



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.

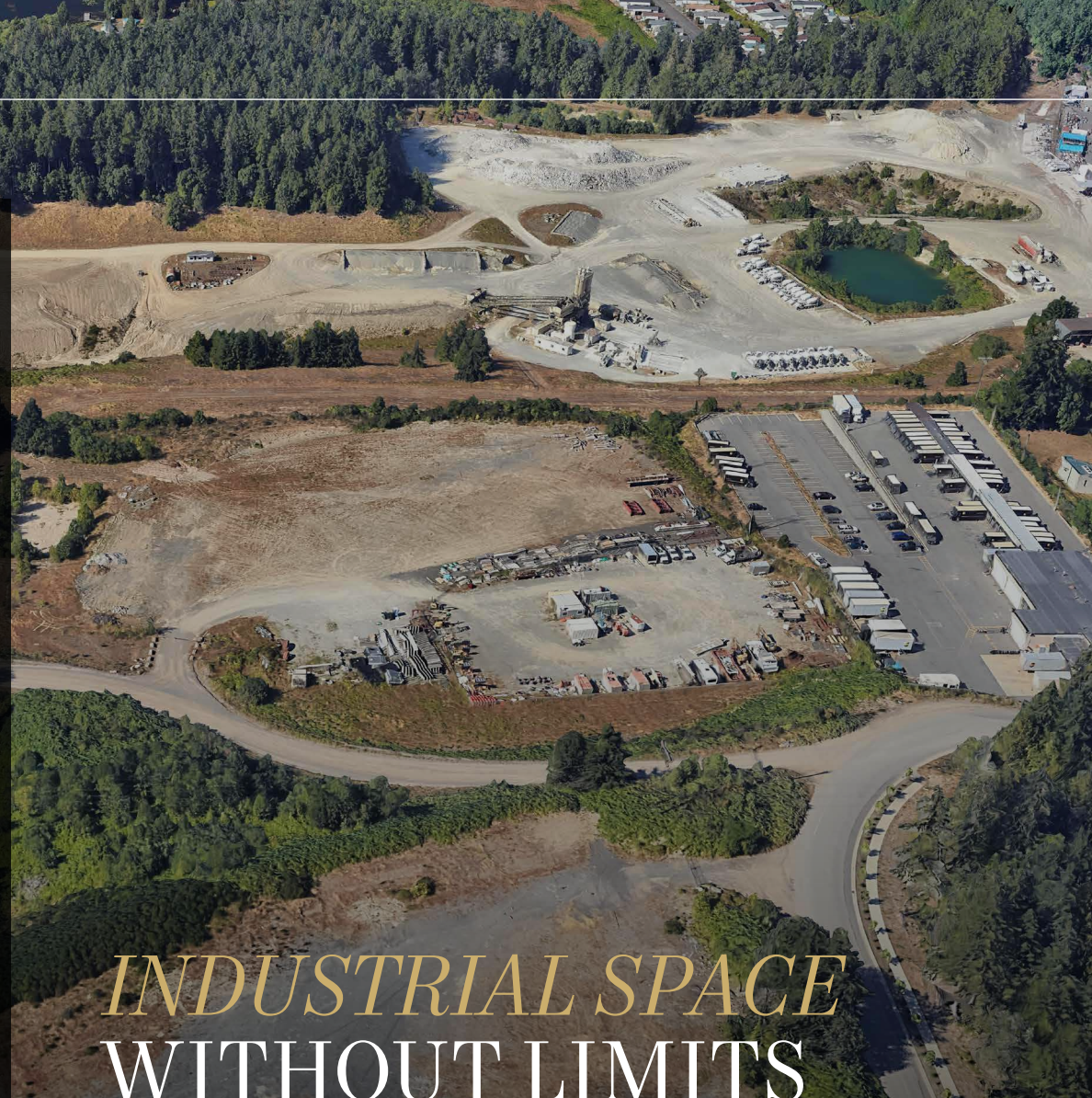
Uses include:

