

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

MOTION WATER SPORTS BUILDING

Property Highlights

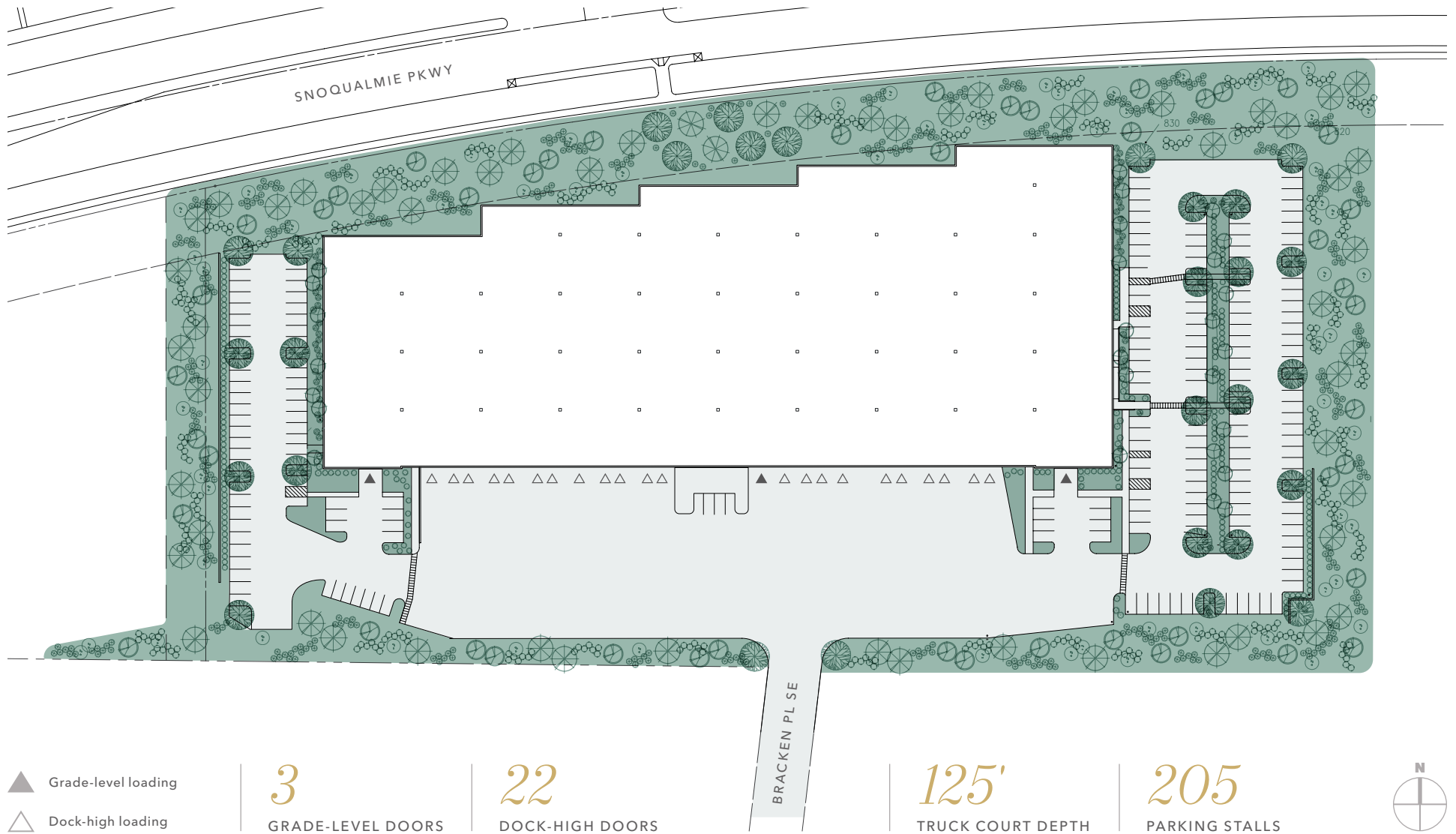
TOTAL BUILDING AREA	134,700 SF
FOOTPRINT	127,500 SF
TWO-STORY OFFICE	18,720 SF
WAREHOUSE	115,980 SF
SITE AREA	8.89 AC
OFFSITE DETENTION	Maintained by Owners Association
YEAR BUILT	2013
AVAILABLE FOR OCCUPANCY	As early as Q3 2026
CLEAR HEIGHT	24'
COLUMN SPACING	45' x 60'
GRADE-LEVEL LOADING	3
DOCK-HIGH 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
SALE PRICE

