FOR SALE OR LEASE

STRETCH ISLAND LANDING

A Multi-Building Industrial Opportunity in Mason County including massive infrastructure and utilities

16371 E STATE ROUTE 3
ALLYN, WA

KIDDER.COM

Kidder Mathews

7.99 AC INDUSTRIAL AND OFFICE SPACE SPANNING 3 BLDGS

Discover a rare industrial opportunity with specialized zoning at 16371 E State Route 3, Allyn, WA.

This 17,810 sq. ft. multi-building industrial complex offers a unique combination of secure facilities and expansive yard space in a highly desirable, private setting. Spread across approximately 7.99 acres, this property is ideal for businesses needing robust infrastructure and the flexibility of specialized zoning.

MASON COUNTY PARCELS	12231-11-90033 (2.25 AC / 98,010 SF) 12231-14-00040 (1.00 AC / 43,560 SF) 12231-14-90010 (4.74 AC / 206,474 SF)
TOTAL AC	7.99 AC (348,044 SF)
CONSTRUCTION	Metal Frame
POWER	Power 200a/208 - 480v 3p 4w 3-Phase Power (Building B)
TOTAL BUILDING SF	17,810 SF total Building A - 5,760 SF Building B - 10,610 SF Building C - 1,440 SF
TOTAL OFFICE BUILD-OUT	±4,075 SF (22.9%)
SEPTIC	Septic for up to 85 ERUs
WELL	Class A well with 5,000 gallons per day

INVESTMENT HIGHLIGHTS

PROPERTY FEATURES

Gated and fenced; chain link fence along perimeter; key-card entry

Paved and fenced yard

Truck turnaround

Storage buildings-various storage containers throughout the property

Office spaces include reception area, conference rooms, lunch room, and private offices

Ample parking- approximately 40 spaces; 2.25/1,000 SF; covered, overflow, and laydown yard

ZONING

RI-Rural Industrial;

Uses:

(a) Manufacturing, warehousing, truck yards, and contractor yards.

(b) Accessory Uses. Retail space not to exceed ten percent of the floor area.

(c) Special Permit Required Uses. Accessory air transportation.

The RI zone provides for isolated areas of primarily existing industrial type uses.

Rural industrial is not required to be principally designed to serve the existing and projected rural population. (MCC 17.02.045)

Permitted uses are industrial in nature, including manufacturing, warehousing, truck yard, and construction yard use. (MCC 17.04.401)

BUILDING A

BUILDING B

BUILDING C

BUILDING A - FRONT MAIN OFFICE

7,445 SF
TOTAL, 1,400 SF MEZZANINE

1994
YEAR BUILT

16' - 22'
CLEAR HEIGHT

1 GL
LOADING

Current lease in place; 1,400 SF mezzanine, 5 year term.

