



MOTION WATER SPORTS BUILDING

FOR SALE

*A 134,700 SF Warehouse Building in Snoqualmie, WA—
Ideal for Owner-Occupied or Investment*

7926 BRACKEN PLACE SE | SNOQUALMIE, WA

115,980 SF
WAREHOUSE

18,720 SF
OFFICE

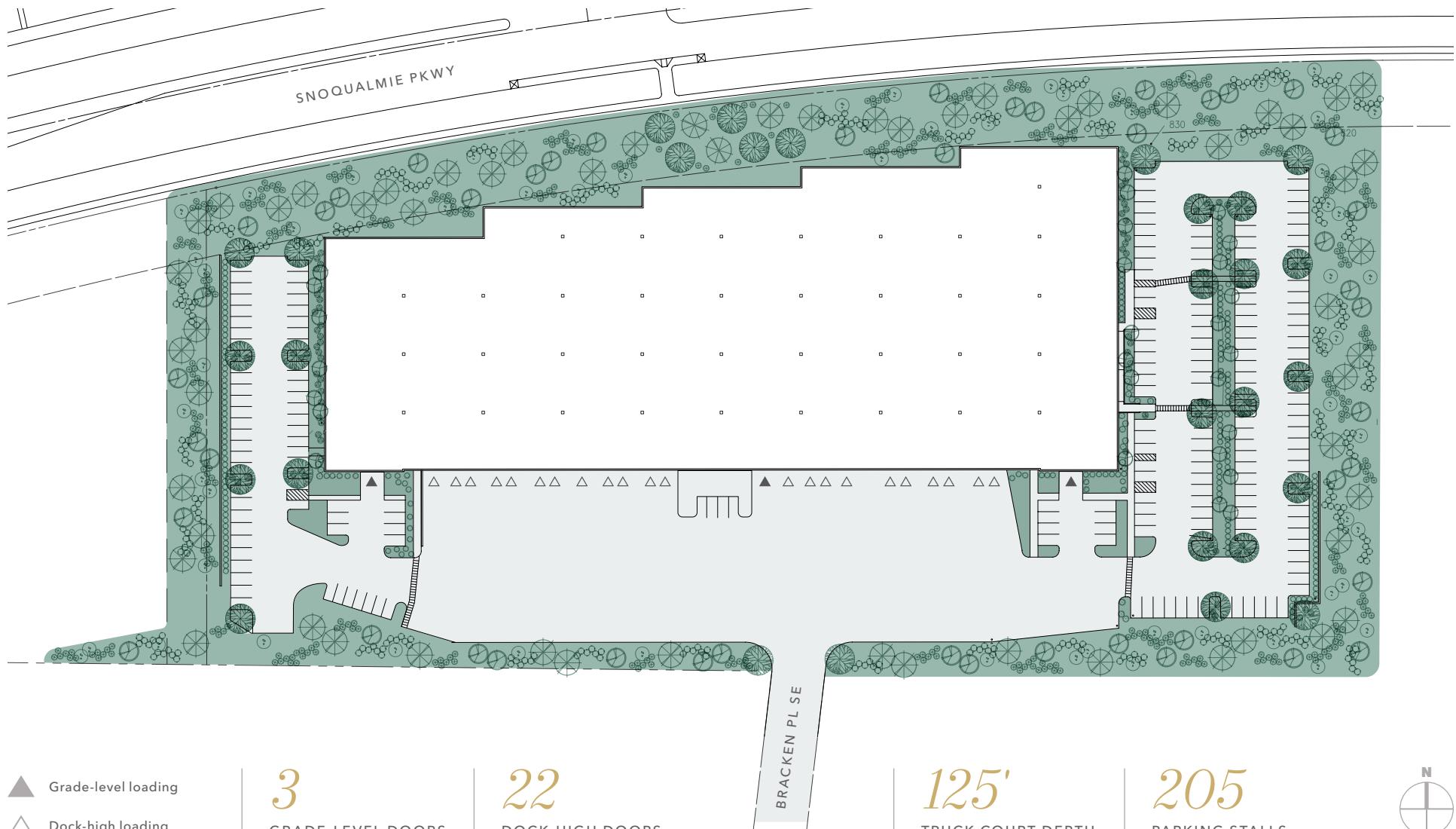
Property Highlights

TOTAL BUILDING AREA	134,700 SF
FOOTPRINT	127,500 SF
TWO-STORY OFFICE	18,720 SF
WAREHOUSE	115,980 SF
SITE AREA	8.89 AC
OFFSITE DETENTION	Maintained by Owners Association
YEAR BUILT	2013
