



# FENNEL CREEK INDUSTRIAL PARK

Estimated July 1, 2021 shell delivery - For Lease or Sale  
State-of-the-art industrial building located  
in scenic Bonney Lake, WA

9718 233RD AVE E, BONNEY LAKE, WA 98391

87,458 SF

INDUSTRIAL

57,103 SF

AVAILABLE FOR LEASE (BTS OFFICE)

# FENNEL CREEK INDUSTRIAL PARK

Introducing the second building of the Fennel Creek Industrial Park located in scenic Bonney Lake, WA. This state of the art distribution building features quality concrete construction, dock high and grade level loading, built-to-suit Class A office space and ample parking. Conveniently located directly off Highway 410, Fennel Creek Industrial Park offers comparable access to major local highways and the Port of Tacoma at a fraction of the cost. Tenants stand to benefit from the abundant local amenities and quality of life Bonney Lake has to offer.

## SINGLE / MULTI

TENANT CONFIGURATION

## CLASS A

BUILT-TO-SUIT OFFICE SPACE

## ATTRACTIVE

LEASE TERMS



# FENNEL CREEK INDUSTRIAL PARK

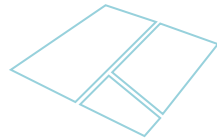
Why pay more when the best is right here?



**DELIVERY JULY 1, 2021**



**30' CLEAR HEIGHT**



**±5 ACRES OF LAND**



**87,458 SF BUILDING**



**127 PARKING STALLS**



**13 DOCK-HIGH & 2 DRIVE-IN  
LOADING DOORS**



**52.5 X 60' TYPICAL COLUMN  
SPACING - 60'X60' SPEED BAY**



**EAST TOWN ZONING FLEXIBLE  
FOR INDUSTRIAL DISTRIBUTION  
OR MANUFACTURING**



**CLASS A OFFICE AVAILABLE  
WITH VIEW OF MT RAINIER**



**AVAILABLE FOR SALE -  
\$200 PER SQUARE FOOT**



Summer shell rates in the Valley are **SCORCHING** in the 80's - come hang out where it's **COOL** in the 60's

As demand continues to rise in the Kent Valley and new building supply only barely trickles in, rental rates are continuing to increase at staggering rates.

While few can argue with the Valley's strategic geography, more tenants are electing to move out of the Valley to less trafficked but still highly accessible areas to save money on operating costs.

Fennel Creek Industrial Park offers tenants Class A+ brand new industrial warehouse/distribution/manufacturing space at a more attractive cost to its competitors - oftentimes at discounts as much as 30%!

As commodities and shipping costs continue to rise, it's more critical than ever to find costs savings - oftentimes that can be best achieved by lowering real estate occupancy costs.

