

# Tehaleh Industrial Park

Bonney Lake | Washington 98391

## PROPERTY HIGHLIGHTS

- + Located in Tehaleh, a 4,700 acre planned community and the 120 Acre Tehaleh Industrial Park
- + SEPA entitled, ready to build
- + Pad ready finished site
- + Ideal for yard use, manufacturing or assembly
- + Falling Waters Boulevard & Rhodes Lake Road extension to SR 162/128th to be completed by December 2026 providing excellent site access
- + Price includes:
  - Grading to 1% to 2% slope
  - Street frontage improvements and landscaping
  - Utility stubs to site
  - Offsite master storm retention
  - Sale calculation on "Net Usable" land (less than 3% slope)
- + Sand and Gravel base
- + Newly developed property with CC&Rs and Commercial Owners Association for value protection

TOTAL AC

**9.00 Acres,  
Gross**

USABLE AC

**8.20 Acres,  
Usable**

SALE PRICE

**\$20.00/USF**

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SOLD - ALTEC  
LOT 5  
5.83 AC

PENDING-LOT 3  
20.20 AC GROSS  
16.60 AC USABLE

AVAILABLE  
LOT 4  
9.00 AC GROSS  
8.20 AC USABLE

AVAILABLE  
LOT 6  
14.68 AC GROSS  
12.00 AC USABLE

AVAILABLE  
LOT 7  
71.13 AC GROSS  
59.50 AC USABLE



AVAILABLE  
LOT 6  
14.68 AC GROSS / 12.00 AC USABLE

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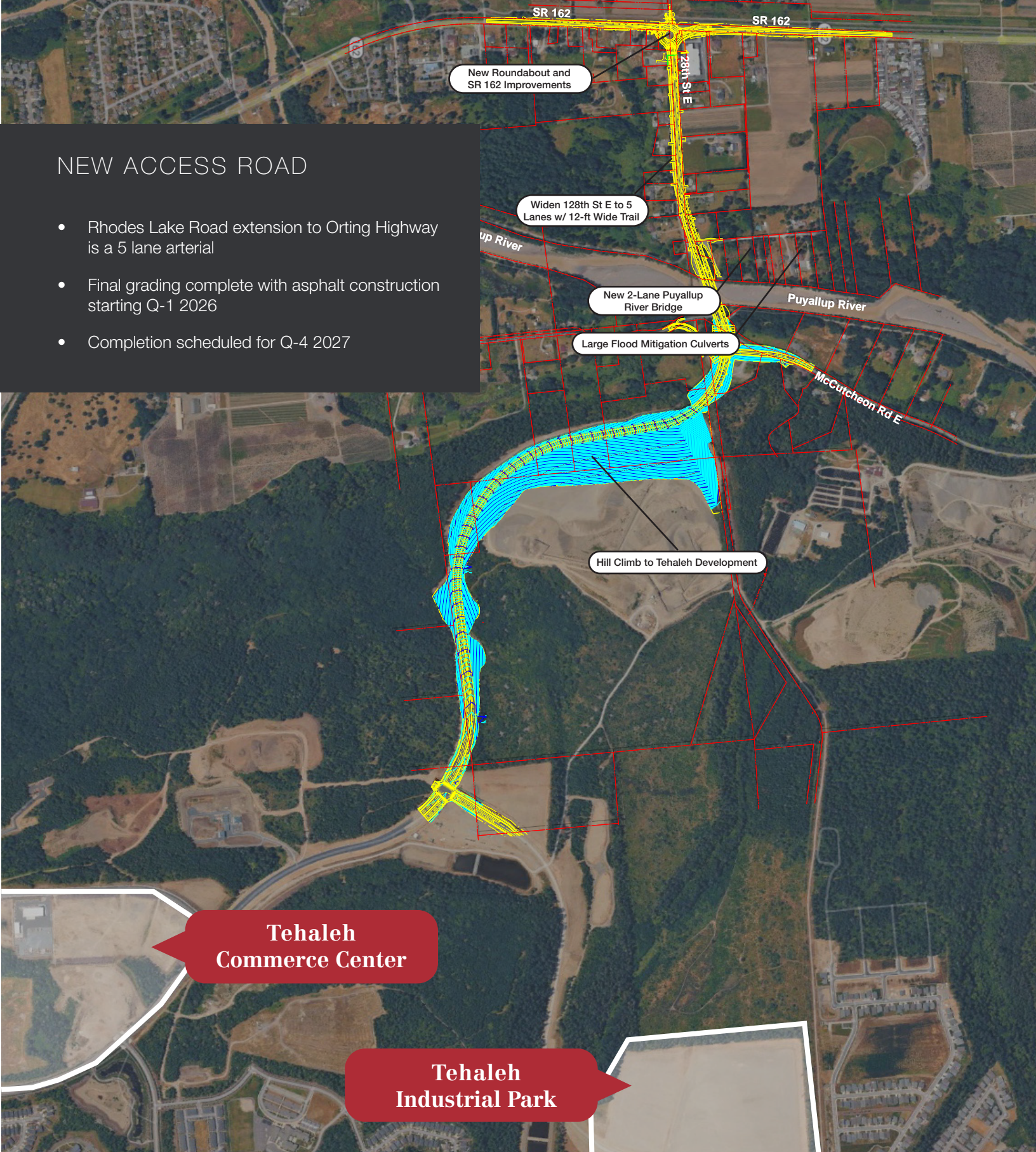
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## NEW ACCESS ROAD