BUILDING B - MANUFACTURING FOOD GRADE WAREHOUSE

13,000 SF
MANUFACTURING WAREHOUSE SF

1990
YEAR BUILT

12'
CLEAR HEIGHT

4 DH
COVERED LOADING

1
GRADE LEVEL LOADING

3-PHASE
POWER IN BUILDING

BUILDING C - MAINTENANCE BUILDING

1,440 SF
MAINTENANCE BUILDING SF

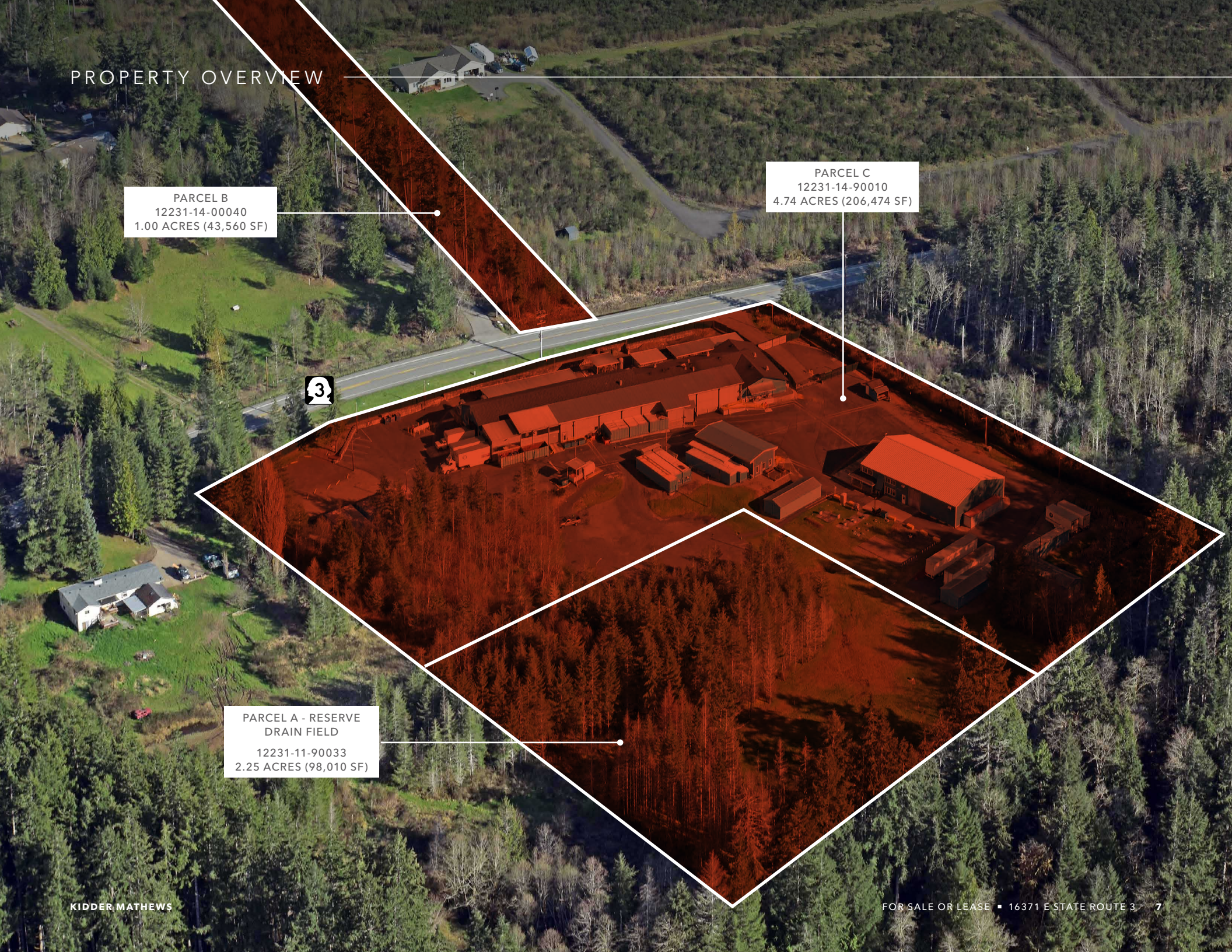
2004
YEAR BUILT

16'
CLEAR HEIGHT

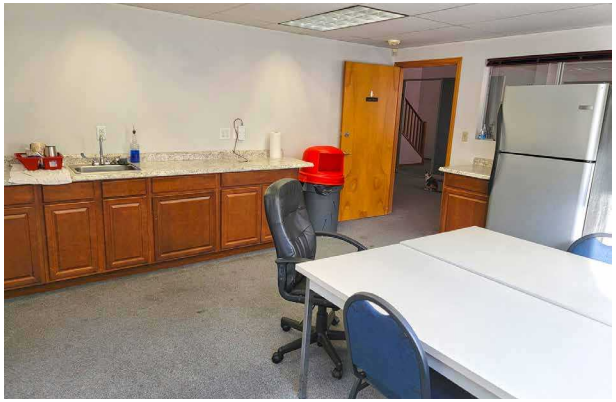
1 GL
LOADING

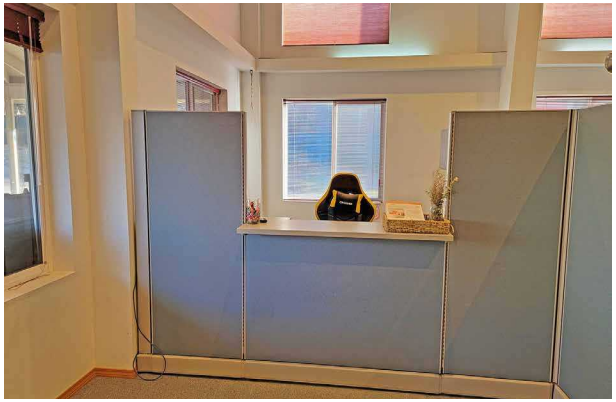
Current lease in place; 5 year term.

