

# 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

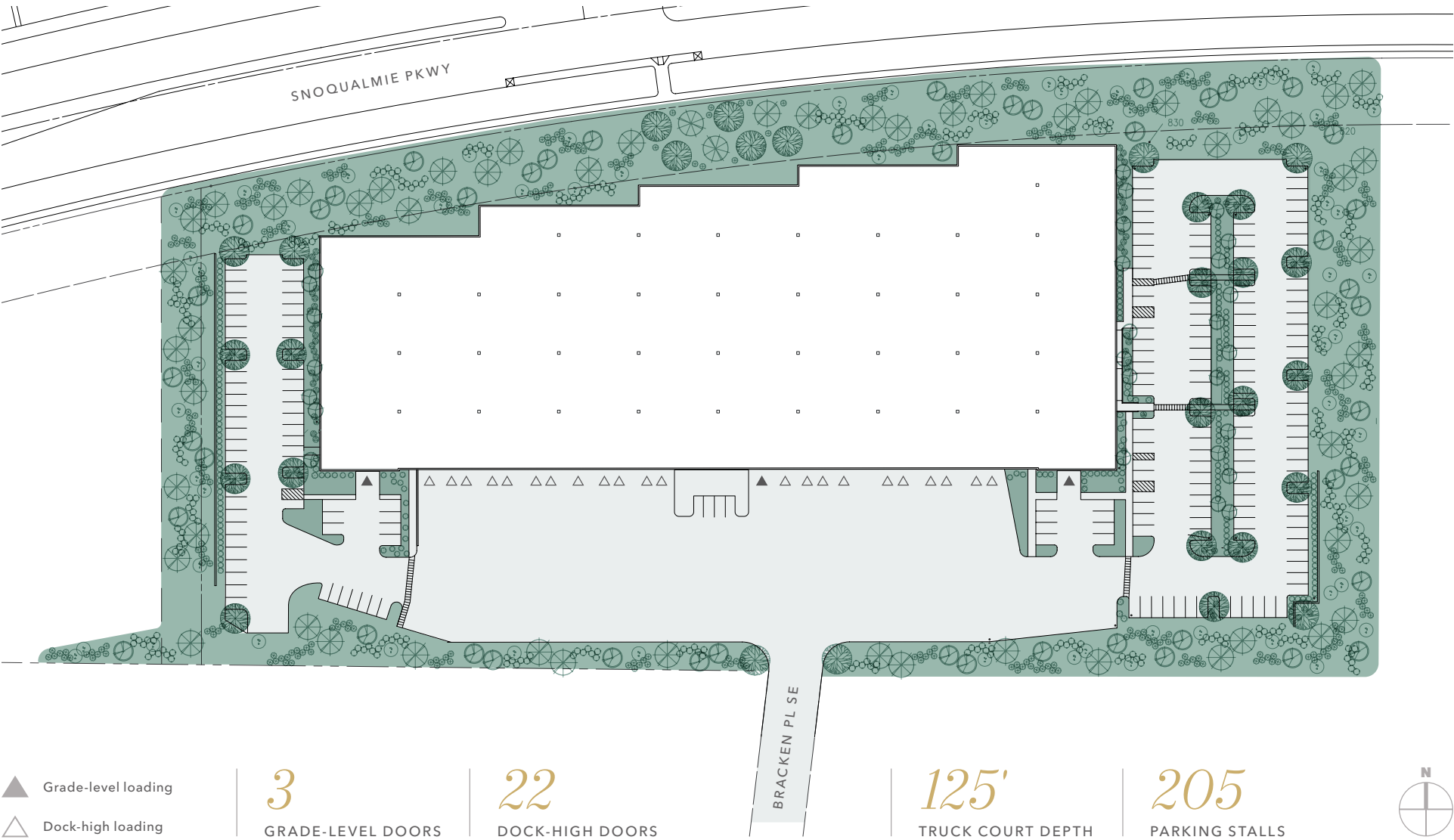
## Property Highlights

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



