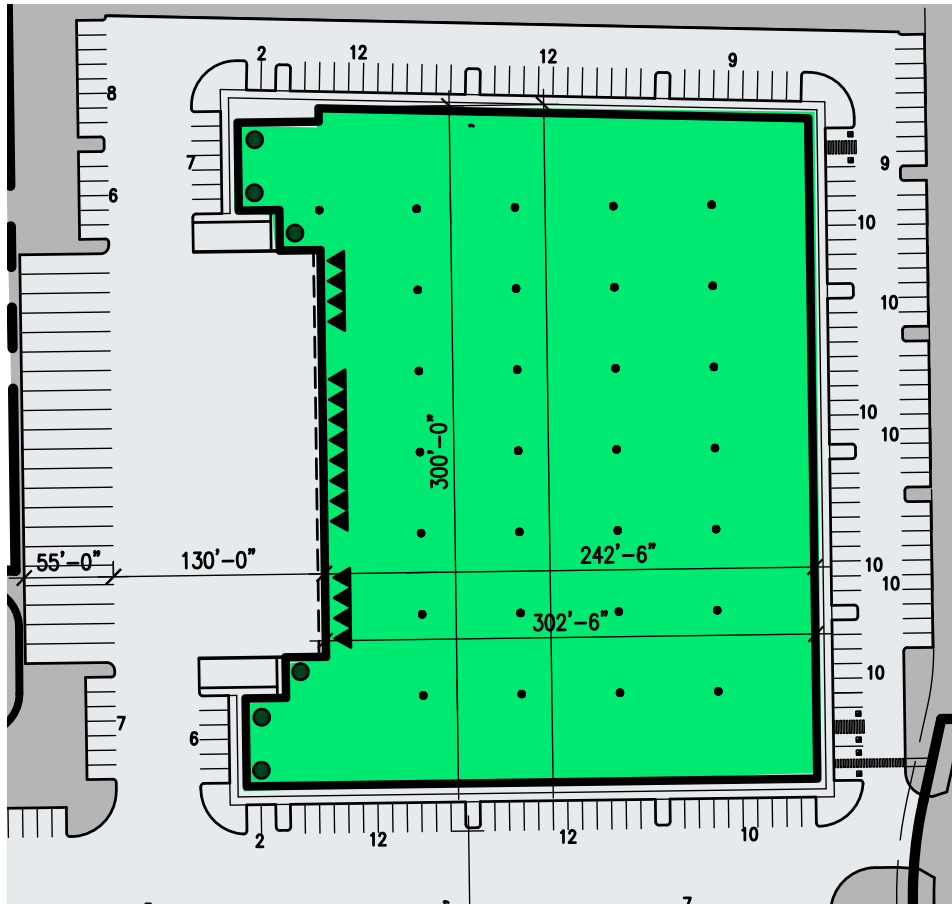
Building 2

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

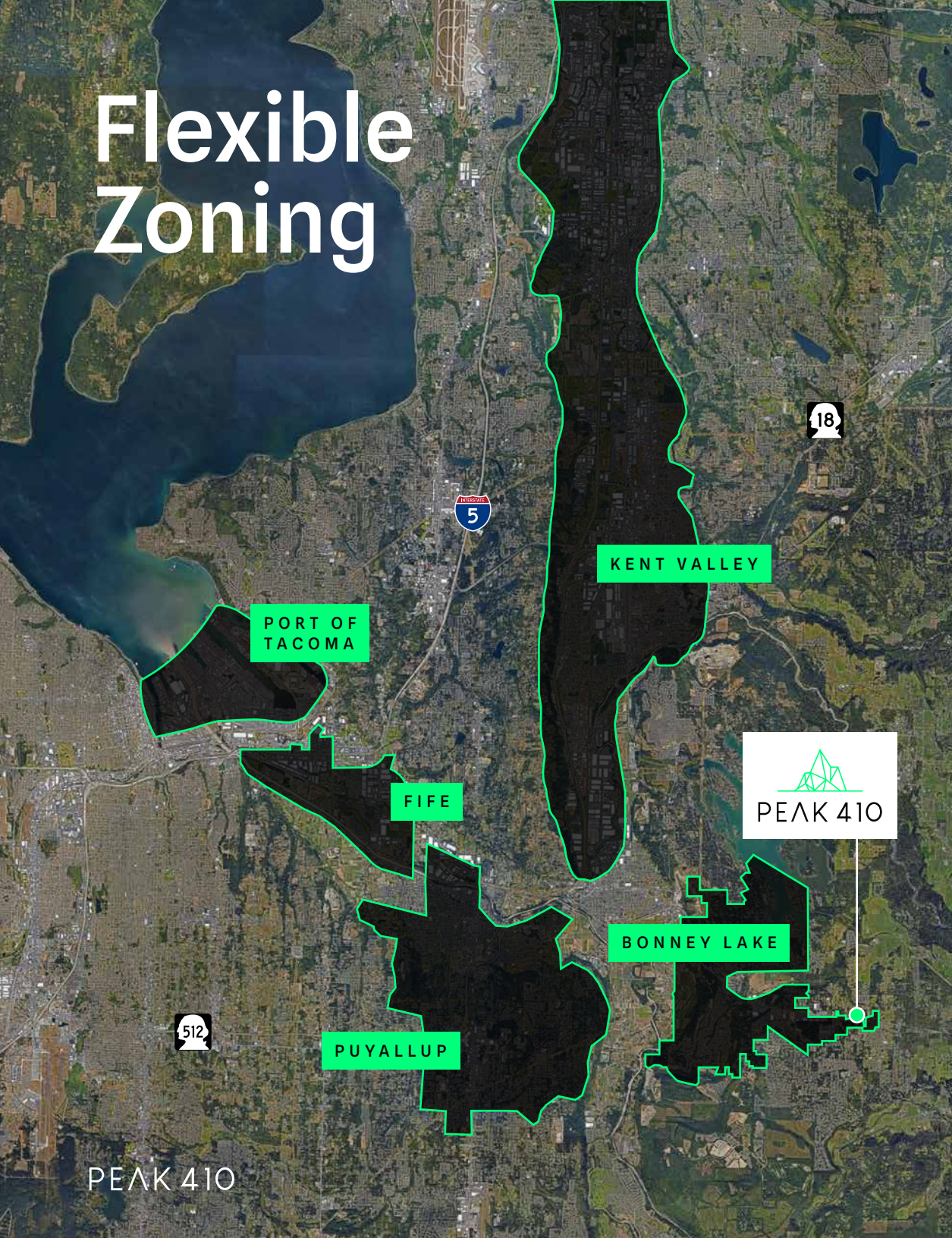
Lighting Motion sensor LED

Electric ±1,600 amps

Floors 6" reinforced slab

Roof R34 and TPO membrane