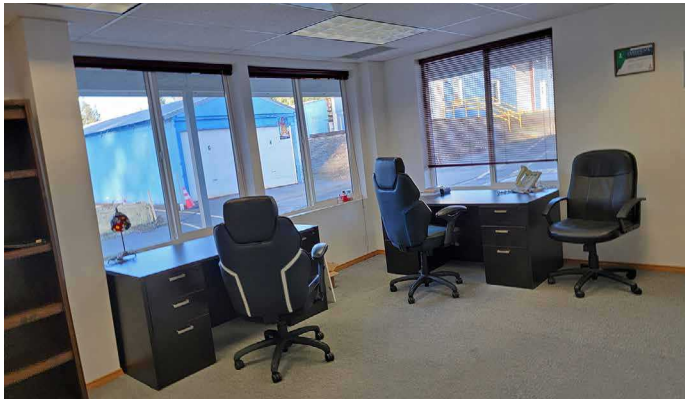
PROPERTY OVERVIEW



PROPERTY PHOTOS







PROPERTY PHOTOS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	515	5,664	13,670
2030 PROJECTION	520	5,879	14,268
2020 CENSUS	560	5,123	12,186
PROJECTED GROWTH 2025 - 2030	5	216	598
AVERAGE AGE	45.0	48.6	47.2

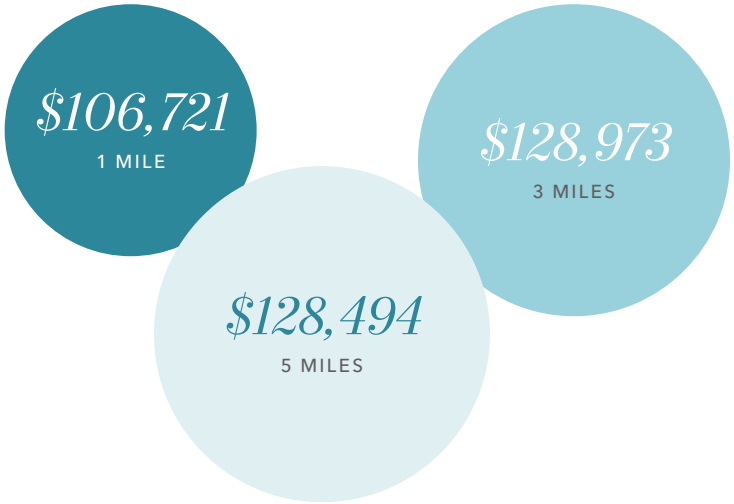
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	$104,848	$112,819	$106,552
2025 PER CAPITA INCOME	$42,867	$53,444	$52,349
TOTAL BUSINESSES	7	90	273
TOTAL EMPLOYEES	17	409	1,553

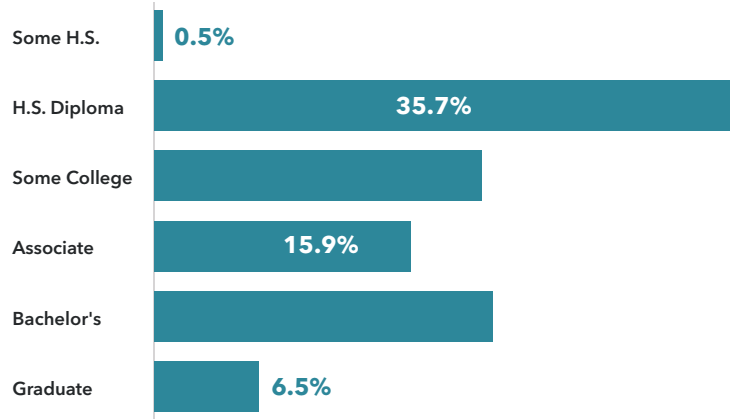
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	207	2,344	5,564
2030 PROJECTED	209	2,438	5,811
2020 CENSUS	226	2,179	5,011
GROWTH 2020 - 2025	-6	194	513
OWNER-OCCUPIED	84.8%	85.3%	84.7%
RENTER-OCCUPIED	15.2%	14.7%	15.3%

