

# MOTION WATER SPORTS BUILDING

FOR SALE OR FOR LEASE

*A 137,180 SF Warehouse Building in Snoqualmie, WA—  
Ideal for Owner-Occupied or Investment*

7926 BRACKEN PLACE SE | SNOQUALMIE, WA

*118,460 SF*  
WAREHOUSE

*18,720 SF*  
OFFICE

# MOTION WATER SPORTS BUILDING

## Property Highlights

TOTAL BUILDING AREA	137,180 SF
TOTAL FOOTPRINT	128,100 SF
2 STORY OFFICE	18,720 SF
TOTAL WAREHOUSE	118,460 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
LEASE RATES	Call Brokers

**\$29.5M**

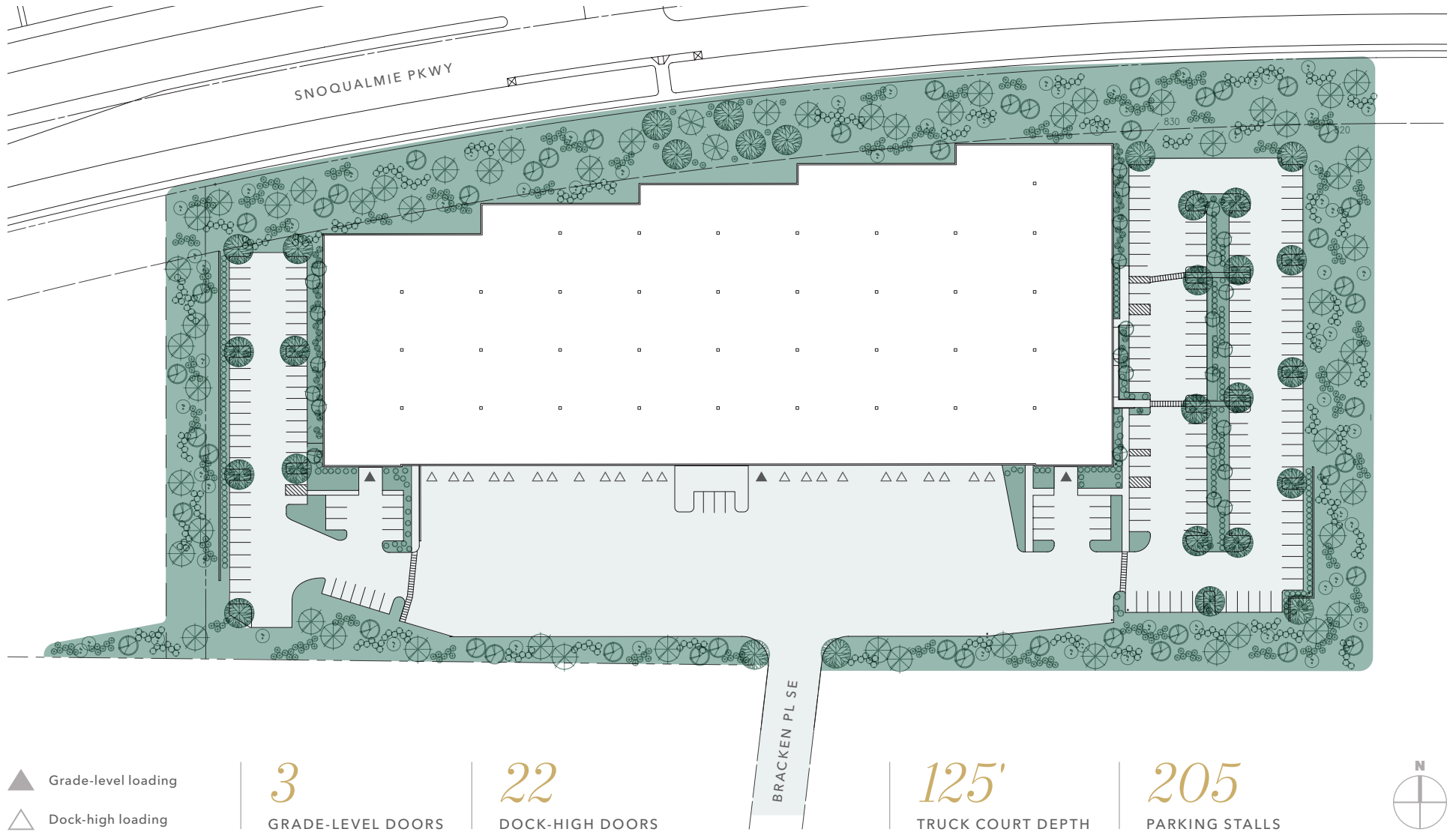
SALE PRICE

**\$215**

PER SQUARE FOOT



# SITE PLAN



# ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

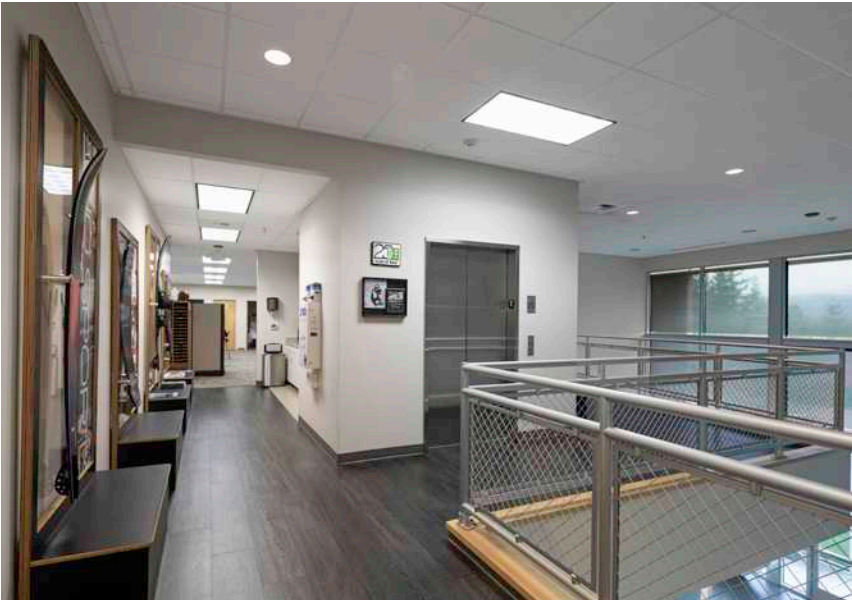
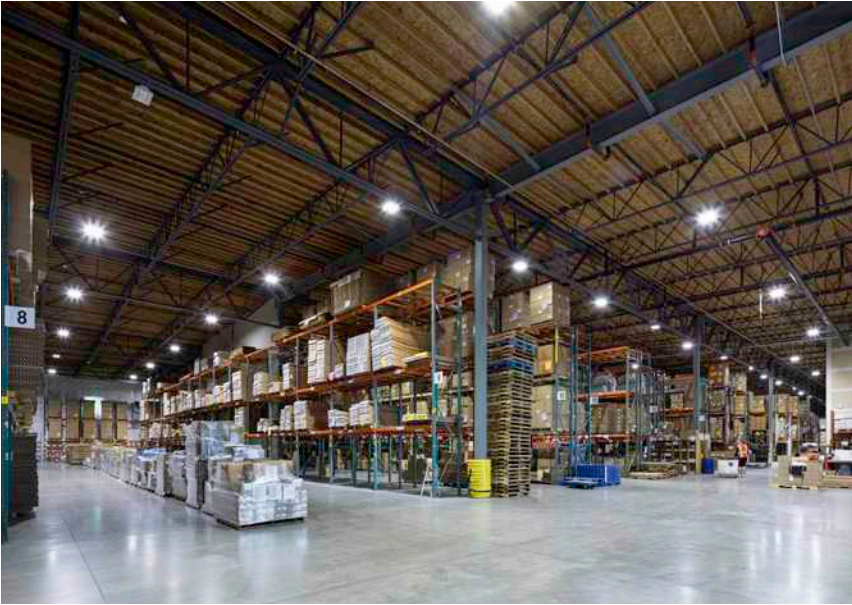


