



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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\$2,997,000

PRICE

\$18.77

PRICE PSF



Property Overview

3.67-acres (159,681 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

\$18.77

PRICE PSF

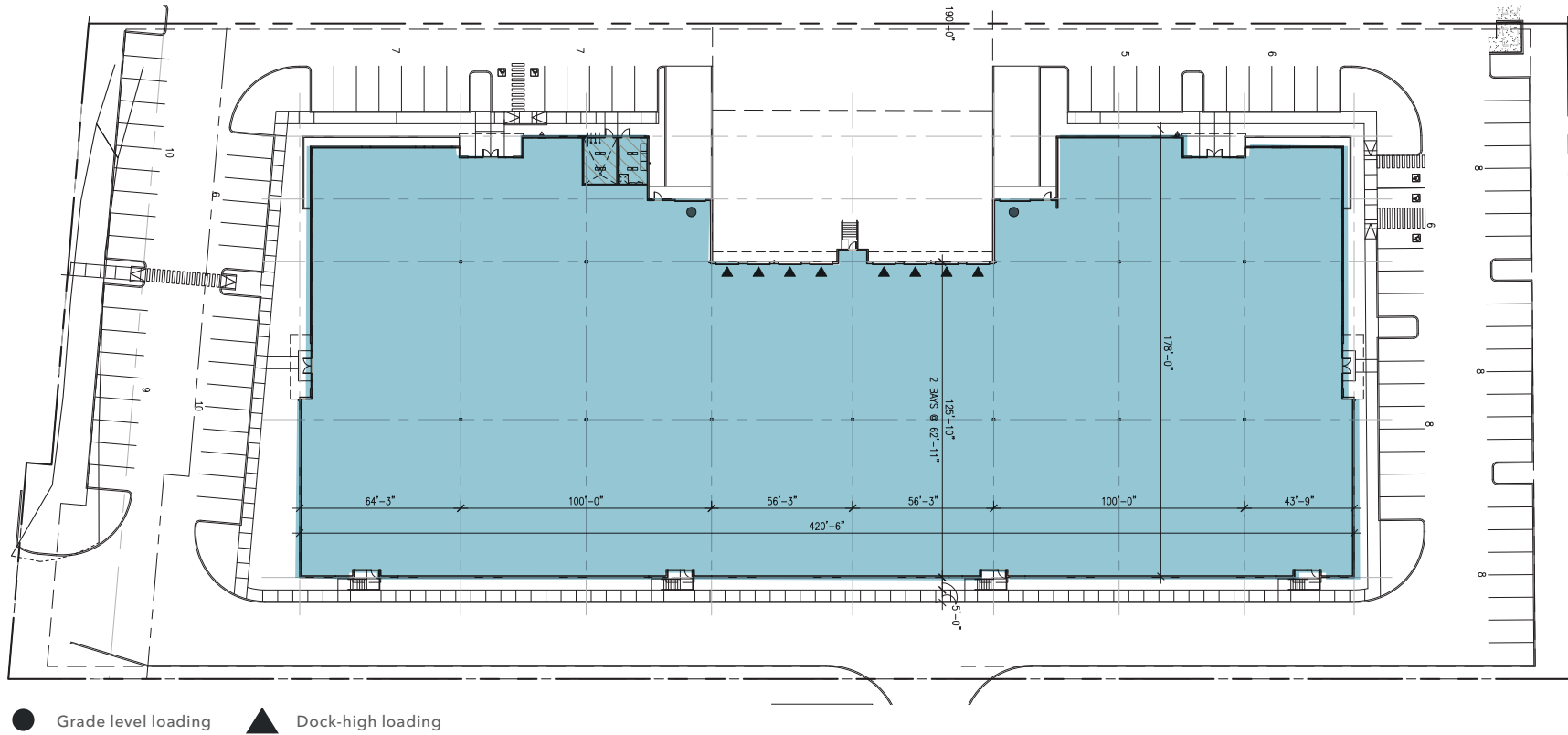
66,284

BUILDING SF

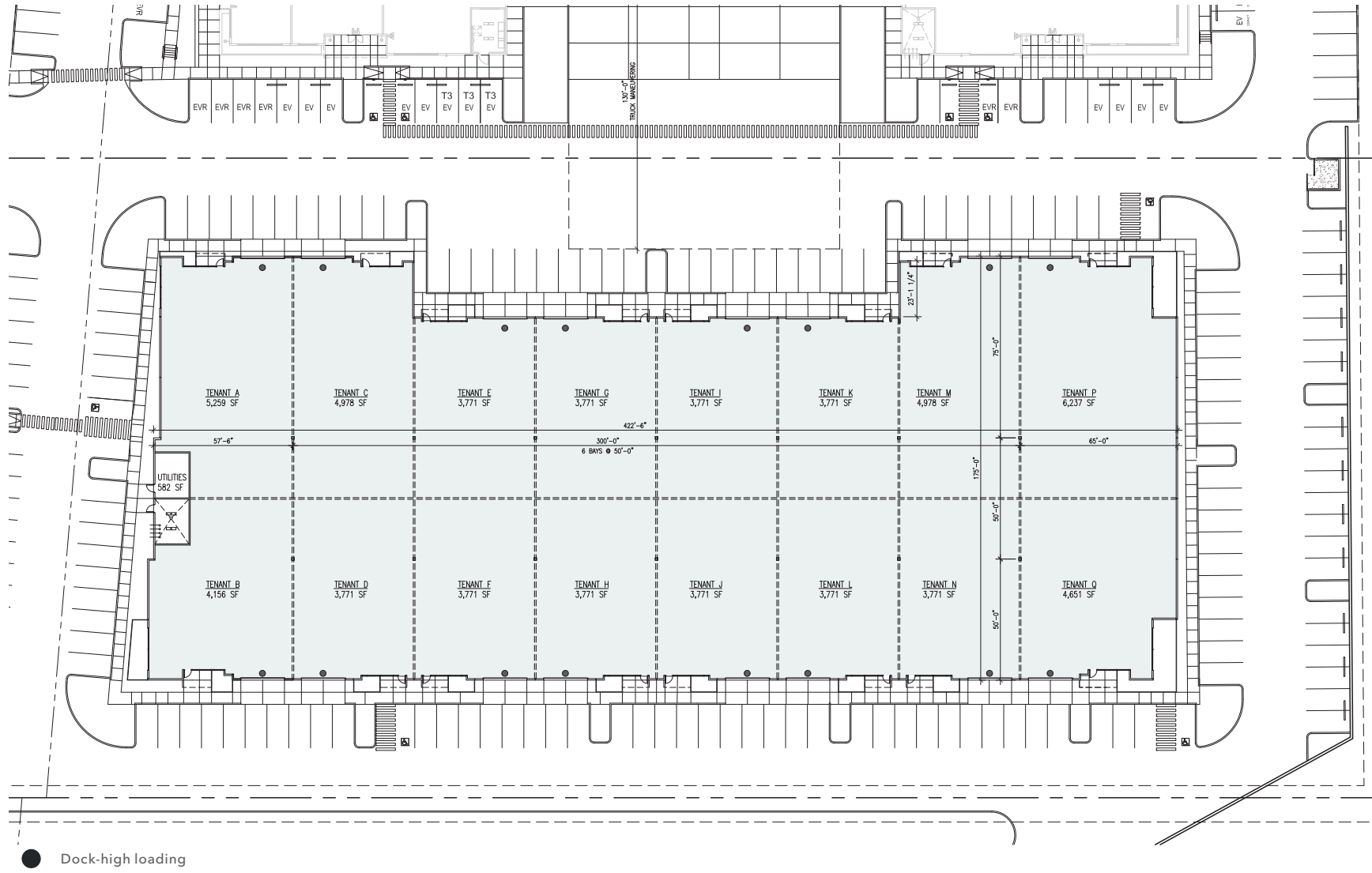
CALL

BROKERS / LEASE RATE

OPTION 1: 66,802 SF INDUSTRIAL BUILDING



OPTION 2: 67,624 SF MULTI-TENANT BUILDING



