

For Lease New Development

CBRE

# Pacific Motorsports Park

Pacific Innovation Center at Pacific Raceways

31001 144<sup>th</sup> Avenue SE  
Kent, WA



[www.cbre.com/Seattle](http://www.cbre.com/Seattle)

## PHASE 1 HIGHLIGHTS

King County has authorized the initial phase of the commercial development surrounding the racing surfaces. The first offering is limited to 80,000 square feet of prime space. With this initial offer, you can lease garage or shop, space located nearest to the racetracks and stake your claim early.

Groundbreaking for third building scheduled for April 2023 and completion September 20, 2023.

Subsequent development of an additional 80,000 square feet of garage space will occur in stages after Phase 3.

### Initial Offer Availability

- Size: 1,250 sq. ft. and up in varying increments ranging from 1,250 sq. ft. to 40,000 sq. ft.
- Term: 3-year minimum

### Now Signing Leases for Garage and Prototype Manufacturing Spaces, for the:

- Auto Enthusiast
- Business Tenant
- Innovator

### For the Auto Enthusiast

Pacific Motorsports Park is offering more than just storage for your car. This offer represents a unique opportunity for the automotive enthusiast:

- Storage space with proximity to the tracks
- Collaborate with others; share tips, tricks and potentially tools
- Racetrack advantage – no more trailering to the pits or running home for tools
- Create a solitary space to relax, tinker and experiment
- Set up for work and entertainment

### For the Business Tenant

As a business owner specializing in auto parts, service and accessories, Pacific Motorsports Park puts you right in the center of an opportunity to grow your business

- Captive Audience
  - surrounded by enthusiasts and experts
  - your business will offer convenience and accessibility
- Be Part of a Neighborhood
  - in a community of auto fans, you will be proverbial “corner store”, building trust and relationships
- All Access
  - as for fans and participants prep for race days, you will be there on site to provide service, support and supplies to existing and potential new customers



# The Next Big Idea

For companies on the cutting edge of advanced manufacturing prototypes, Pacific Innovation Center will be the first space of its kind. State Research Institutions are interested in partnering to accelerate technology; skilled labor is waiting to enhance your manufacturing process; and other companies are interested in collaborating on incubator projects. All of this will be at your disposal at Pacific Innovation Center.

## Phase Features



- 25' wide spaces with 14' tall rollup doors on both ends available in various configurations
- 22' clear interior; max height 26'



- 100-amp 3-Phase (120/208v)
- Three Phase (277/480v) electrical service panel per unit can be pulled in
- Six 110/120-volt and one 220-volt receptacle, customizable and expandable