SITE PLAN





ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



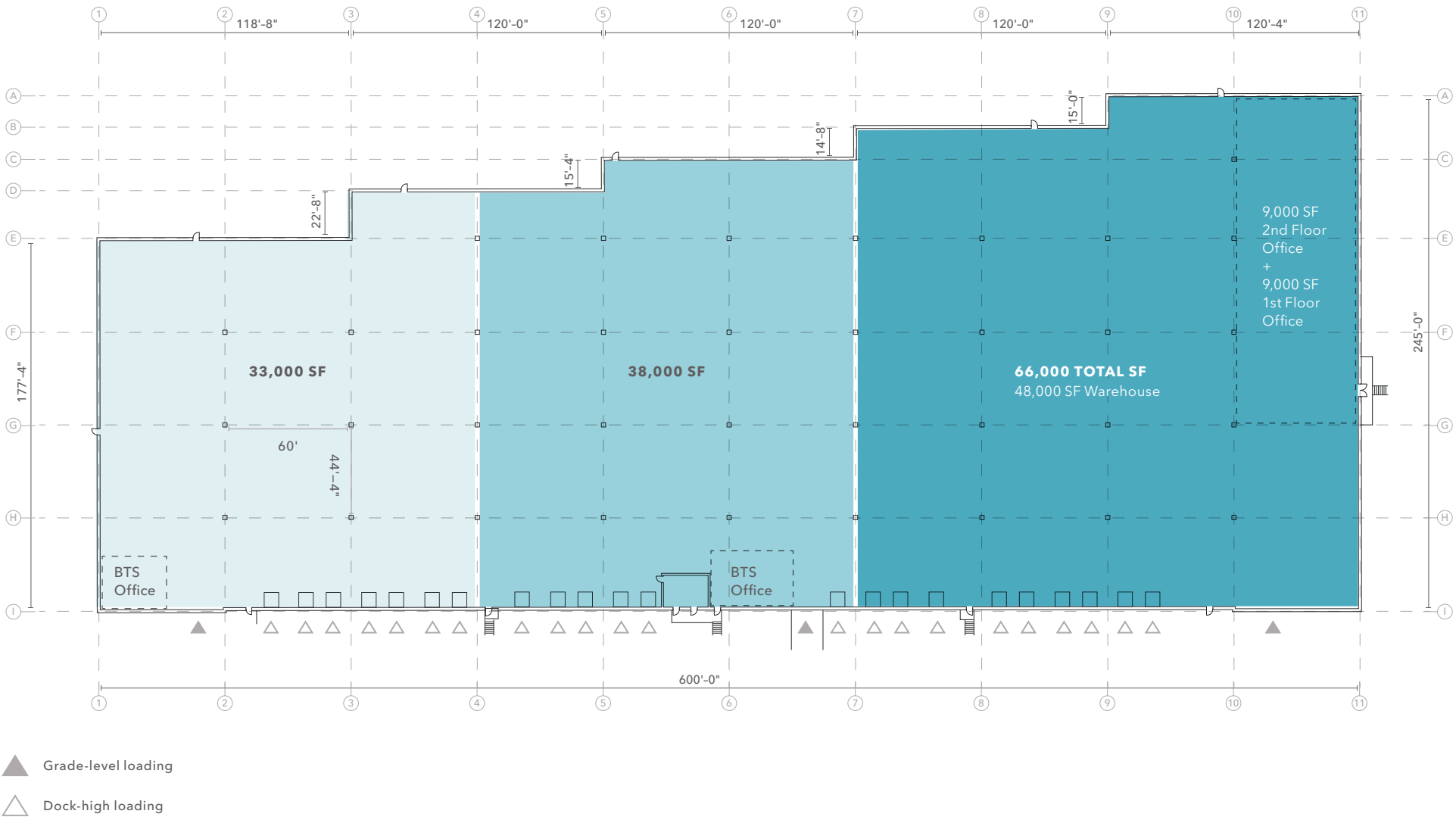
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FLOORPLANS