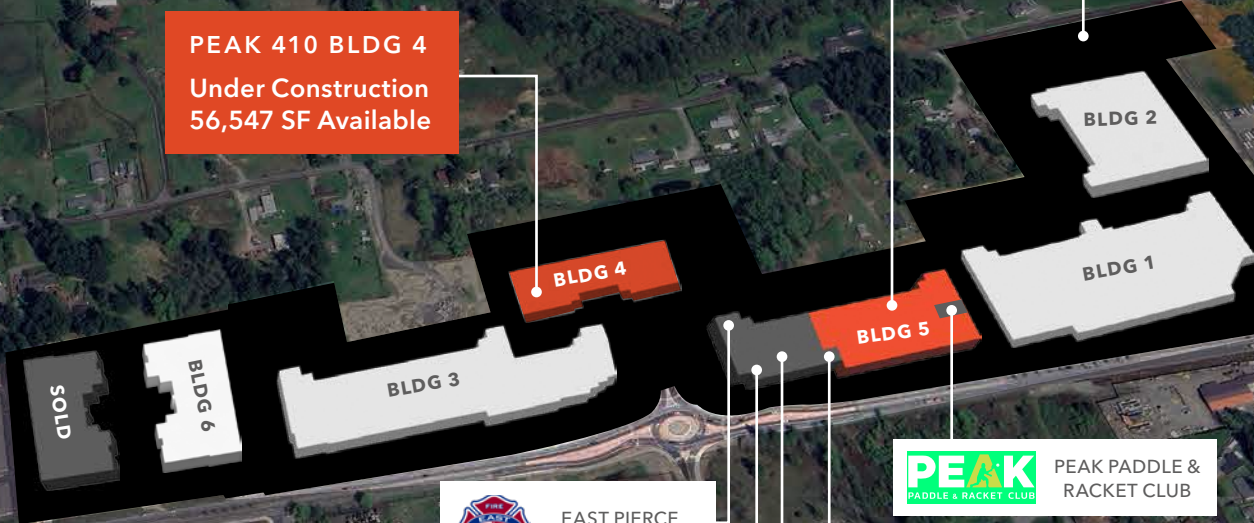
FENNEL CREEK PHASE I
100% Occupied
202,000 RSF
Sold Jan 2024



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



 EAST PIERCE
FIRE & RESCUE

 PEAK PADDLE &
RACKET CLUB

 CASCADE PIZZA
CO.