## Other unique features Fennel Creek Industrial Park Phase II provides

**EAST TOWN ZONING** (City of Bonney Lake)

**AVAILABLE** security fencing with programable and camera monitored gate

**ENHANCED** office façade, with covered courtyard entry

**6"** reinforced slab

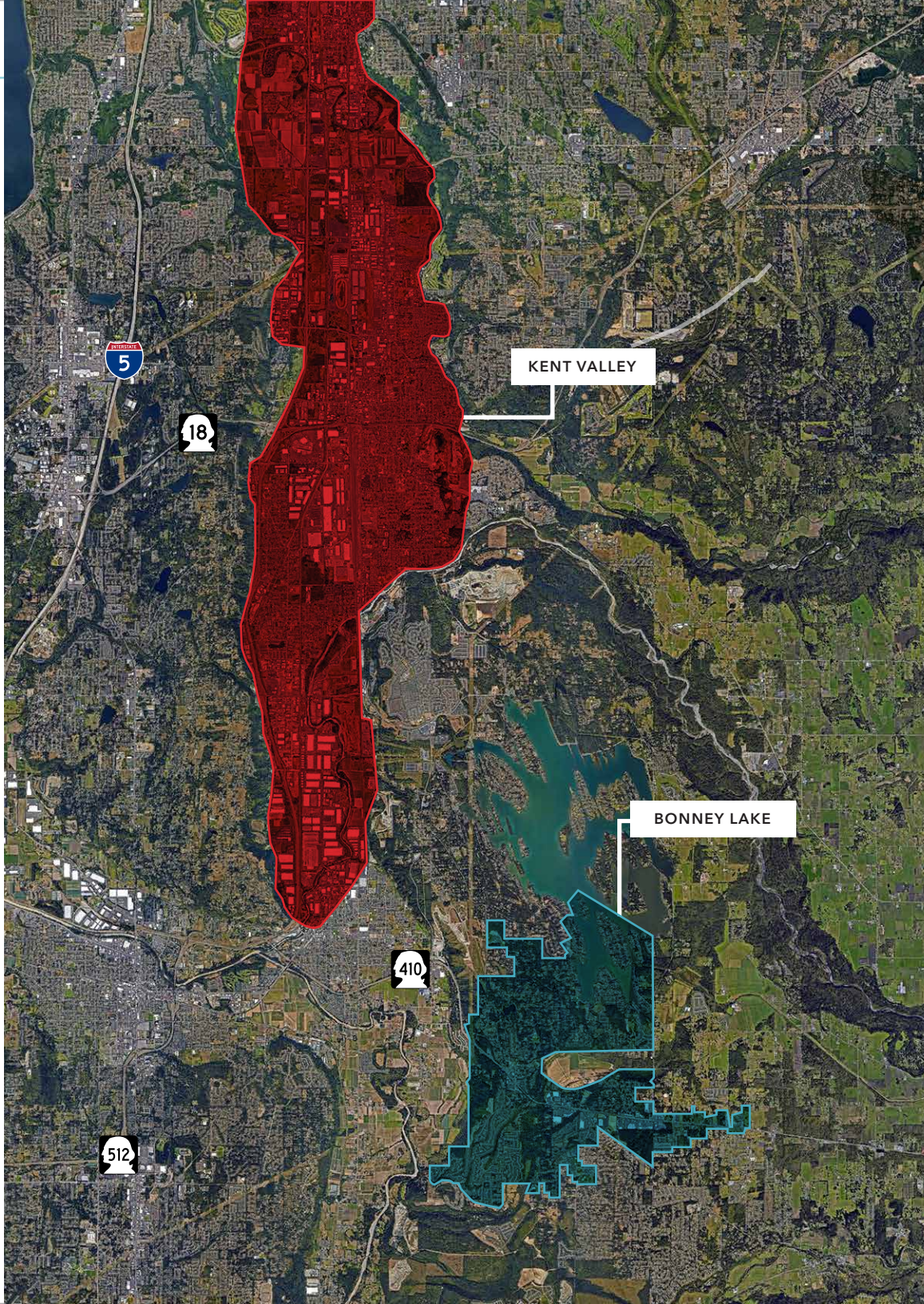
**GREEN BUILDING** features new construction meets all newly enforced energy codes

