

FOR LEASE  
**84,583 SF DIVISIBLE**



BUILDINGS INCLUDE UP TO  
**51,341 SF OF COOLER (34-55°F CAPABLE)**

# BELFAIR MANUFACTURING CAMPUS

25491 NE WA-3, BELFAIR, WA 98528

BUILDINGS CAN BE COMBINED TO ACCOMMODATE TENANCY FROM  
30,000 SF UP TO 84,583 SF



# PROPERTY HIGHLIGHTS

Large manufacturing site with multiple building/space options including cooler space and dry warehouse space.

## BUILDING 1 VIEW FLOOR PLAN

Available (SF): 48,297 SF  
(41,365 SF cooler | 3,983 SF office | 2,949 SF loading)

Loading: 16 dock high covered positions with 3 oversized positions (12' x 10')  
1 grade level door (12' x 12')

Clear Height: 21'

Power: 600 amps | 480v

## BUILDING 2 VIEW FLOOR PLAN

Available (SF): 10,300 SF  
(6,991 SF dry storage | 3,309 SF loading)

Loading: 1 covered dock  
1 grade level door (12' x 12')

Clear Height: 16'

Power: 200 amps | 480v

## BUILDING 3 VIEW FLOOR PLAN

Available (SF): 9,997 SF dry storage

Loading: 2 grade level doors (12' x 12')

Clear Height: 16'

Power: 100 amps | 120-208v

Cooler can accommodate storage to 34-55°F



# PROPERTY HIGHLIGHTS

Large manufacturing site with multiple building/space options including cooler space and dry warehouse space.

## BUILDING 4 VIEW FLOOR PLAN

Available (SF):	15,989 SF (6,013 SF dry storage   9,976 SF cooler)
Loading:	3 grade level doors (12' x 12')
Clear Height:	16'
Power:	400 amps   277/480v