 Starlit Quilts
STARLIT
QUILTS

 GoodRoots
NORTHWEST
GOOD
ROOTS

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

22015 STATE ROUTE 410 E

FLEXIBLE ZONING



AVAILABLE FOR SALE

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

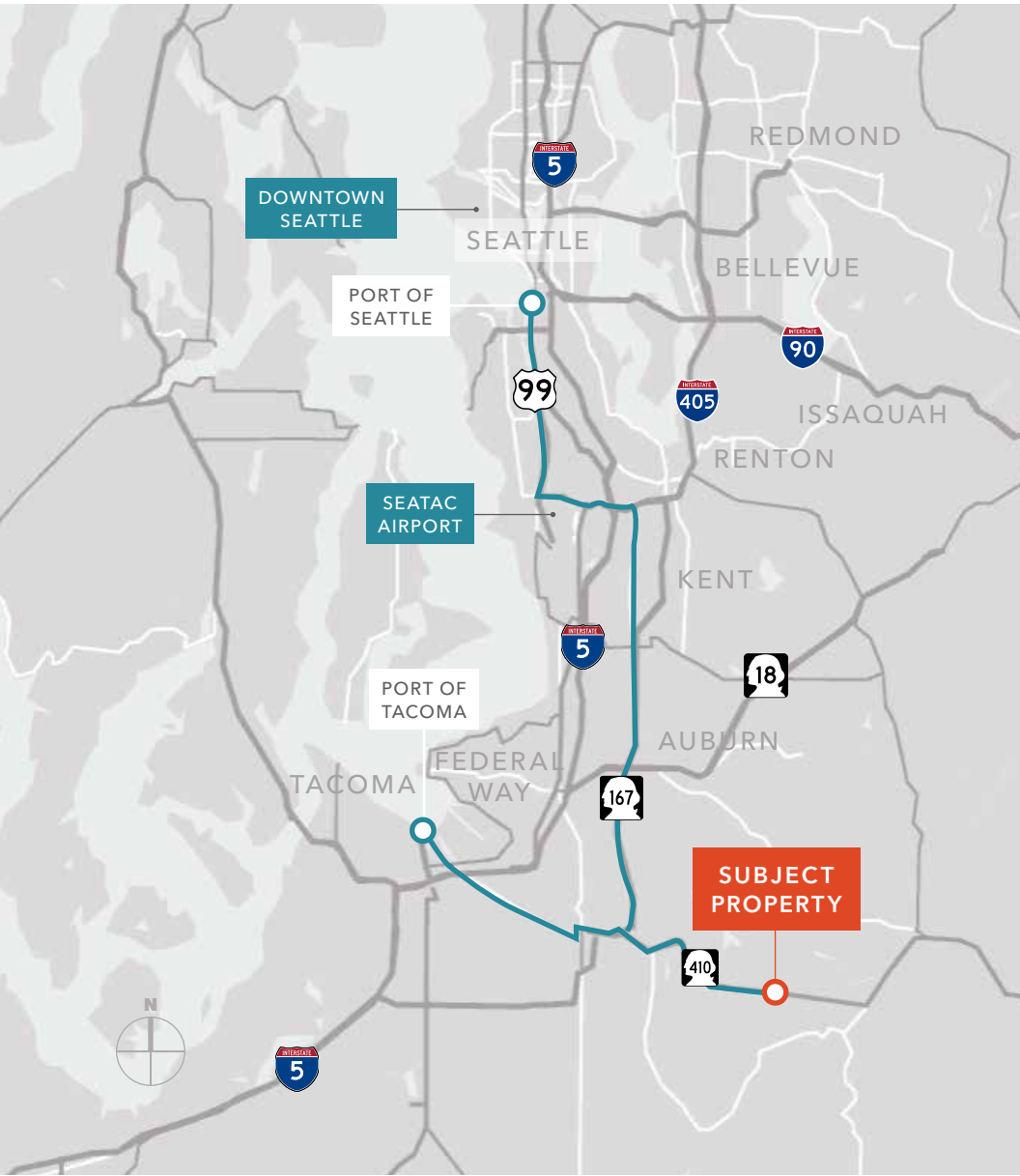
Public utility facility

Retail and wholesale warehousing and distribution of goods within a fully enclosed building

Recreational vehicle, motorcycle, ATV, and trailer dealers

→ ZONING CODE

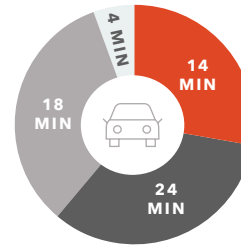
→ ZONING MAP



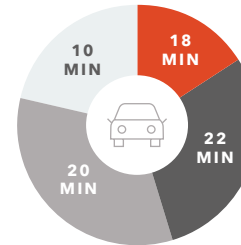
PERFECTLY CONNECTED

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

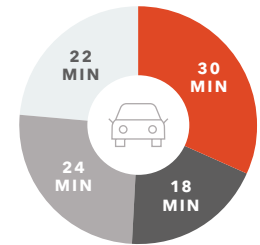
SR-167



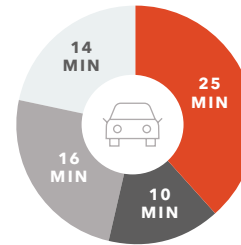
Highway 18



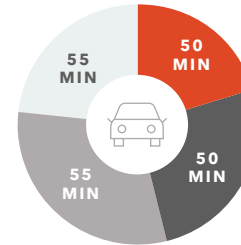
Port of Tacoma



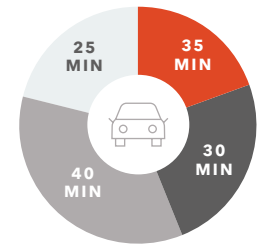
I-5 Entrance



Port of Seattle



Seatac Airport



FENNEL CREEK

LAKWOOD

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.