EAST ELEVATION

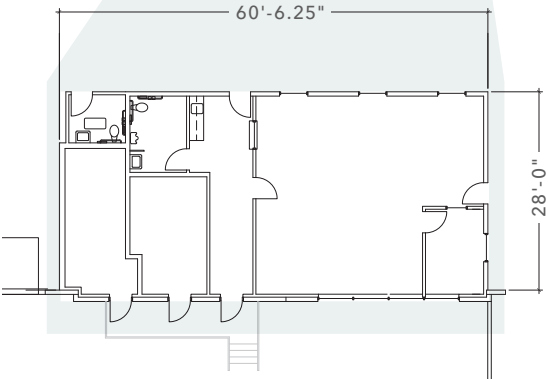
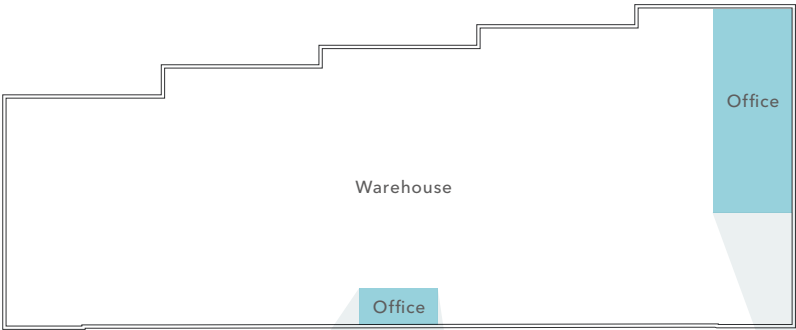