## BUILDING 5 (LEASED)

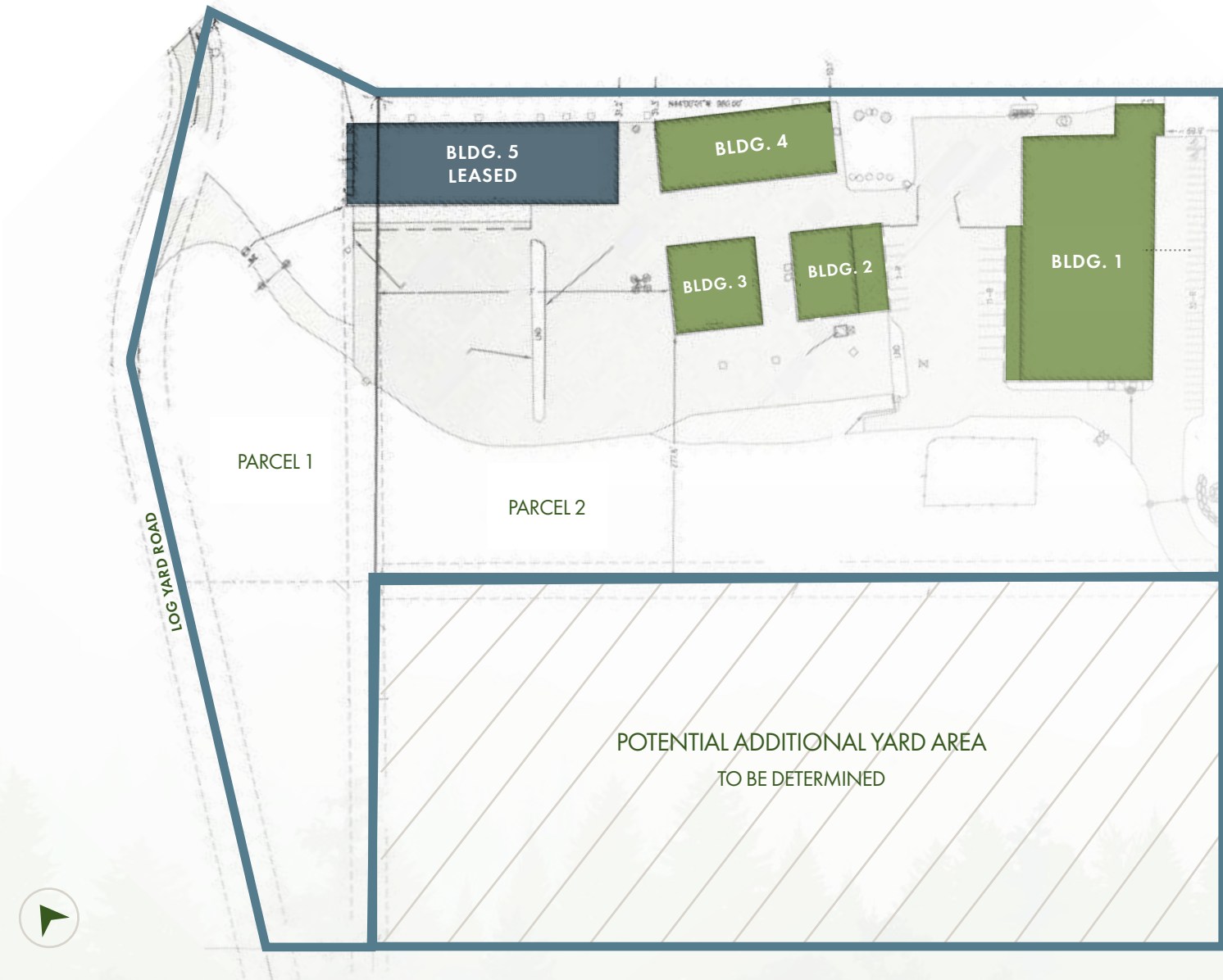
## OFFICE VIEW FLOOR PLAN

Up to 3,983 SF of office on two levels, can be configured to support two unique tenants

Available (SF):	Lower level: Open showroom/common office with three privates, 3 restrooms including a shower Upper level: 3 private offices, 2 restrooms
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Cooler can accommodate storage to 34-55°F





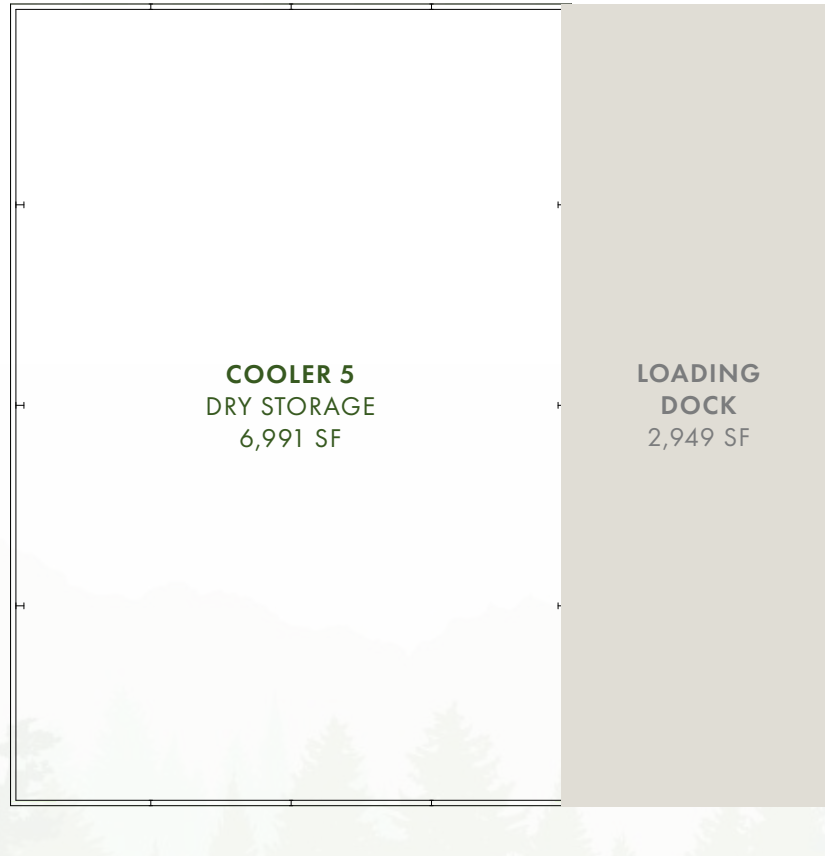
SITE PLAN  
**±108,000 SF**



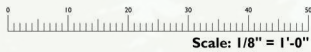
SUITE 1   35,311 SF	
Cooler 1:	26,383 SF
Cooler 3:	2,488 SF
Cooler 4:	2,457 SF
Total Office:	3,983 SF

