

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<br>(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')<br>1 grade level door (12' x 12') |
| Clear Height:   | 21'                                                                                                     |
| Power:          | 600 amps   480v                                                                                         |

## BUILDING 2 VIEW FLOOR PLAN

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Available (SF): | 10,300 SF<br>(6,991 SF dry storage   3,309 SF loading) |
| Loading:        | 1 covered dock<br>1 grade level door (12' x 12')       |
| Clear Height:   | 16'                                                    |
| Power:          | 200 amps   480v                                        |

## BUILDING 3 (LEASED)

|                 |                                 |
|-----------------|---------------------------------|
| 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<br>(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<br>Upper level: 3 private offices, 2 restrooms |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------|

Cooler can accommodate storage to 34-55°F





SITE PLAN  
**±108,000 SF**



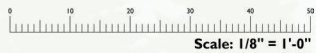
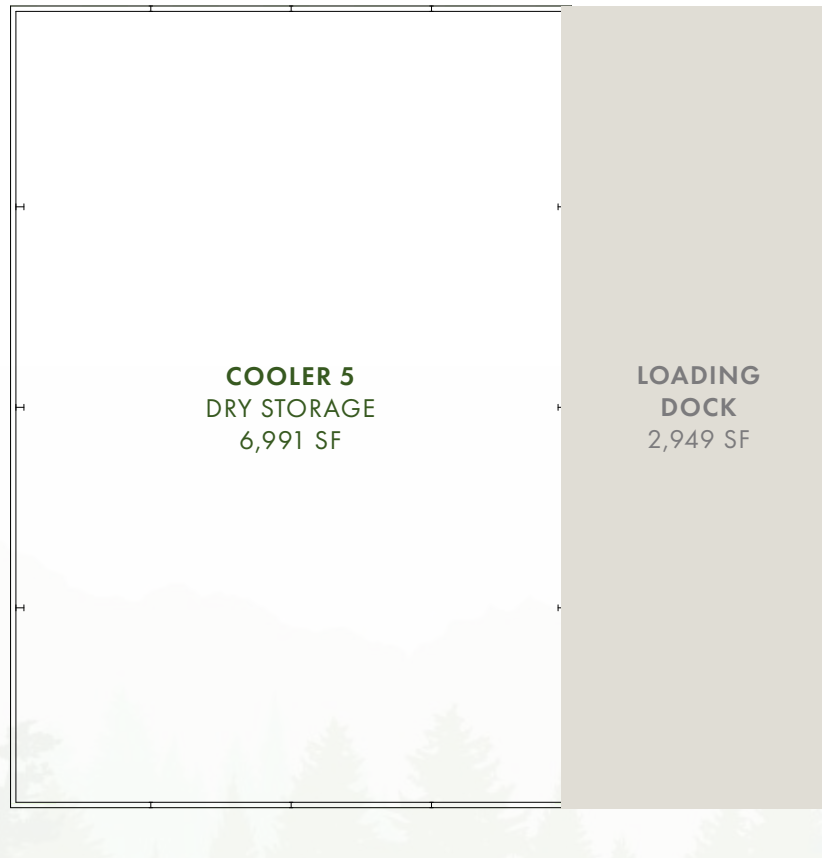
**SUITE 1 | 35,311 SF**

|               |           |
|---------------|-----------|
| 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**



0 10 20 30 40 50  
Scale: 1/8" = 1'-0"

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

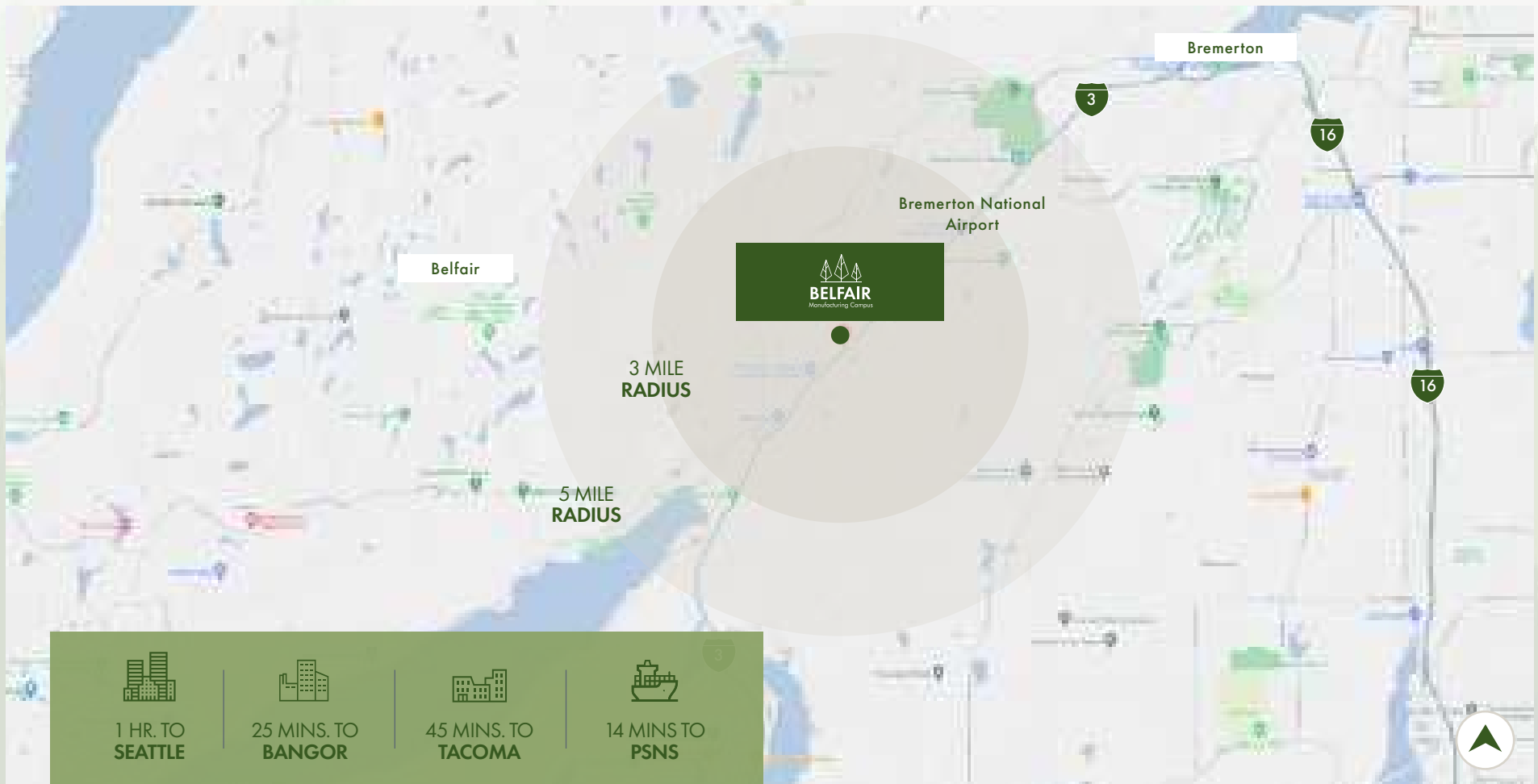
**AVG. INCOME**  
*In Bremerton*

\$451,469

**AVG. HOME VALUE**  
*In Bremerton*

32

**AVG. AGE**  
*In Bremerton*





# CONTACT INFORMATION

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