AVAILABLE FOR OCCUPANCY	As early as Q3 2026
CLEAR HEIGHT	24'
COLUMN SPACING	45' x 60'
GRADE-LEVEL LOADING	3
DOCK-HIGH LOADING	22 (most with dock leveler packages / canopies)
LIGHTING	LED
POWER	1200 AMPS of 480V
WAREHOUSE INSULATION	Fully Insulated
PARKING	205 stalls
TRUCK COURT	125' depth

\$31M | **\$226**
SALE PRICE PER SQUARE FOOT



SITE PLAN



ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

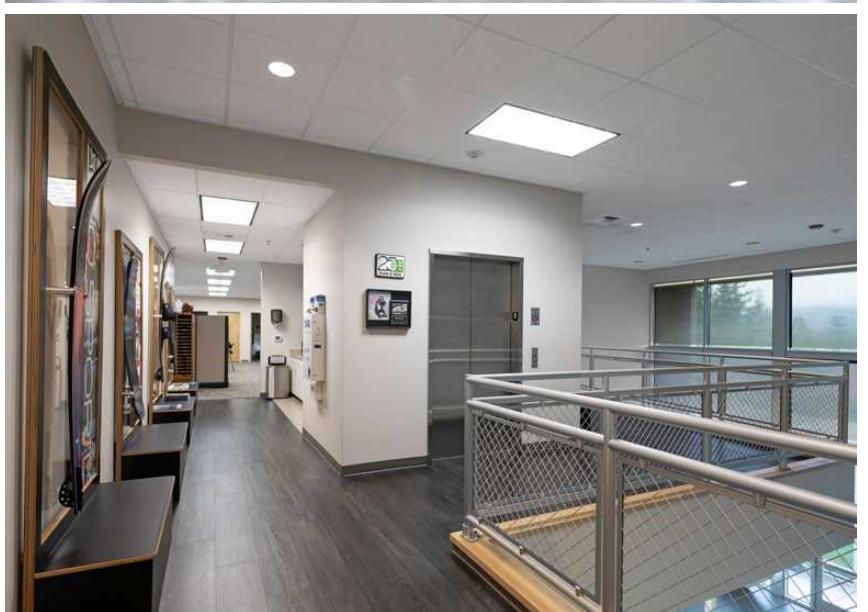
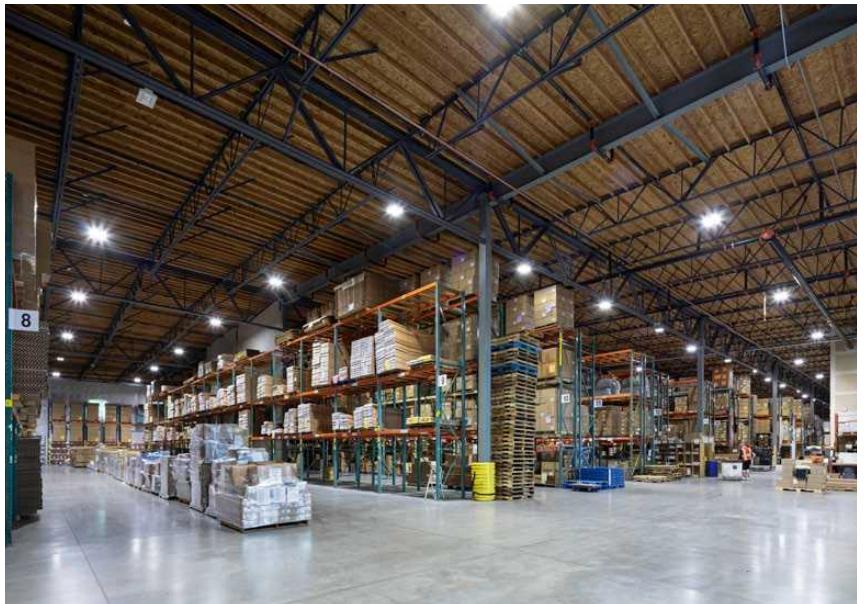