- Capability for mezzanine storage, office or den in all units



- 24-hour secured access with lighted, keyless entry



- Possible on-site auto parking in secure yard



- Standard wall mounted fluorescent



- Stub out for water and sewer



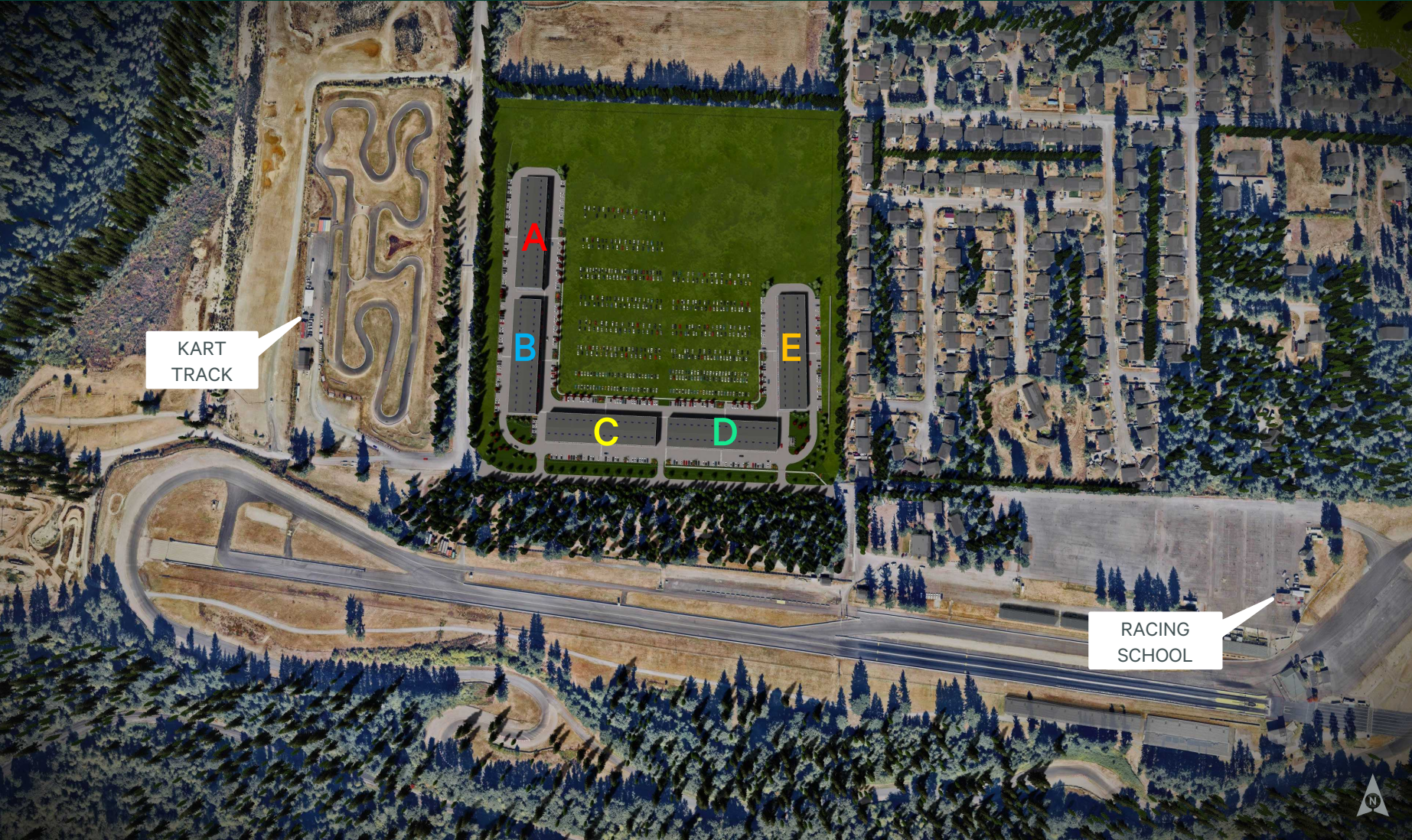
- Semi heated



- Common restrooms

Interested parties should submit their name and space requirements to Milt Reimers at [milt.reimers@cbre.com](mailto:milt.reimers@cbre.com) or call at +1 206 909 2096 to be added to a priority list.