**ELECTRIC CAR** charging stations

**ON-SITE** property management team

**STUNNING** views of Mt. Rainier

# FENNEL CREEK INDUSTRIAL PARK



## FLEXIBLE EAST TOWN ZONING ALLOWS FOR A MULTITUDE OF INDUSTRIAL USES INCLUDING BUT NOT LIMITED TO

Automobile dealer, fueling stations, parts and repair

Bakery wholesale

Boat dealer

Cabinet and furniture shops

Construction equipment and machinery sales

Contractor yards

Junk salvage or wrecking yard

Machine shops

Mini storage facilities

Plumbing, electrical and HVAC contractors

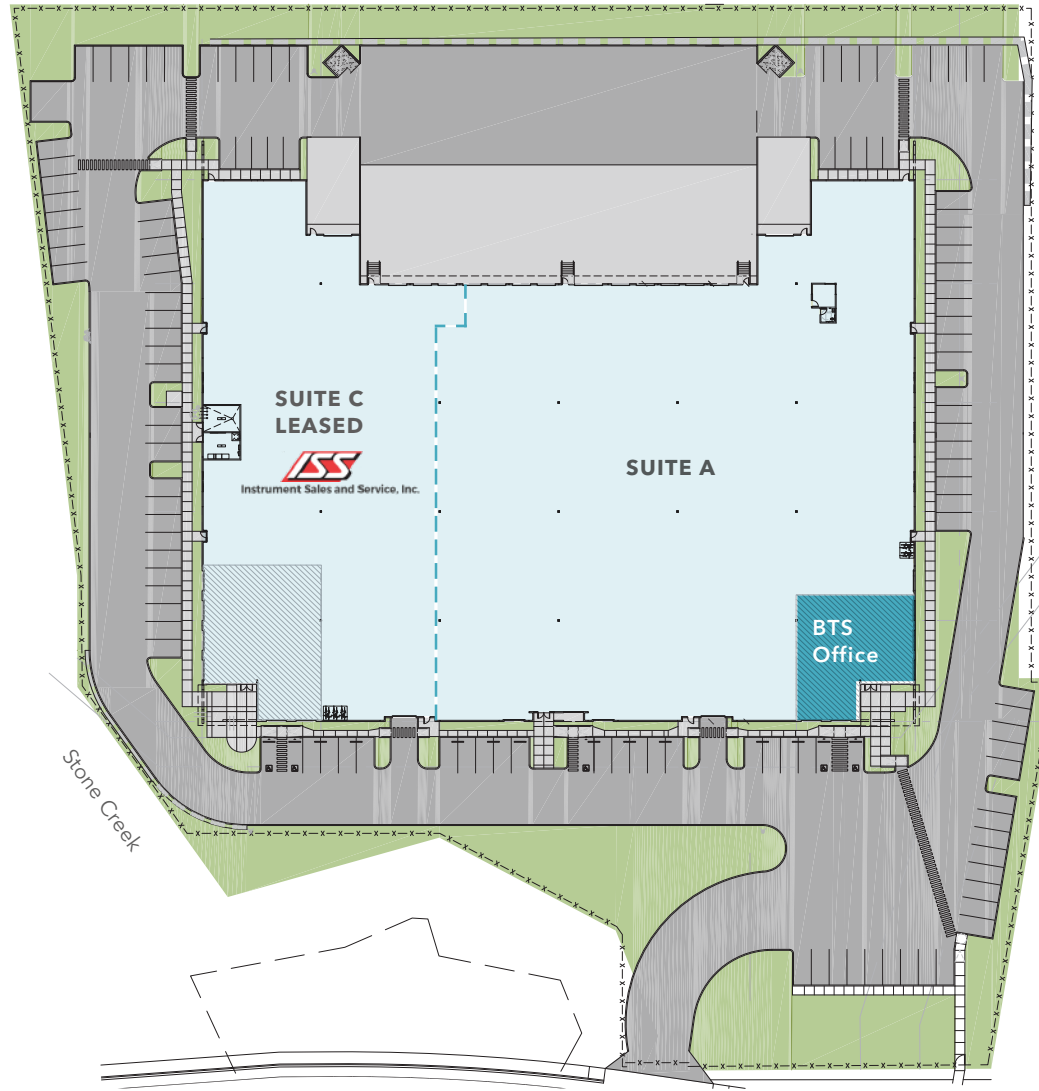
Public utility facility

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

Recreational vehicle, motorcycle, ATV, and trailer dealers

Storage or distribution of sand, gravel, top soil or bark

# Divisibility Options



**SUITE A**

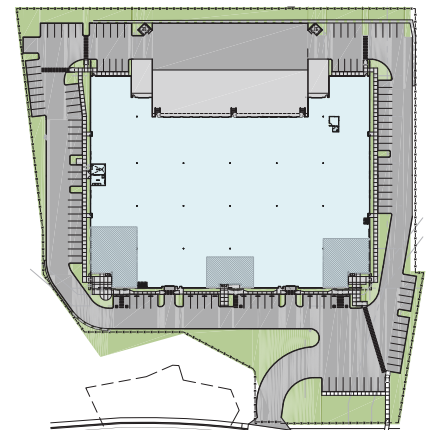
57,103 (BTS OFFICE)