EAST ELEVATION

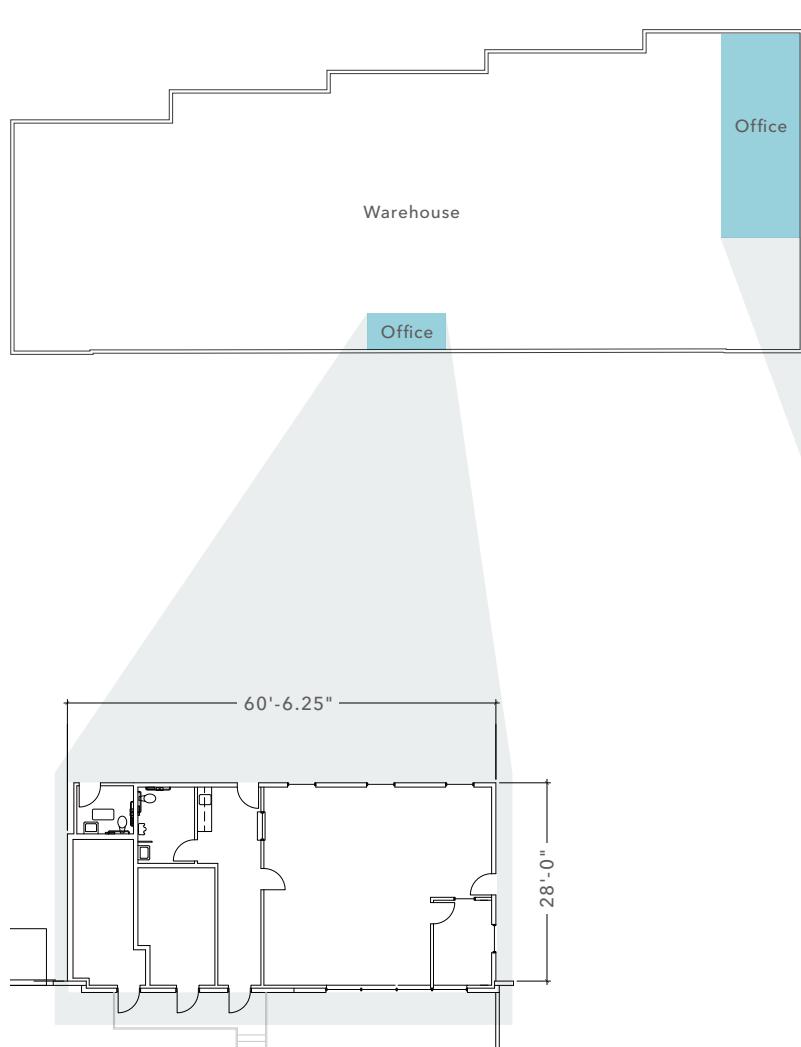


WEST ELEVATION