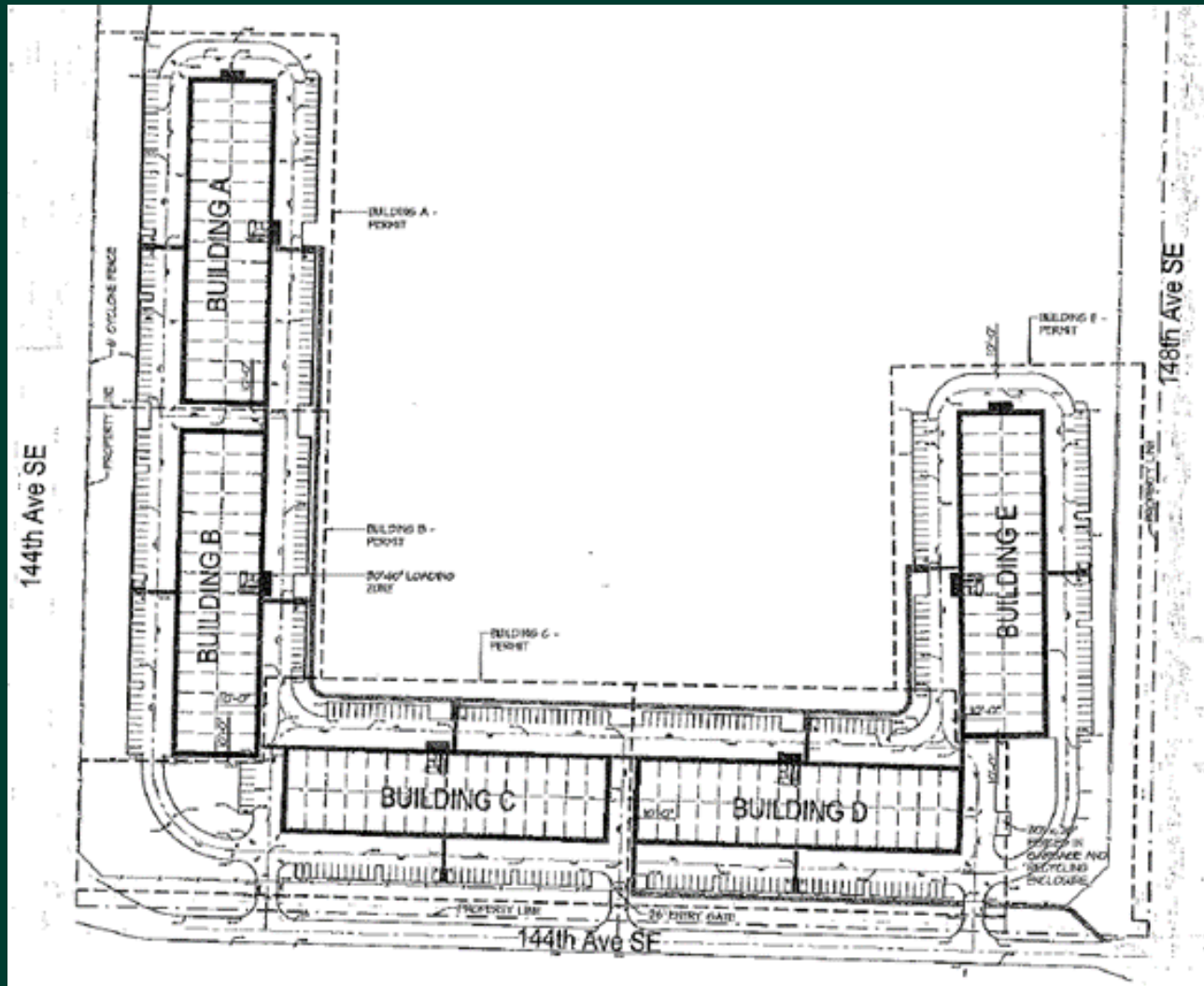
# Site Plan

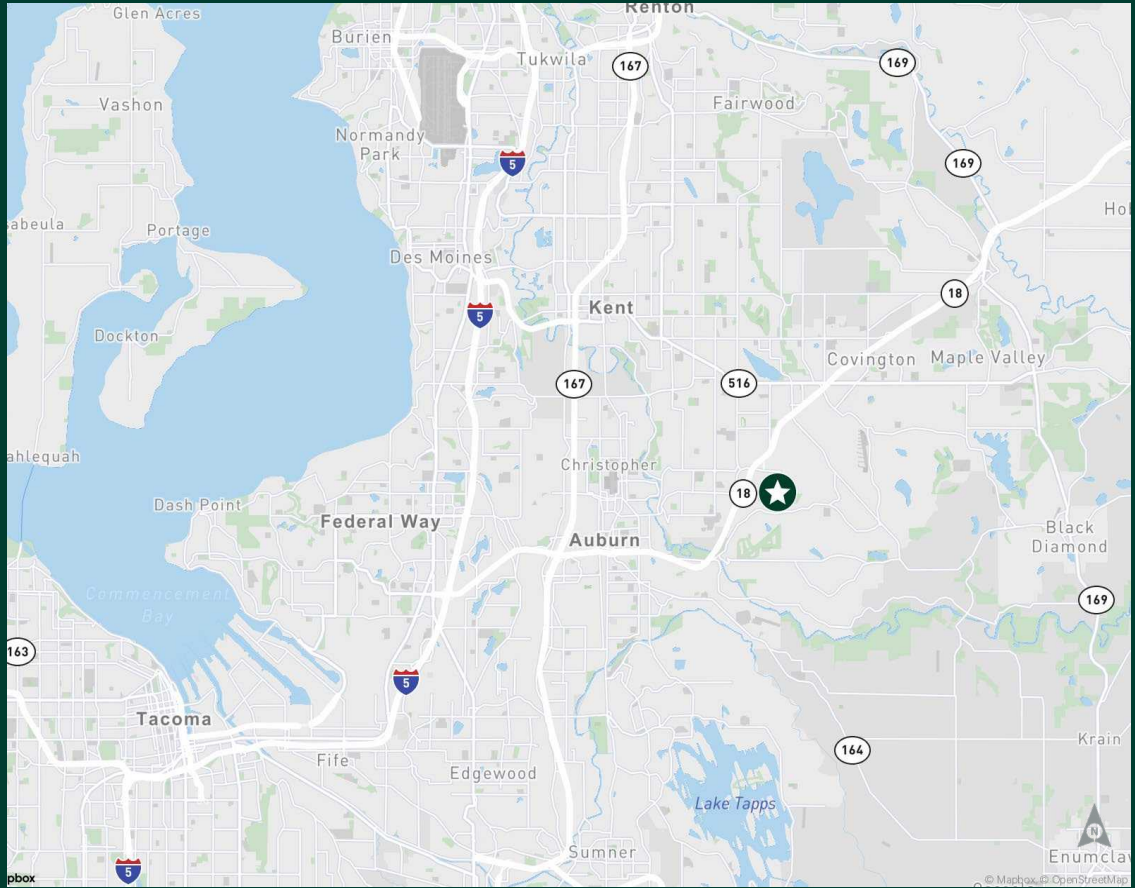


KART TRACK

RACING SCHOOL

# Building Plans





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