\$226
PER SQUARE FOOT



SITE PLAN



ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

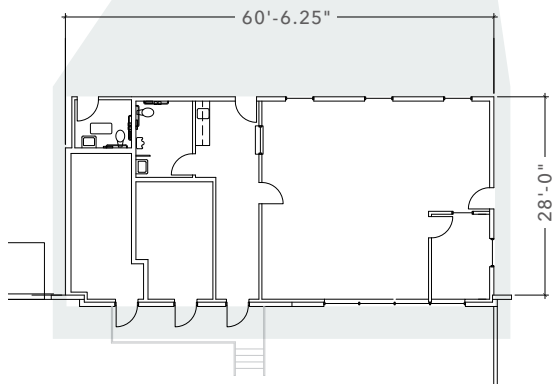
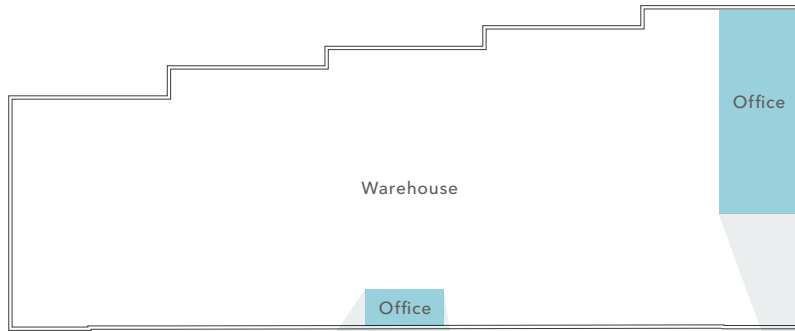


WEST ELEVATION

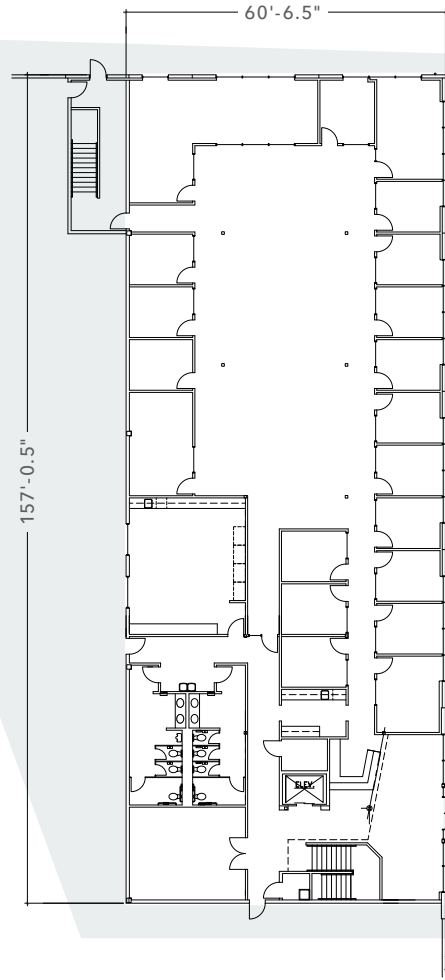
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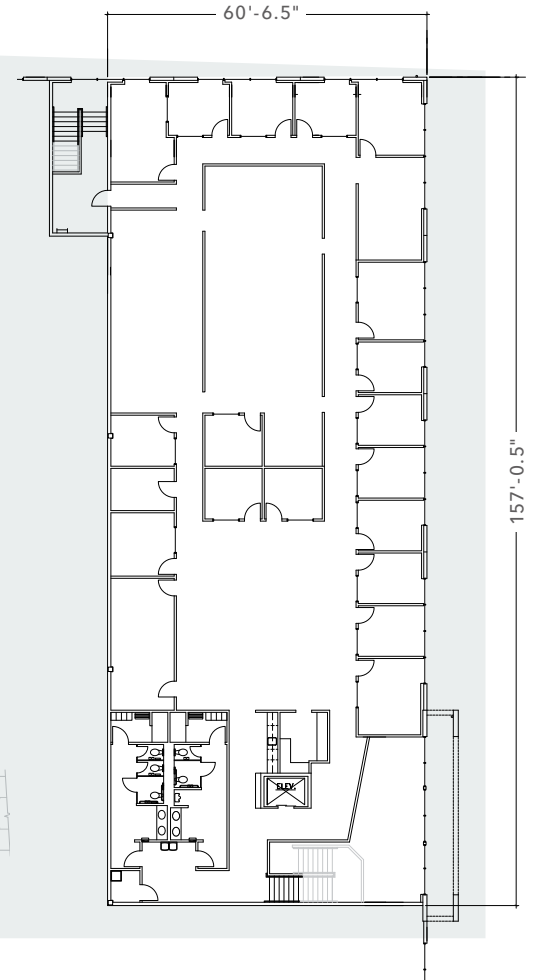
FLOORPLANS



