

SUBJECT  
PROPERTY



FOR SALE OR LEASE

25.56 ACRES (1,113,394 SF)  
6.37-ACRE USABLE YARD WHEN DEVELOPED  
INDUSTRIAL IOS

8500 W WERNER RD, BREMERTON, WA 98312

FOR MORE INFORMATION,  
CONTACT

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8500 W WERNER RD

## *Property Highlights*

|               |                                                          |
|---------------|----------------------------------------------------------|
| ADDRESS       | 8500 W Werner Rd, Bremerton, WA                          |
| PROPERTY TYPE | Commercial Land                                          |
| PARCEL        | 202401-1-039-2006                                        |
| LOT SIZE      | 25.56 Acres (1,113,394 SF)                               |
| ZONING        | Industrial                                               |
| LEASE RATE    | \$41,625/month + NNN (\$0.15/sf on 6.37-acres developed) |
| SALE PRICE    | \$3,300,000 (as-is)                                      |

### **ZONING USES**

The intent of the Industrial (I) zone is to accommodate light and heavy industrial uses in locations where there is limited interaction with residential uses.

Uses include:

Large-scale and/or heavy industries in a manner that reduces impact to the community while meeting industry's needs for easy access, large sites

Locations that do not cause conflicts with residential and other less intense use areas