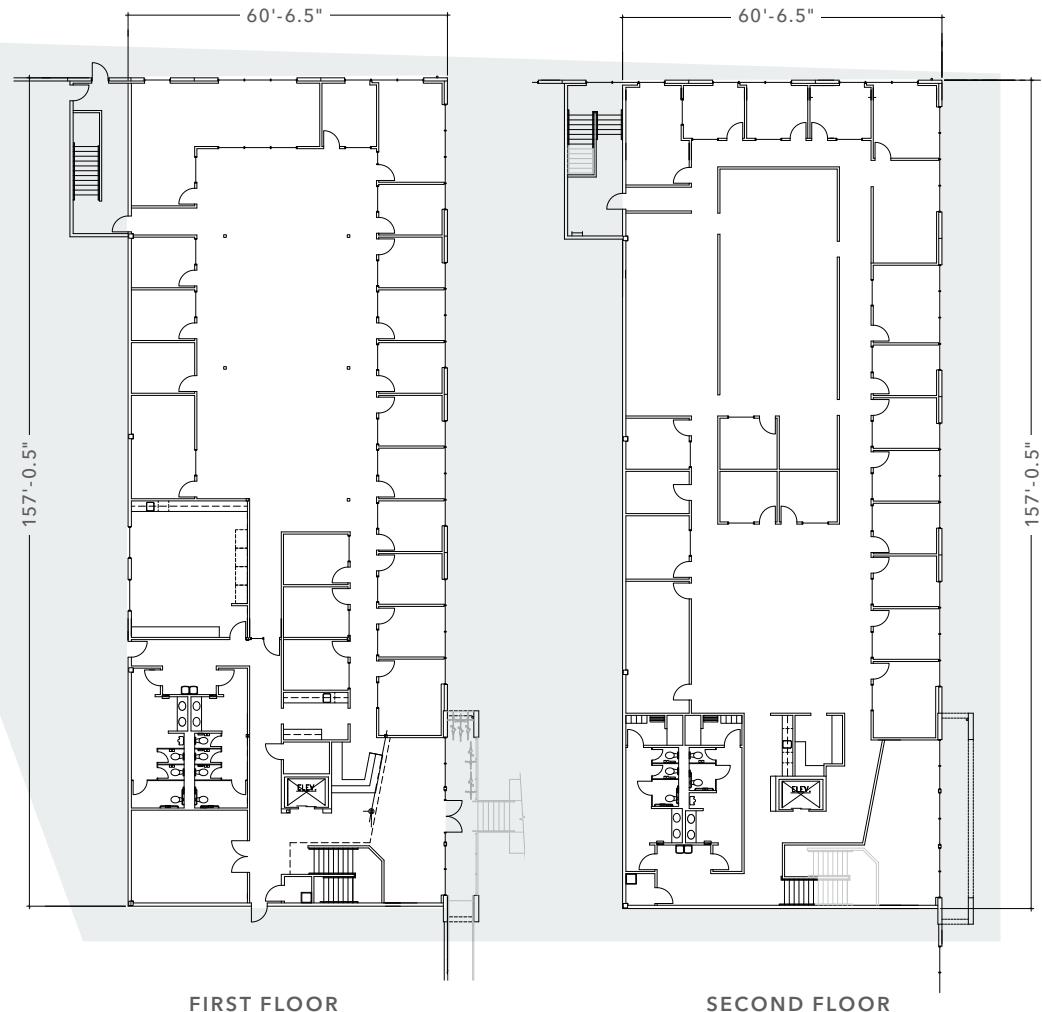
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FLOORPLANS