Flexible Zoning



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

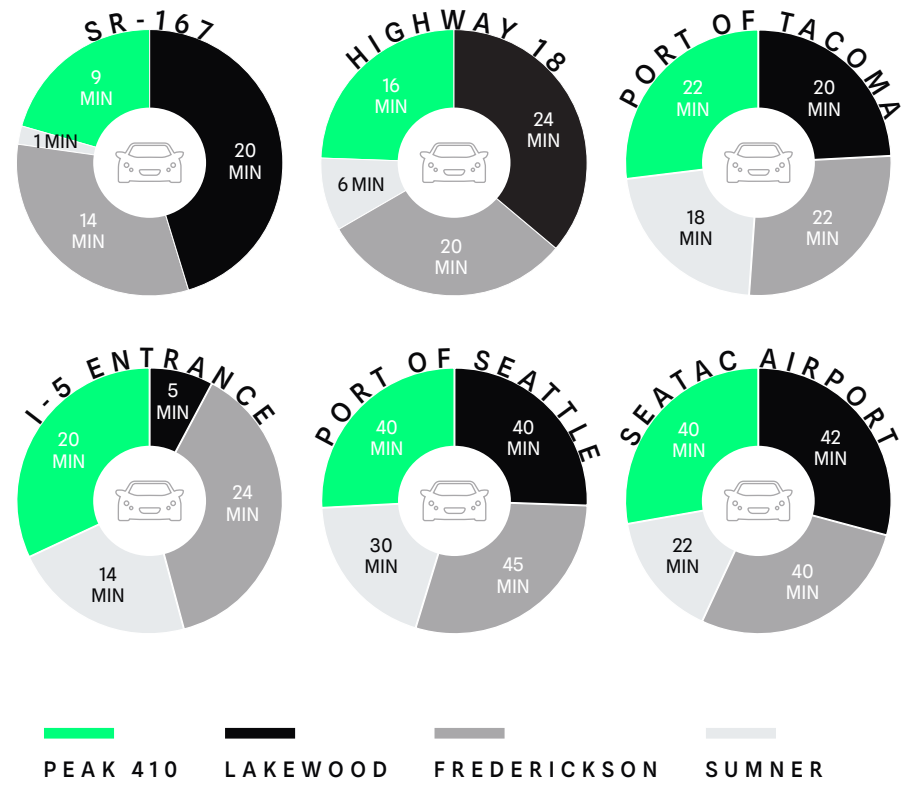
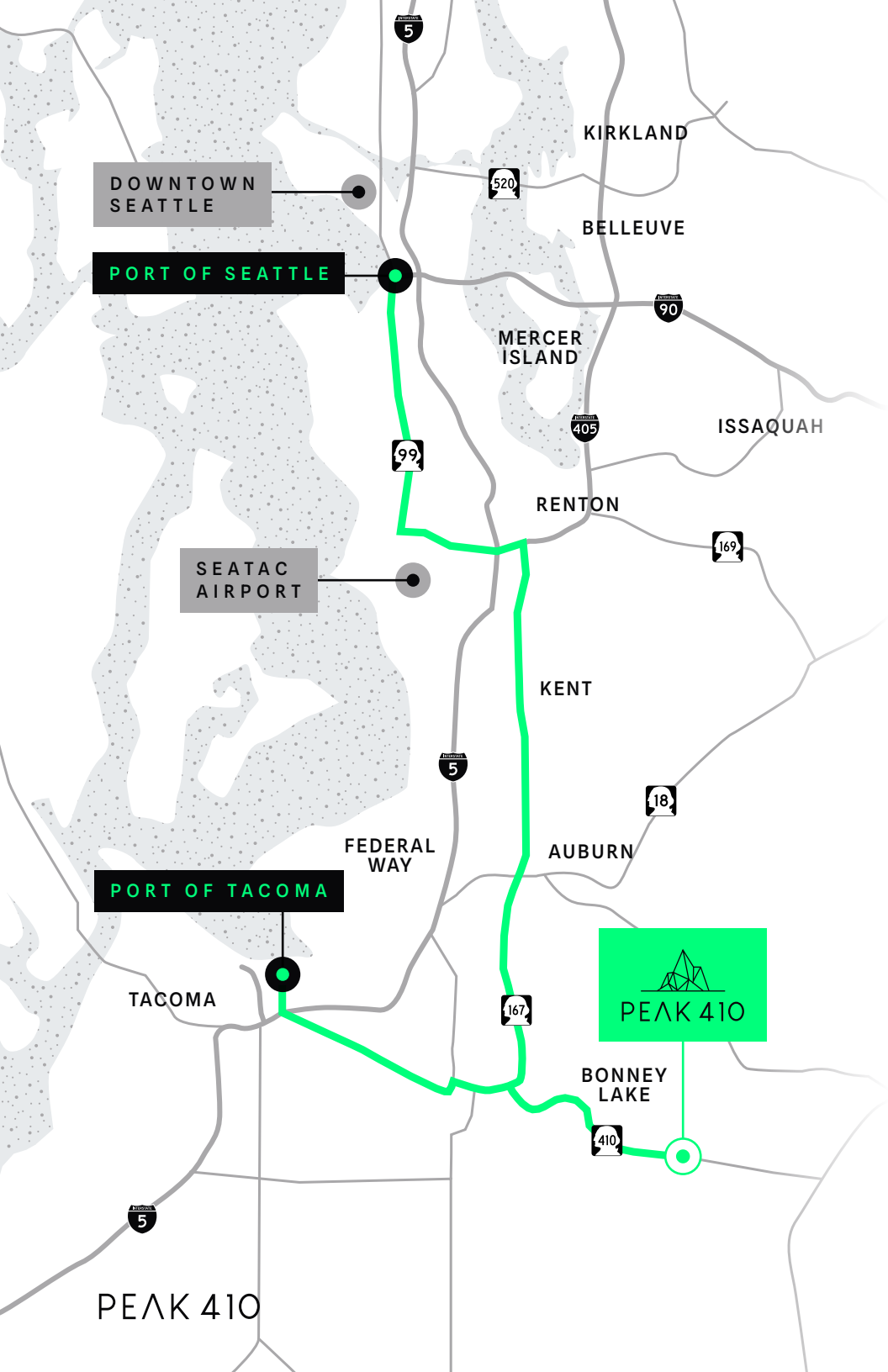
- Warehouse distribution
- Light Manufacturing
- Boat dealer
- Cabinet and furniture shops
- Construction equipment and machinery sales
- Contractor yards
- Machine shops
- Mini storage facilities
- Plumbing, electrical and HVAC contractors
- Public utility facility
- Retail and wholesale warehousing 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.