EXAMPLE DEMISING OPTIONS







## 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

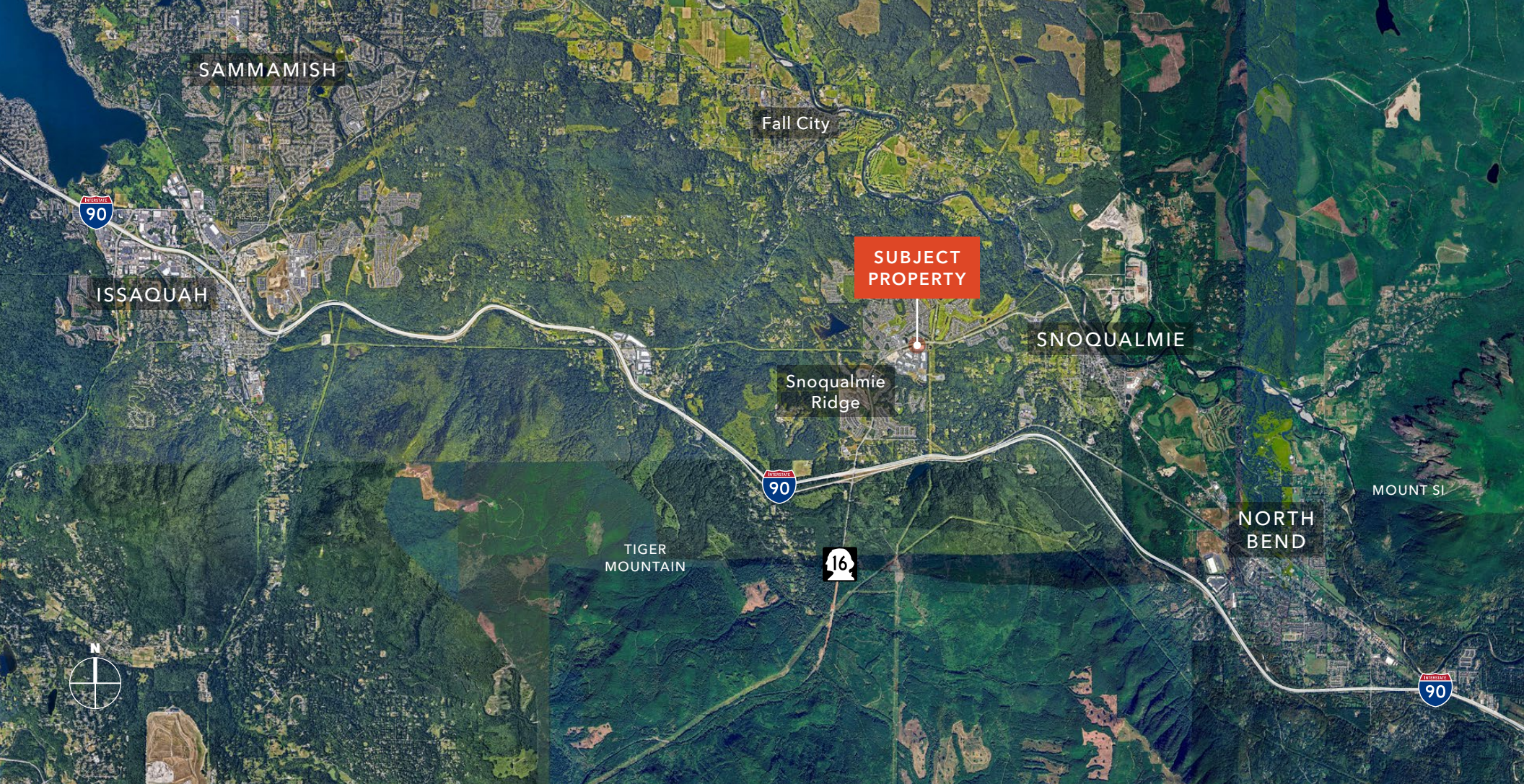
### RETAIL & SERVICES

- 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





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*Exclusively Listed by*

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