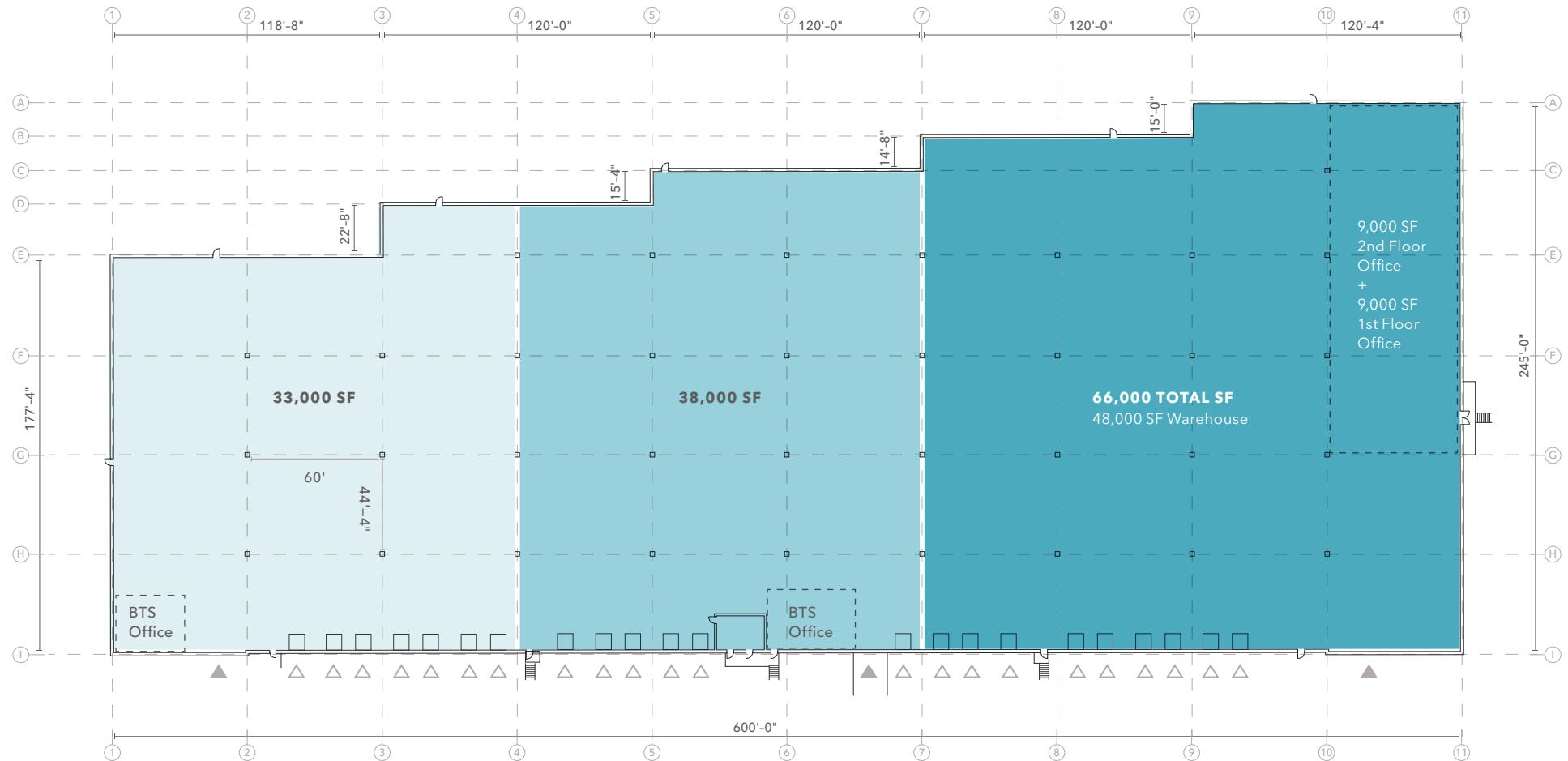
FIRST FLOOR



FIRST FLOOR

SECOND FLOOR

EXAMPLE DEMISING OPTIONS



▲ Grade-level loading

△ Dock-high loading



NEARBY AMENITIES

FOOD + DRINK

- 01 Sno Thai
- 02 Francesco Ristorante Italiano
- 03 Saints & Scholars Irish Pub
- 04 Frankie's Pizza
- 05 Aahaar Indian Eatery
- 06 Musashi's
- 07 Green Maki
- 08 Rio Bravito
- 09 The Weekend Coffee
- 10 Ridge Cupbop & Ramen
- 11 Himitsu Teriyaki
- 12 The Swirl Ice Cream
- 13 William Grassie Wine Estates
- 14 Thai Eatery
- 15 MOD Pizza
- 16 Starbucks
- 17 No Boat Brewing Company