SUITE 2   10,037 SF	
Cooler 2:	10,037 SF

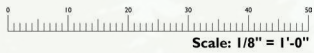
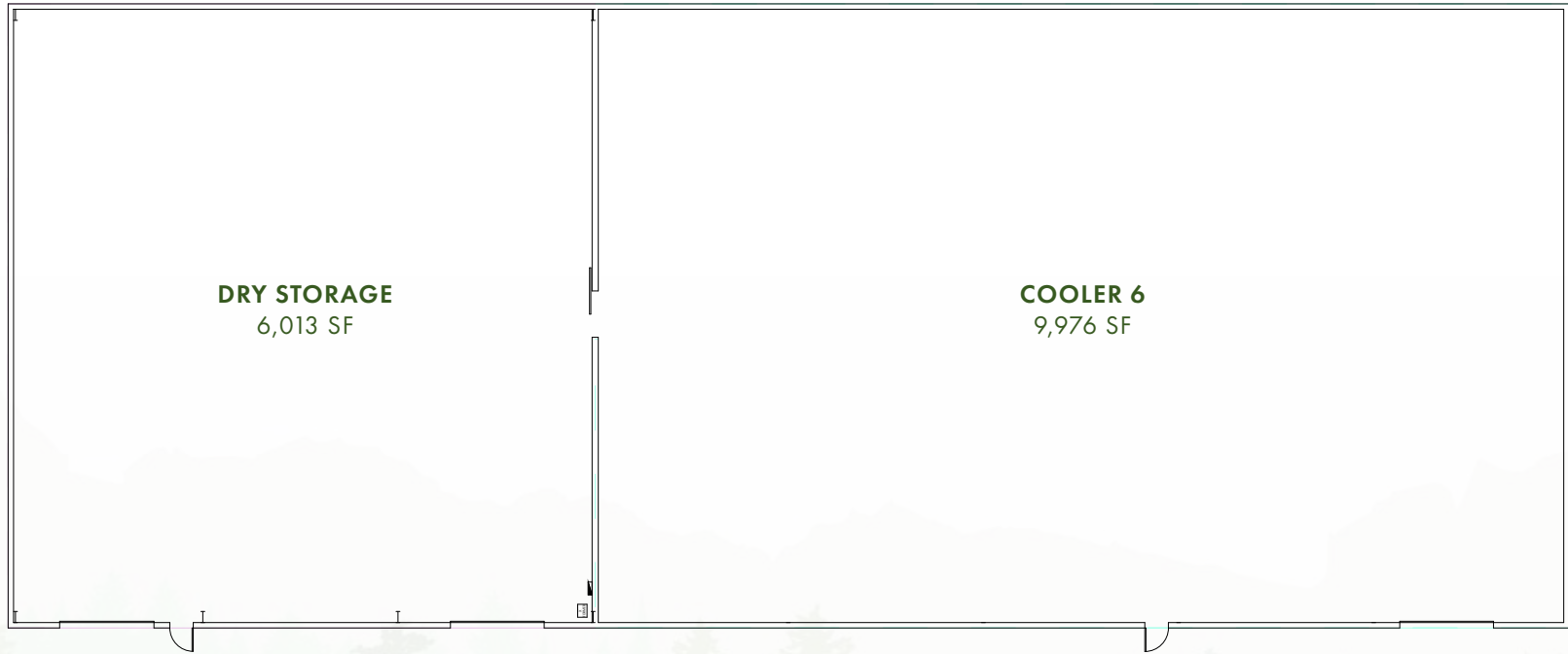
**BUILDING 1**  
**48,297 SF**



**BUILDING 2**  
**10,300 SF**



**BUILDING 3**  
**9,997 SF**



**BUILDING 4**  
**15,989 SF**



# A DRIVING WORKFORCE

Located in a central area just between Belfair and Bremerton,  
just 2 minutes from the Bremerton National Airport.