*25.56*

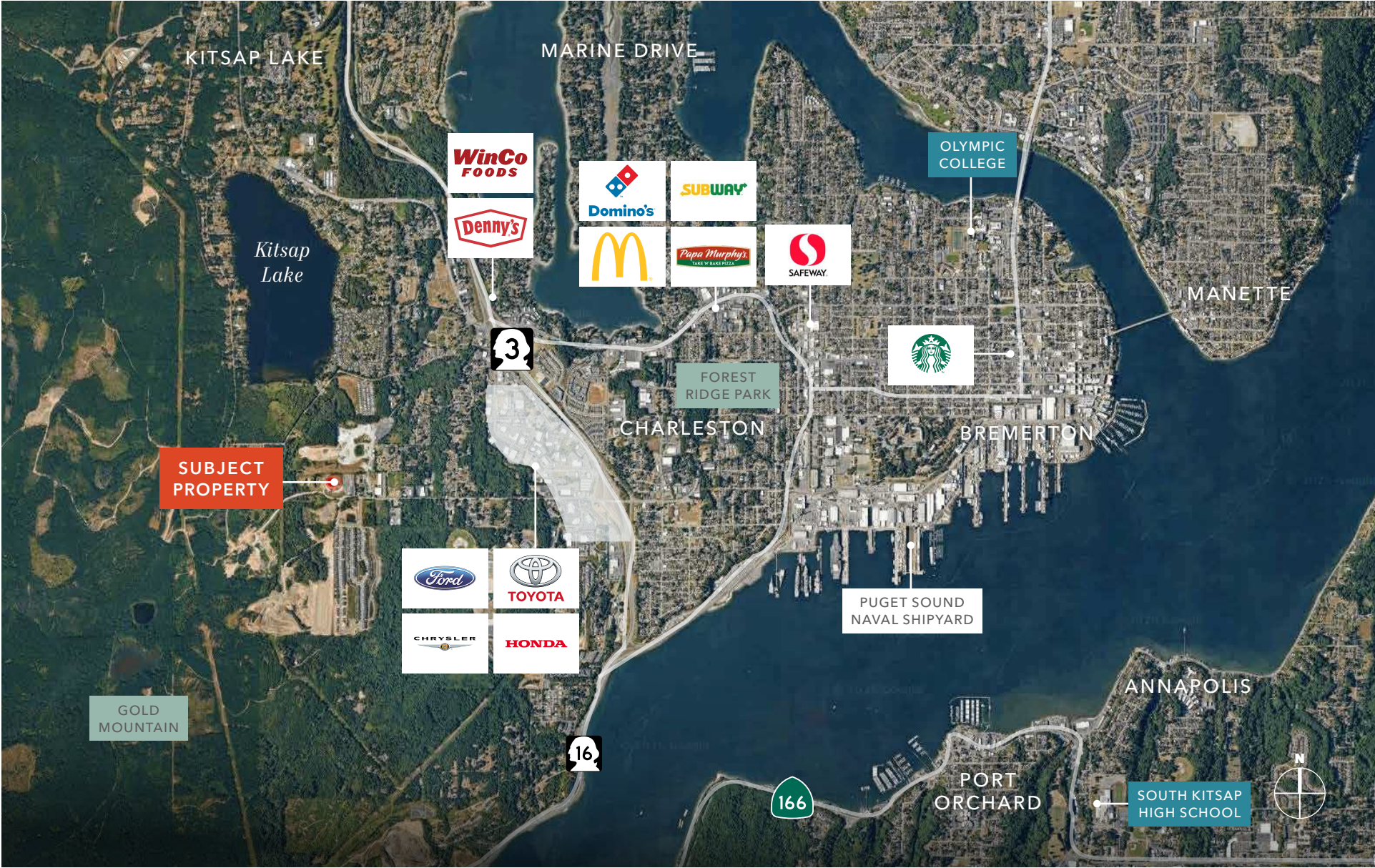
AC AVAILABLE

*INDUSTRIAL*

ZONING

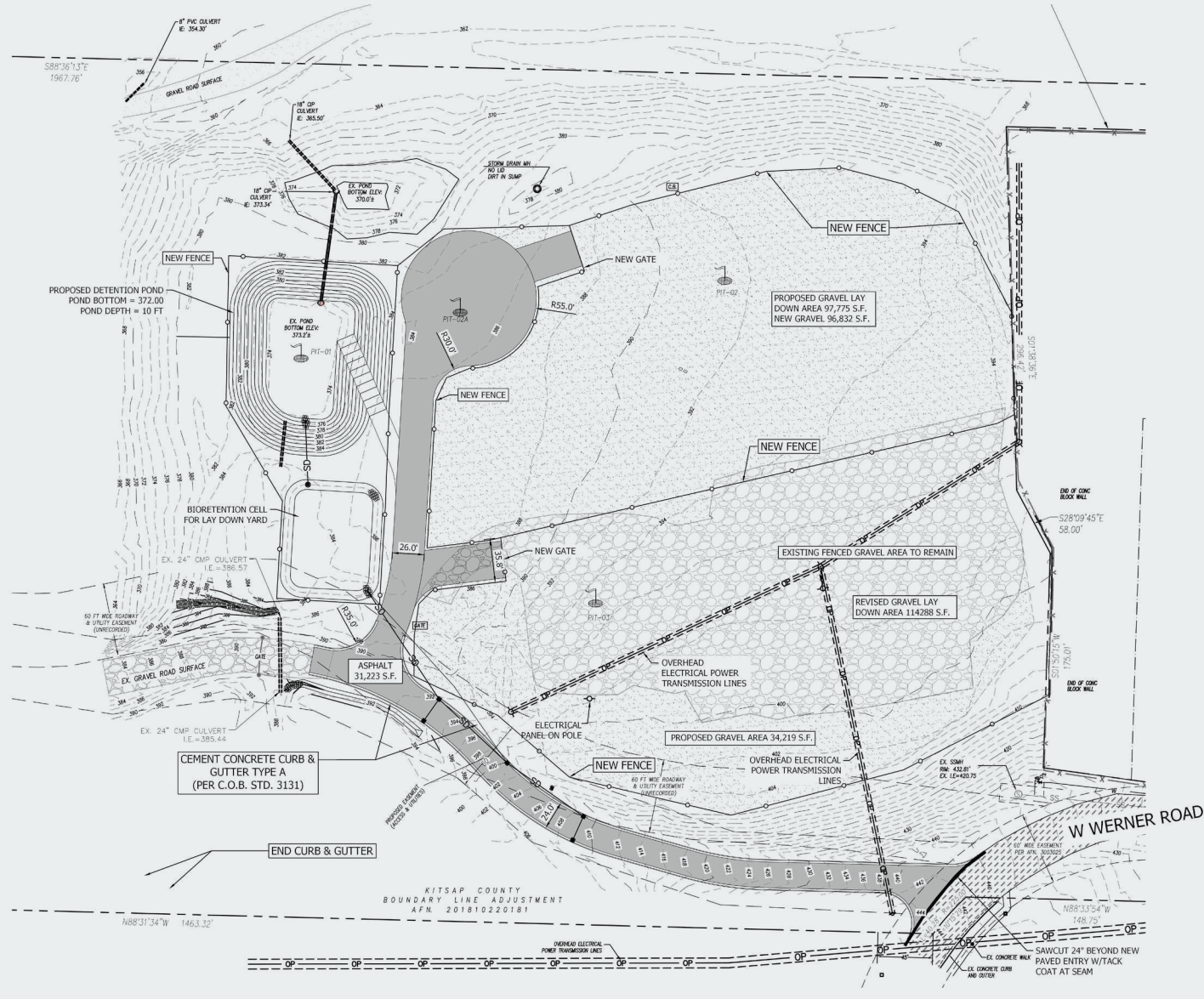
# *INDUSTRIAL SPACE* WITHOUT LIMITS

*A rare opportunity to secure a sizable industrial site positioned for efficiency and long-term growth. With generous acreage and flexible industrial zoning.*



## POTENTIAL IOS LAYOUT





8500 W WERNER RD

# *BILLIONS OF INVESTMENTS* COMING TO NEIGHBORING NAVAL SHIPYARD

According to the Kitsap Economic Development Alliance (KEDA), the Shipyard Infrastructure Optimization Program (SIOP) is set to inject billions of dollars into the Puget Sound Naval Shipyard and Intermediate Maintenance Facility (PSNS & IMF) in Bremerton. Learn more at: Kitsap Federal Investment Opportunities (KFIO). For more information visit:

→ KEDA

→ SIOP

→ PSNS & IMF

→ KFIO

8500 W  
WERNER RD



2.0 MILE DRIVE  
To 8500 W Werner Rd



NAVAL BASE  
KITSAP

4 MIN

TO HWY 3

8 MINS

TO HWY 16

13 MINS

TO BREMERTON

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 TOTAL                   | 2,583  | 32,532  | 96,317  |
| 2030 PROJECTION              | 3,070  | 34,409  | 103,237 |
| 2020 CENSUS                  | 1,202  | 30,563  | 88,756  |
| PROJECTED GROWTH 2025 - 2030 | 487    | 1,878   | 6,920   |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 35.5   | 35.3    | 36.9    |
| % FEMALE   | 54.3%  | 45.3%   | 46.4%   |
| % MALE     | 45.7%  | 54.7%   | 53.6%   |