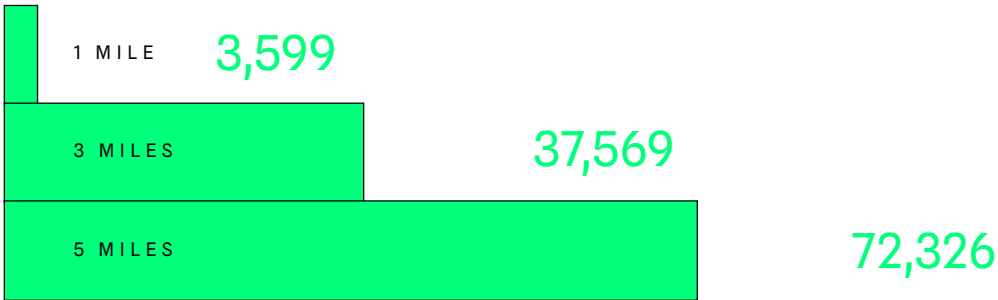


PEAK 410

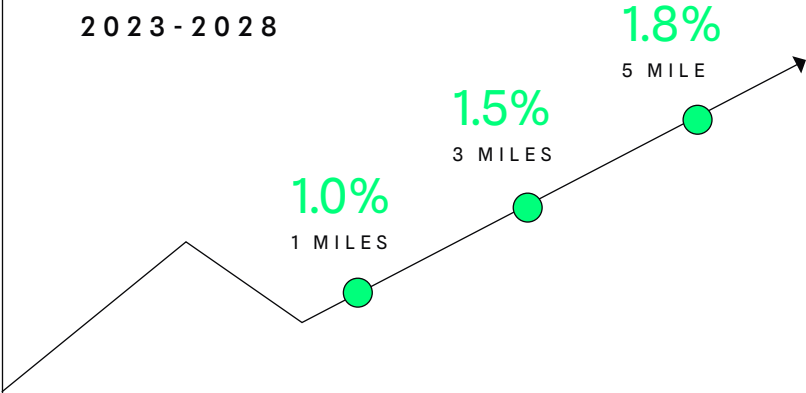
Labor Statistics

Data source: insert source here

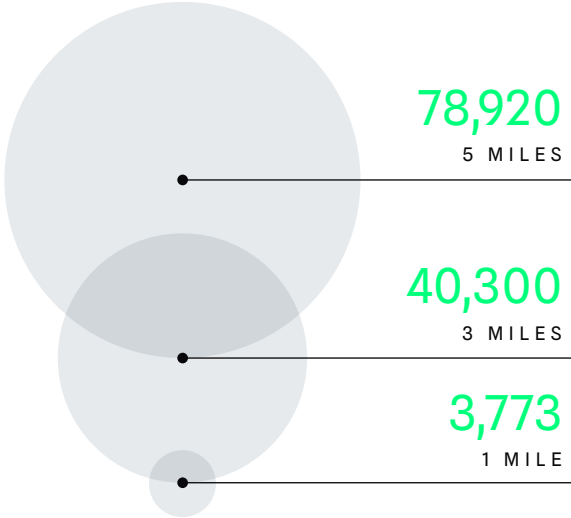
ESTIMATED POPULATION 2023



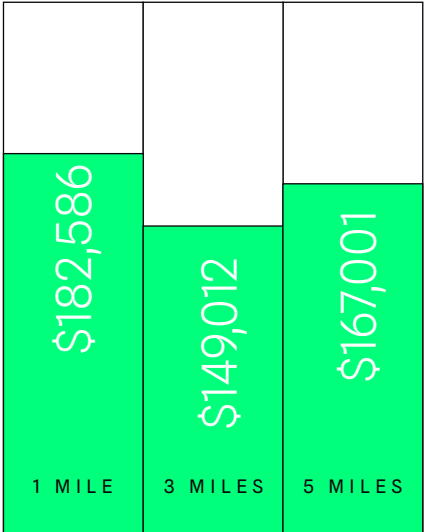
POPULATION GROWTH 2023-2028



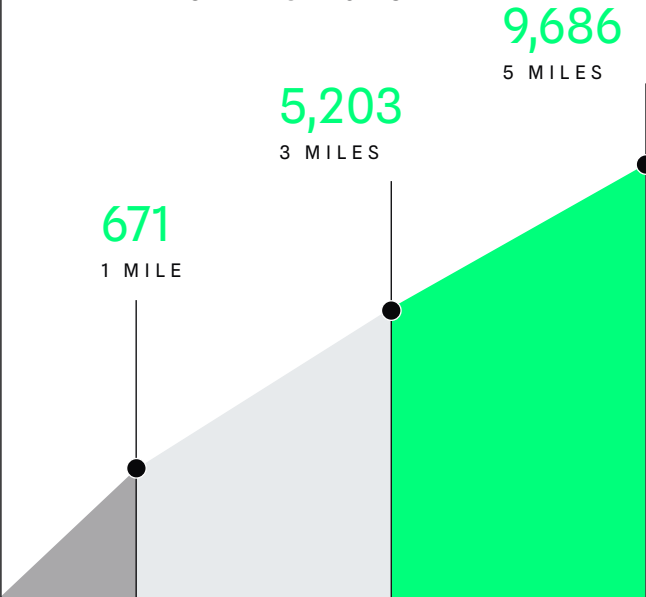
POPULATION FORECAST 2028

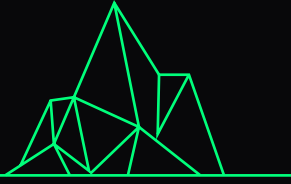


AVERAGE HOUSEHOLD INCOME 2023



ESTIMATED EMPLOYEES 2023





PEAK 410

22911 STATE ROUTE 410 E | BONNEY LAKE, WA 98391

LEASING BY

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

KRAIG HEETER, SIOR
206.248.7313
kraig.heeter@kidder.com

PEAK410.COM



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