4,557  
**POPULATION**  
In Belfair



\$29,767  
**AVG. INCOME**  
In Belfair



\$470,502  
**AVG. HOME VALUE**  
In Belfair



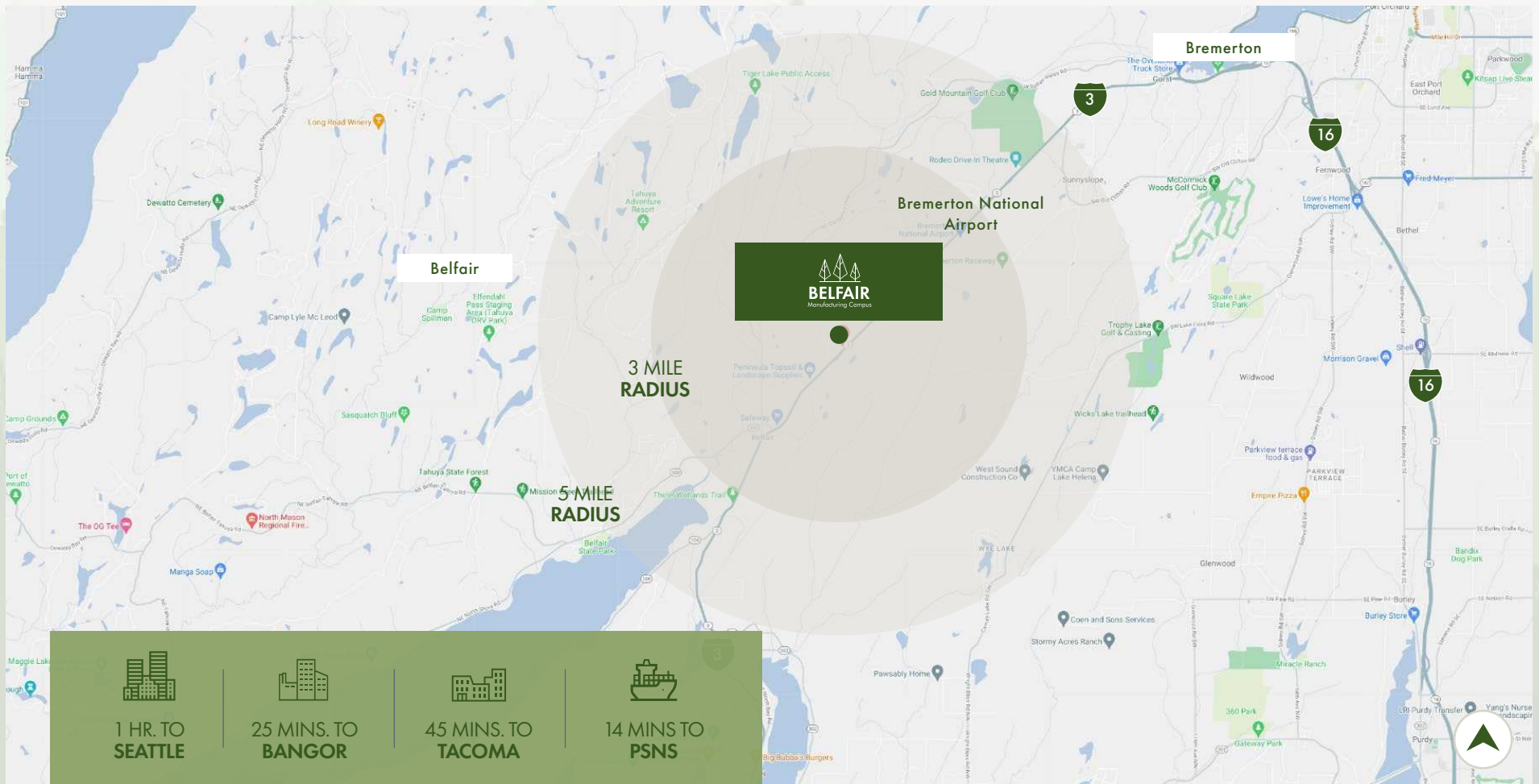
37  
**AVG. AGE**  
In Belfair

44,122  
**POPULATION**  
In Bremerton

\$28,672  
**AVG. INCOME**  
In Bremerton

\$451,469  
**AVG. HOME VALUE**  
In Bremerton

32  
**AVG. AGE**  
In Bremerton



1 HR. TO  
**SEATTLE**



25 MINS. TO  
**BANGOR**



45 MINS. TO  
**TACOMA**



14 MINS TO  
**PSNS**



# CONTACT INFORMATION

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