**SUITE C**

30,355 SF (1,922 SF OFFICE)

**TOTAL**

87,458 SF



# Example Office Finishes



ABOVE STANDARD FINISH



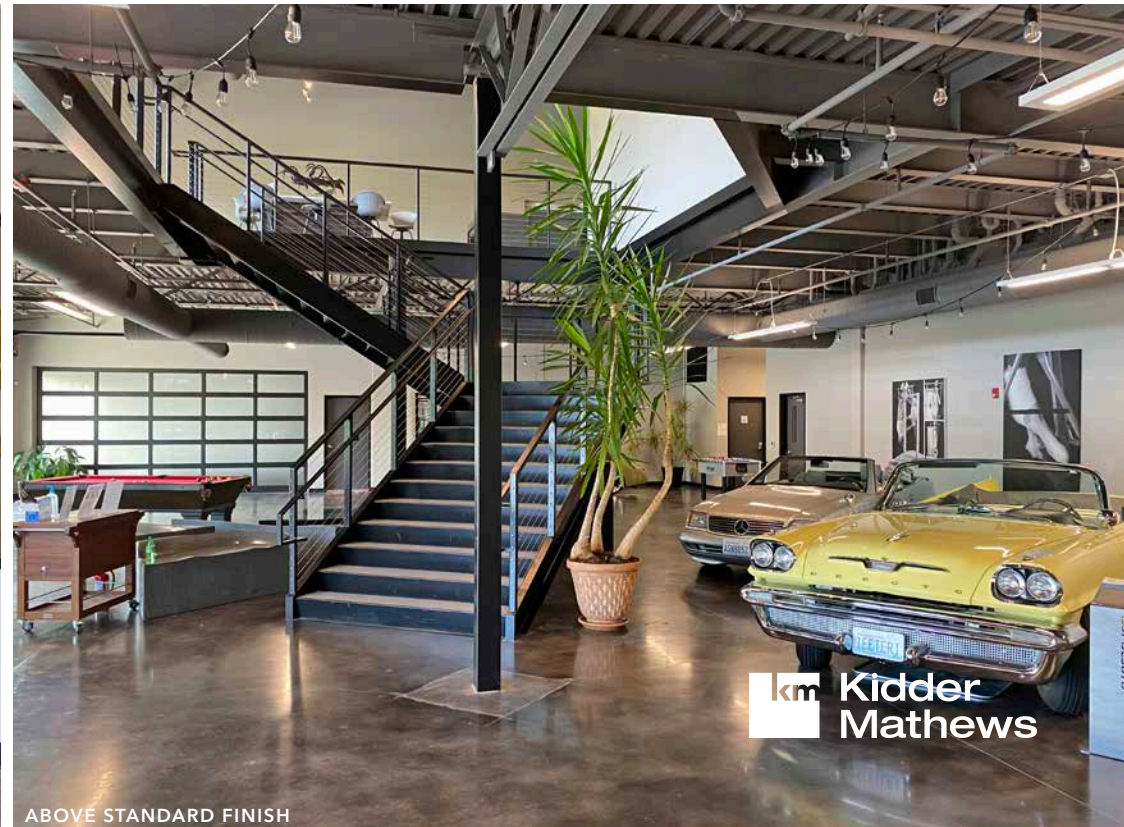
ABOVE STANDARD FINISH



ABOVE STANDARD FINISH



STANDARD FINISH



ABOVE STANDARD FINISH

# FENNEL CREEK INDUSTRIAL PARK

Perfectly connected with easy access to major freeways and interstate highways



**50 MIN**

Port of Seattle

**13 MIN**

SR-167 via Hwy 410