AVERAGE HOUSEHOLD INCOME



EDUCATION



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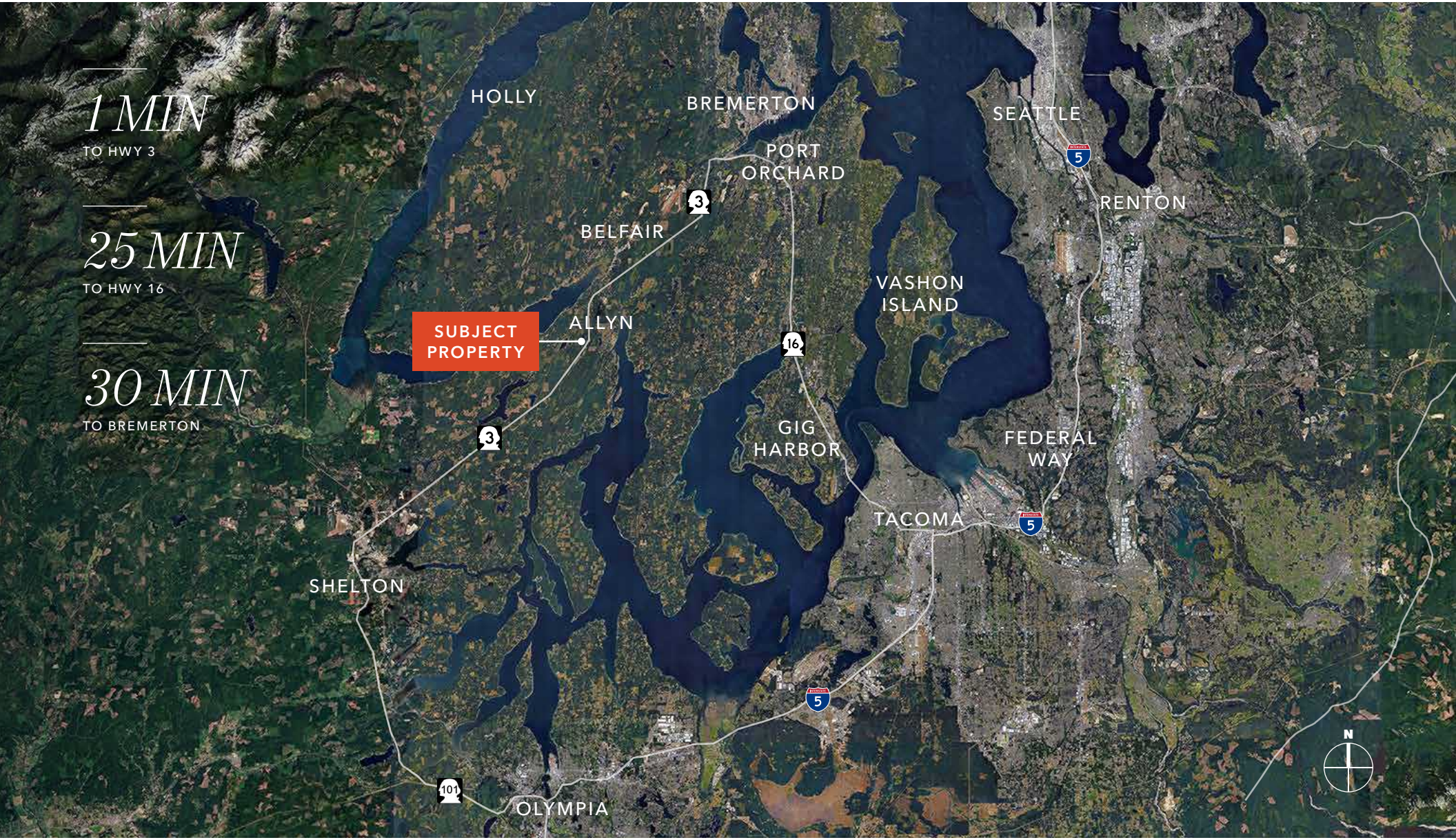
1 MIN
TO HWY 3
25 MIN
TO HWY 16
30 MIN
TO BREMERTON
HOLLY
BREMERTON
PORT ORCHARD
SEATTLE
RENTON
BELFAIR
VASHON ISLAND
SUBJECT PROPERTY
ALLYN
GIG HARBOR
FEDERAL WAY
TACOMA
SHELTON
OLYMPIA
N

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