WEST ELEVATION

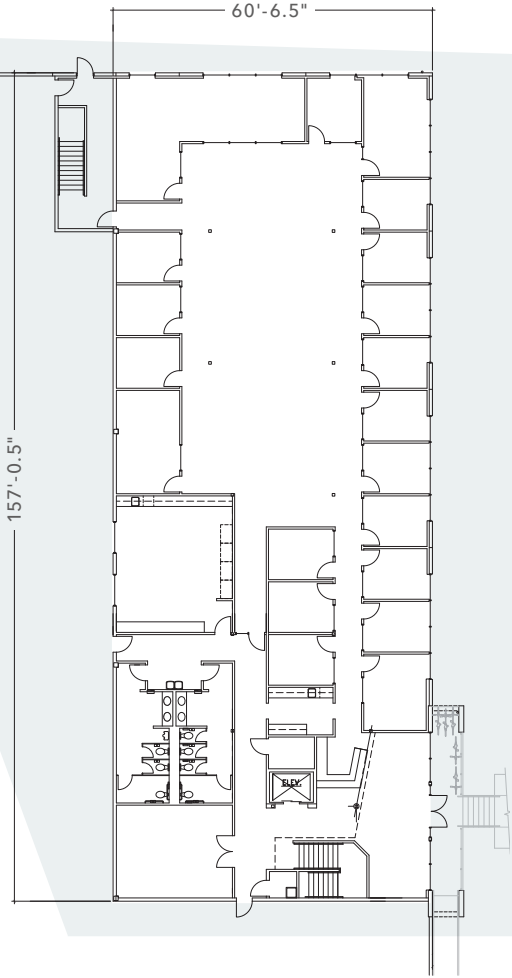
MOTION WATER SPORTS BUILDING



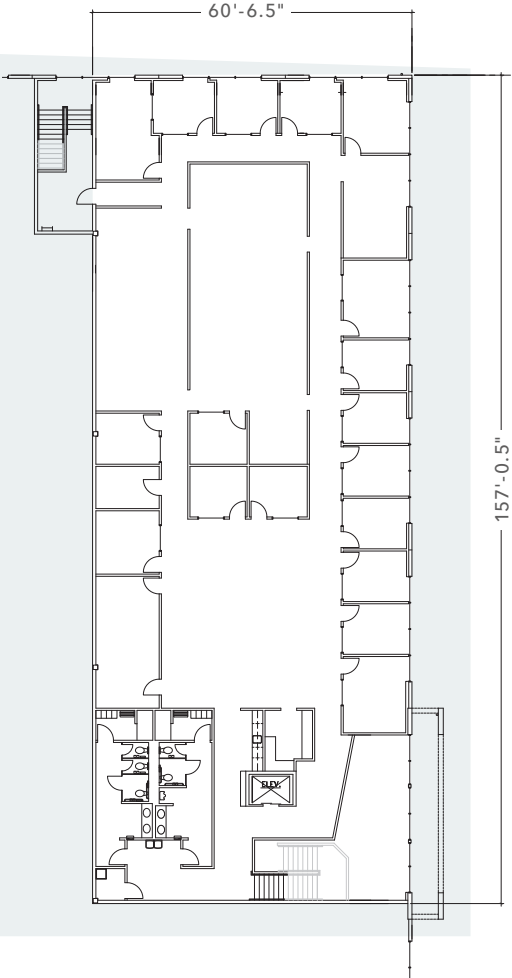
# FLOORPLANS



FIRST FLOOR

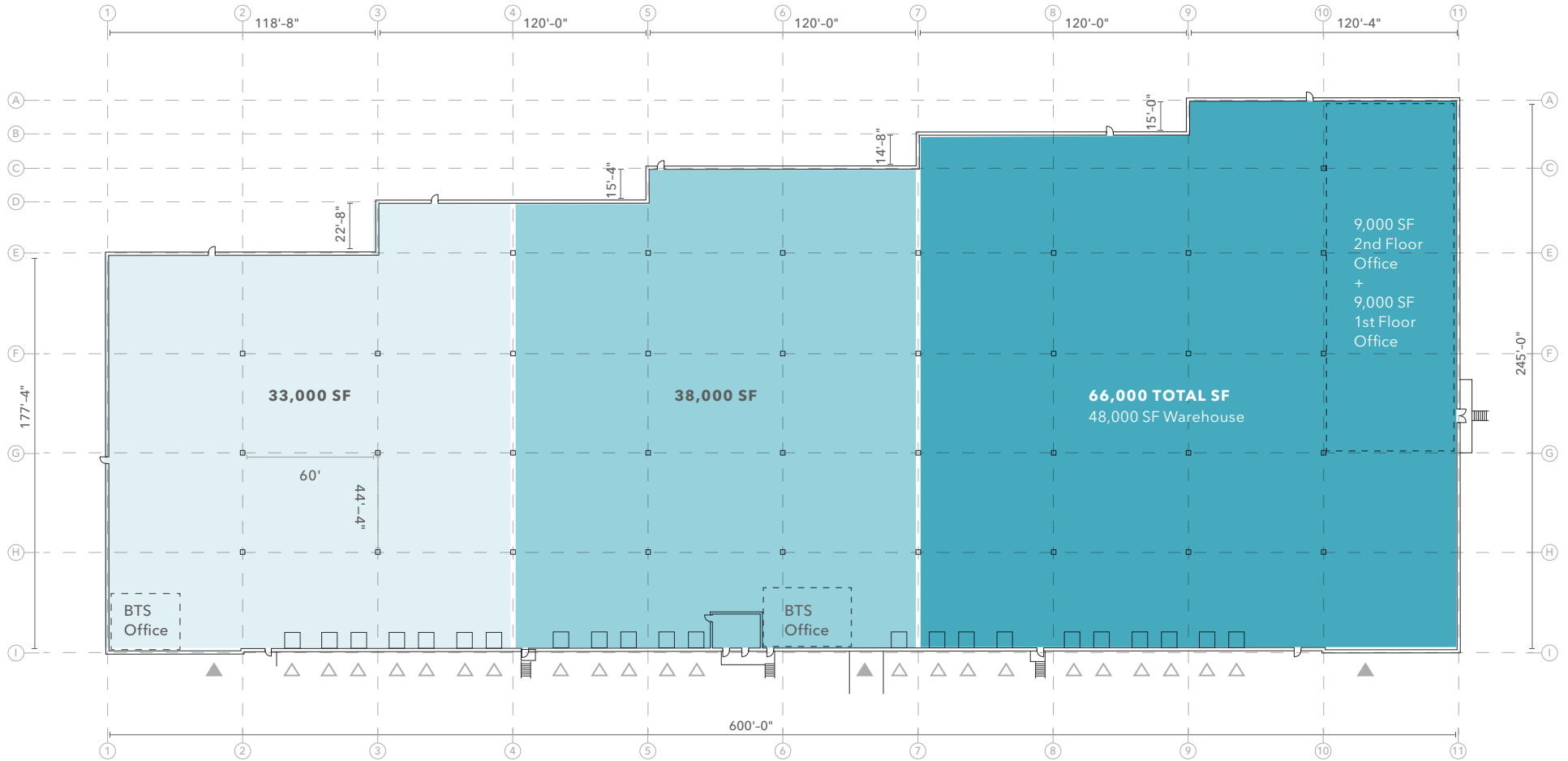


FIRST FLOOR