**42 MIN**

SeaTac Airport

**25 MIN**

I-5 Entrance

**30 MIN**

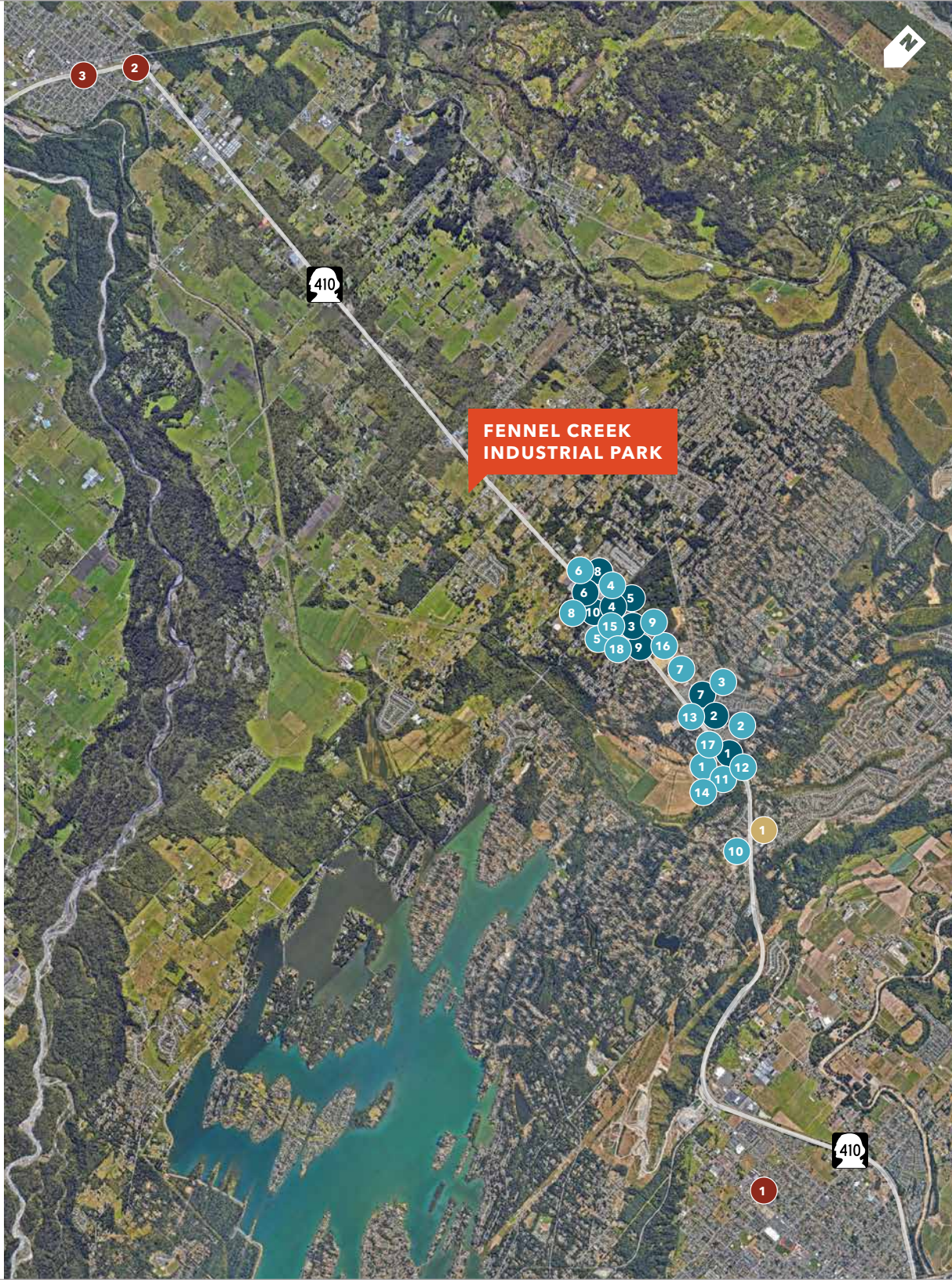
Port of Tacoma

**23 MIN**

Hwy 18 via 410 to 167 N



# FENNEL CREEK INDUSTRIAL PARK



## RESTAURANTS

- 1 Red Robin
- 2 Domino's Pizza
- 3 Denny's
- 4 Dickey's Barbeque Pit
- 5 Roundtable Pizza
- 6 Taco Time
- 7 Sonic Drive-In
- 8 Mazatlan Restaurant
- 9 Trapper's Sushi
- 10 Hops n Drops