## HOUSEHOLDS

|                    | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| 2025 TOTAL         | 925    | 12,733  | 37,972  |
| 2030 PROJECTED     | 1,109  | 13,623  | 41,204  |
| 2020 CENSUS        | 503    | 11,676  | 34,193  |
| GROWTH 2025 - 2030 | 184    | 891     | 3,232   |
| OWNER-OCCUPIED     | 61.5%  | 53.5%   | 55.9%   |
| RENTER-OCCUPIED    | 38.5%  | 46.5%   | 44.1%   |

## INCOME

|                           | 1 Mile   | 3 Miles   | 5 Miles   |
|---------------------------|----------|-----------|-----------|
| 2025 AVERAGE HH INCOME    | \$84,333 | \$110,784 | \$112,600 |
| 2030 PROJECTED HH INCOME  | \$84,693 | \$110,470 | \$112,970 |
| ANNUAL CHANGE 2025 - 2030 | \$361    | -\$314    | \$370     |

## EMPLOYMENT

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TOTAL BUSINESSES     | 101    | 962     | 3,025   |
| TOTAL EMPLOYEES      | 964    | 8,268   | 26,427  |
| WHITE COLLAR WORKERS | 573    | 7,952   | 23,696  |
| BLUE COLLAR WORKERS  | 650    | 6,607   | 19,263  |

## EDUCATION

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL    | 4.4%   | 3.3%    | 3.5%    |
| HIGH SCHOOL DIPLOMA | 29.3%  | 24.9%   | 24.2%   |
| SOME COLLEGE        | 33.2%  | 28.6%   | 27.4%   |
| ASSOCIATE           | 9.6%   | 13.8%   | 12.9%   |
| BACHELOR'S          | 15.1%  | 18.3%   | 20.4%   |
| GRADUATE            | 7.8%   | 10.0%   | 9.5%    |

Data Source: ©2025, Sites USA

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*Exclusively listed by*

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