- Rhodes Lake Road extension to Orting Highway is a 5 lane arterial
- Final grading complete with asphalt construction starting Q-1 2026
- Completion scheduled for Q-4 2027



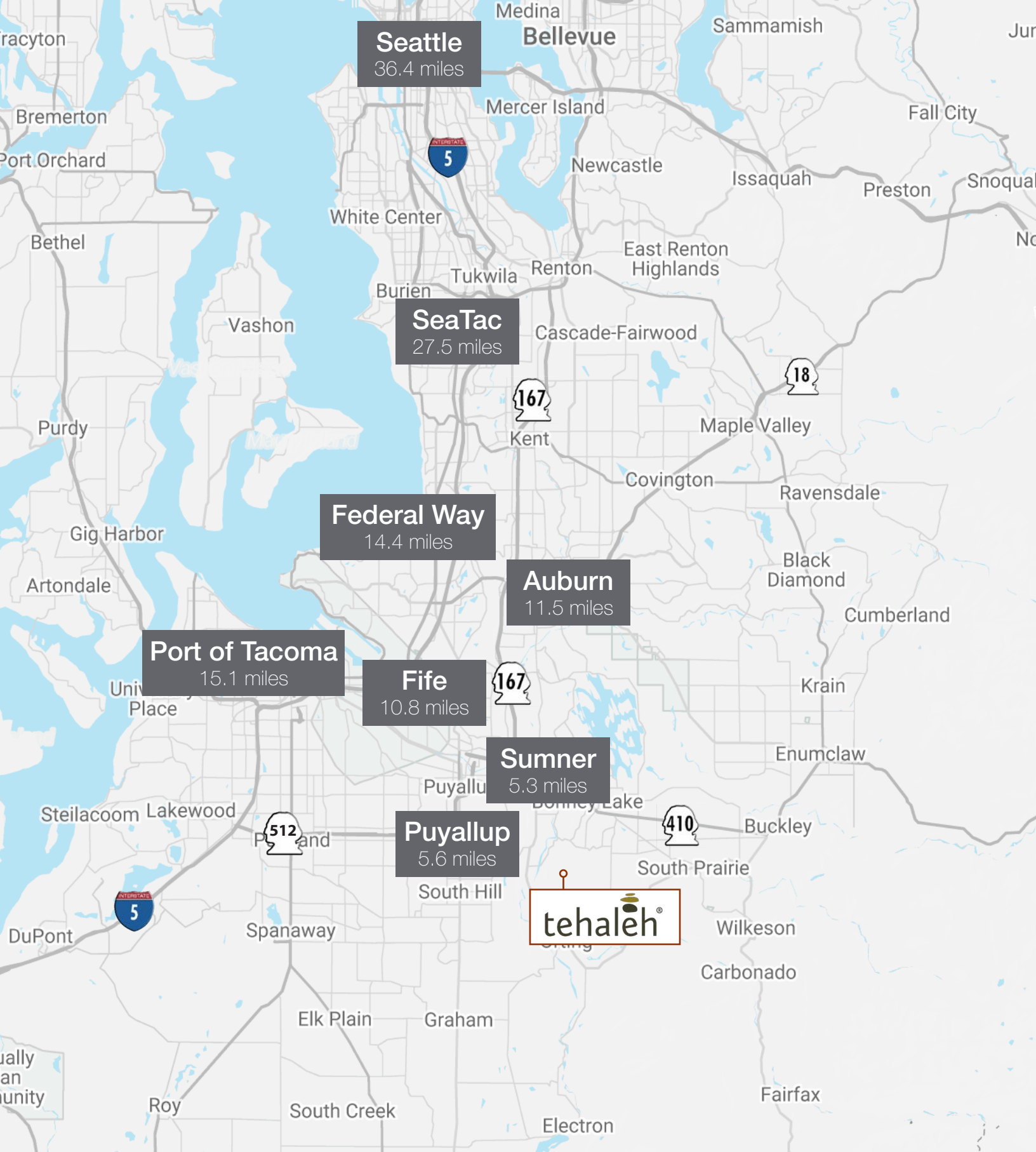
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