## RETAIL

- 1 Target
- 2 Walmart Supercenter
- 3 Lowe's Home Improvement
- 4 Safeway
- 5 The Home Depot
- 6 Les Schwab Tire Center
- 7 Costco
- 8 Verizon Wireless
- 9 Fred Meyer
- 10 USPS
- 11 Marshalls
- 12 Bank of America
- 13 Key Bank
- 14 CVS
- 15 BECU
- 16 Goodwill
- 17 Discount Tire
- 18 Rite Aid

## HOTELS

- 1 Sumner Motor Inn
- 2 Econo Lodge
- 3 West Main Motel

## HEALTH CARE

- 1 Franciscan Prompt Care

# FENNEL CREEK INDUSTRIAL PARK

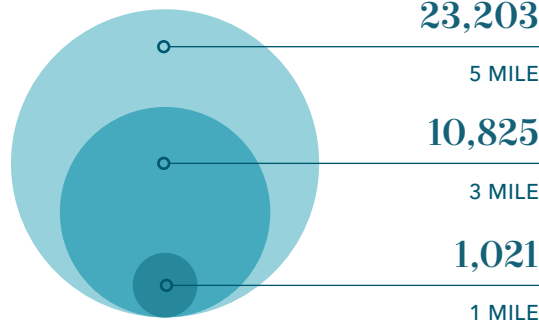
## Fennel Creek Industrial Park By Numbers



**ESTIMATED POPULATION**  
2019



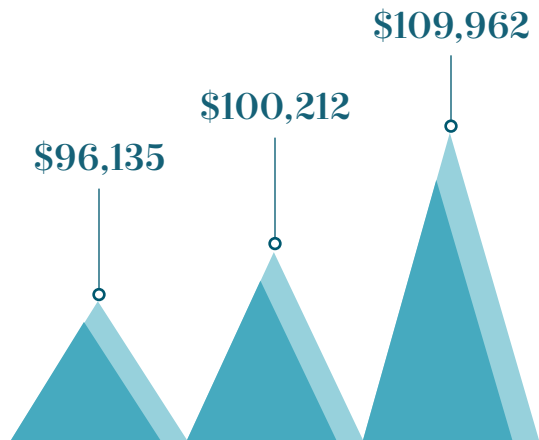
**ESTIMATED HOUSEHOLDS**  
2019



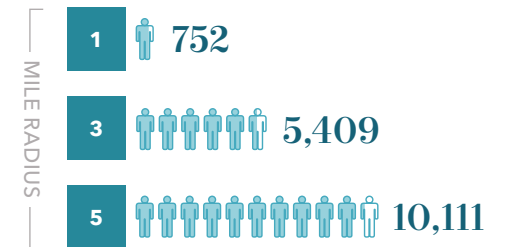
**MEDIAN AGE**  
2019



**AVERAGE HOUSEHOLD INCOME**  
2019



**ESTIMATED EMPLOYEES**  
2019



Data Source: Esri

## Meet the Neighbors of Tehaleh

A little over 6 miles away resides the community development of Tehaleh by Newland. Surrounded by highland forest, Tehaleh combines the serenity and value of Pierce County with a convenient location just southeast of Tacoma in the South Sound. To date, Tehaleh has sold almost 2,050 homes, with 1,885 occupied (June 2020). The master-planned community is in year 8 of a 25 year build. At full completion they anticipate 9,000 or more homes spread over 4,700+ acres.

Ranked as the #1 best selling new-home community in Washington, the proximity to Fennel Creek Industrial Park introduces a whole new workforce to the city of Bonney Lake.



#1

**BEST SELLING HOME COMMUNITY  
IN WASHINGTON**

6

**MILES TO FENNEL CREEK  
INDUSTRIAL PARK**

20+

**MILES OF TRAILS**





# FENNEL CREEK INDUSTRIAL PARK

9718 233RD AVE E  
BONNEY LAKE, WA 98391

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