RETAIL & SERVICES

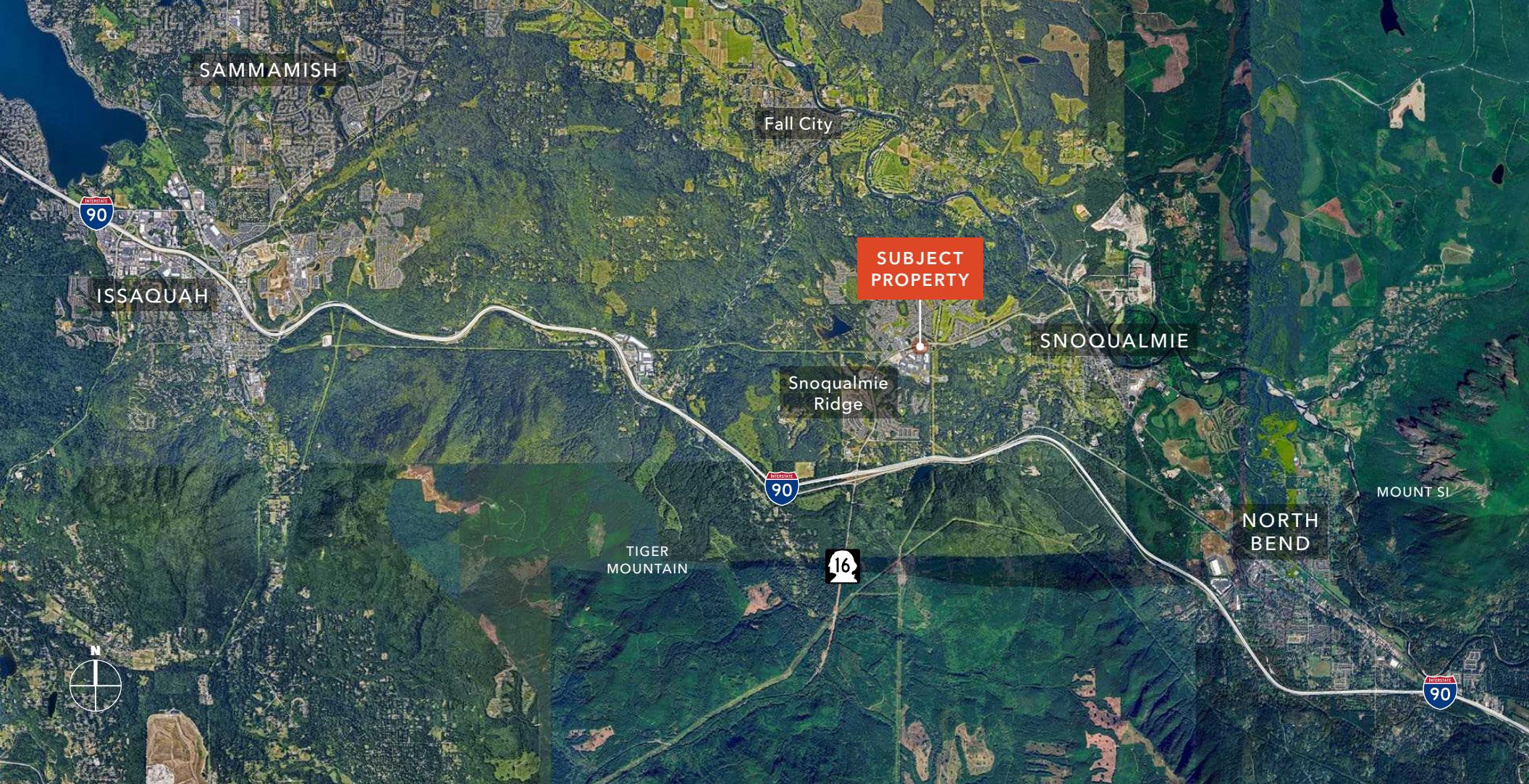
- 01 United Sports
- 02 Great Clips
- 03 Arbor Eyecare
- 04 Snoqualmie Valley Health - Ridge Urgent Care
- 05 Anytime Fitness
- 06 T-Mobile
- 07 MTB HQ Bicycles
- 08 All In Da Cut Barber
- 09 UPS Store
- 10 Dollar Tree
- 11 Safeway
- 12 Cascade Signs & Graphics
- 13 Elevate Sporting Goods

RECREATION & PARKS

- 01 Snoqualmie Community Park
- 02 Snoqualmie Valley YMCA
- 03 Sno-King Ice Arena

LODGING

- 01 Snoqualmie Inn by Hotel America



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Exclusively Listed by

ZACH VALL-SPINOSA
Executive Vice President
206.227.8255
zach.vallspinosa@kidder.com

COLTON TEGLOVIC
Vice President
425.281.5261
colton.teglovic@kidder.com

KIDDER.COM

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