FIRST FLOOR

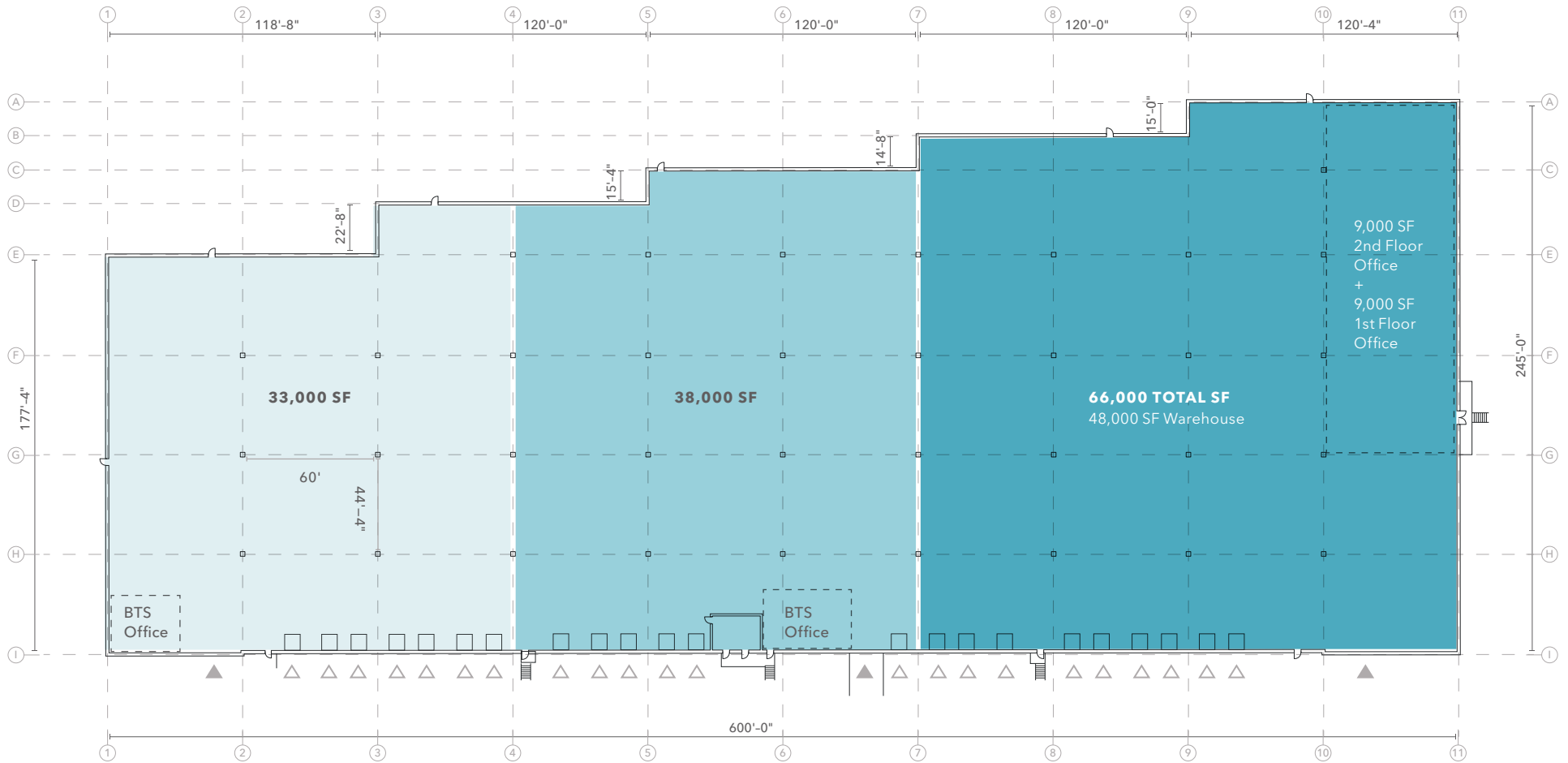


FIRST FLOOR



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

LODGING

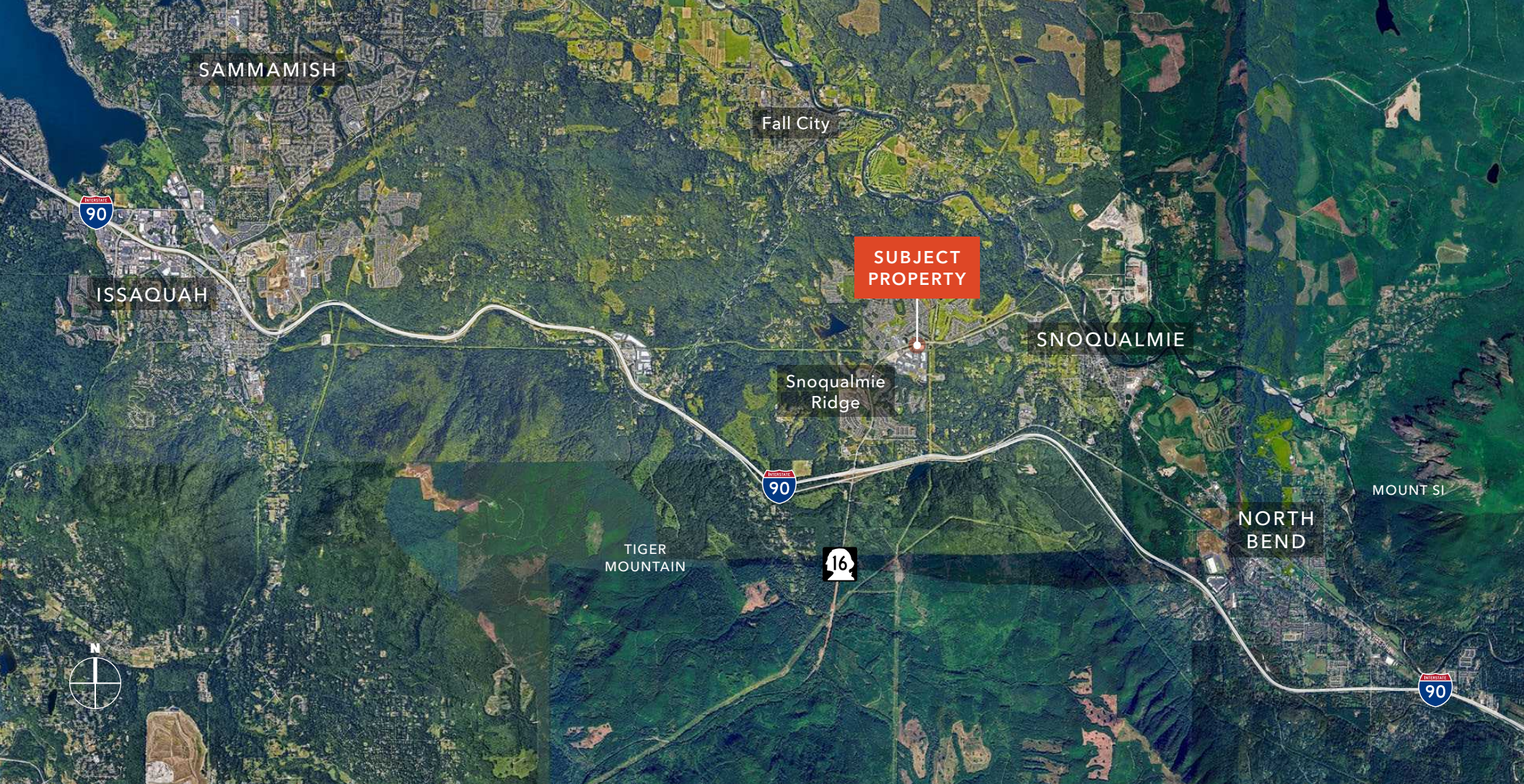
- 01 Snoqualmie Inn by Hotel America

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



MOTION WATER SPORTS BUILDING

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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