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

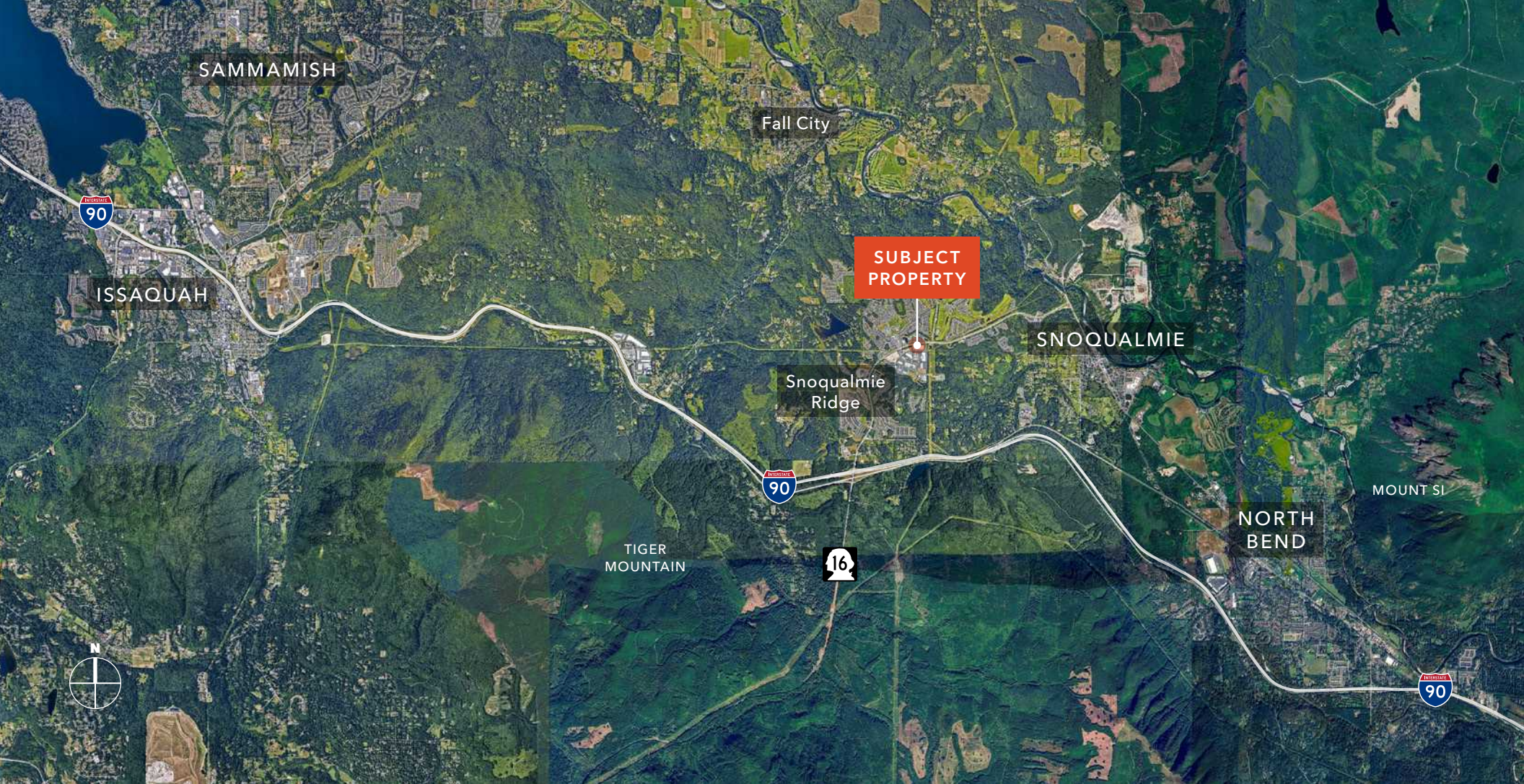
- 01 Snoqualmie Inn by Hotel America

### 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*

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