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

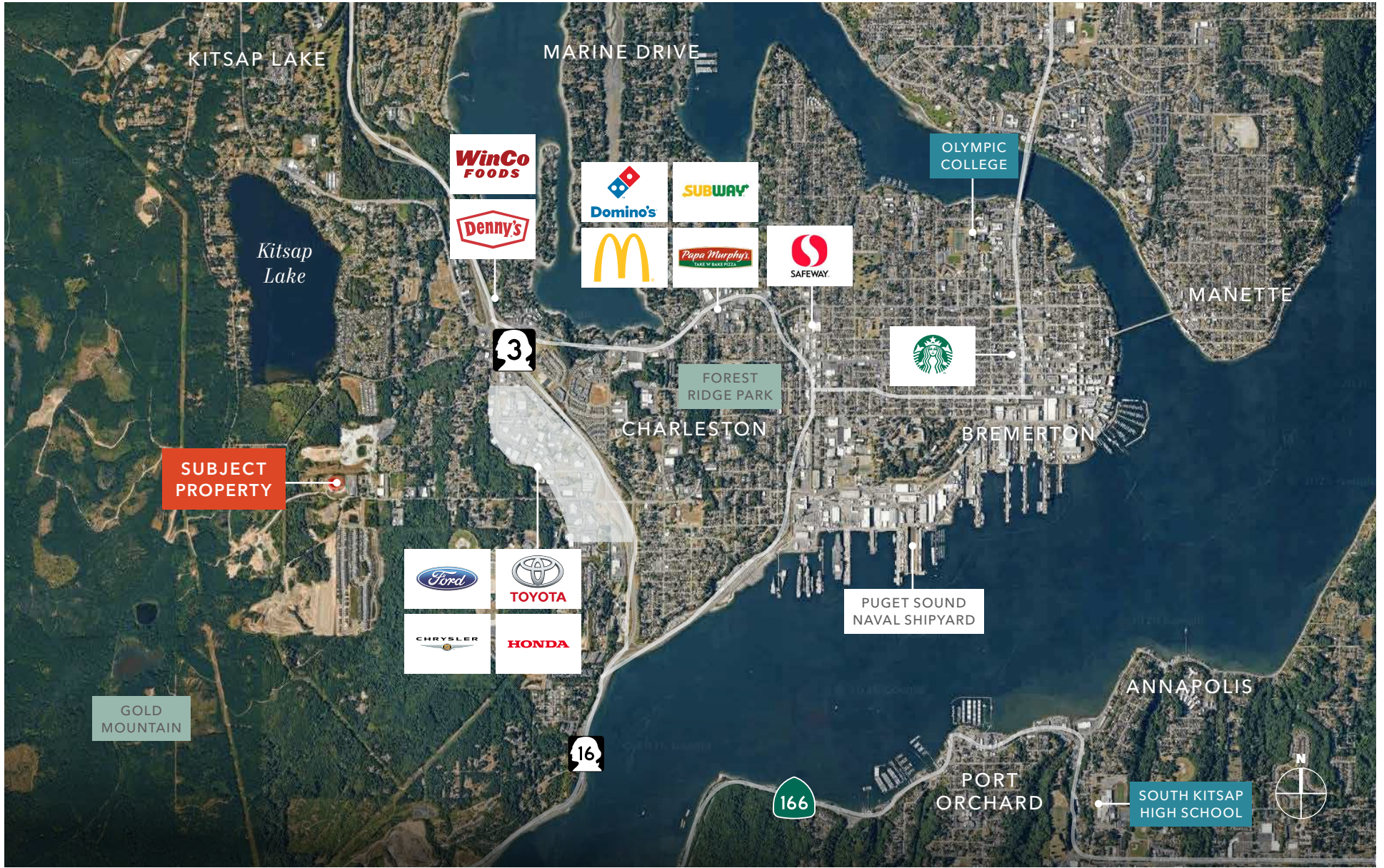
DISCLOSURE

±0.83 acres of the Property has been transferred to the City of Bremerton; however, such transfer has not yet been formally recorded in the public records. Accordingly, parcel size, boundaries, acreage, and related information reflected on the county assessor's website or other public records may not accurately reflect the current configuration of the Property.

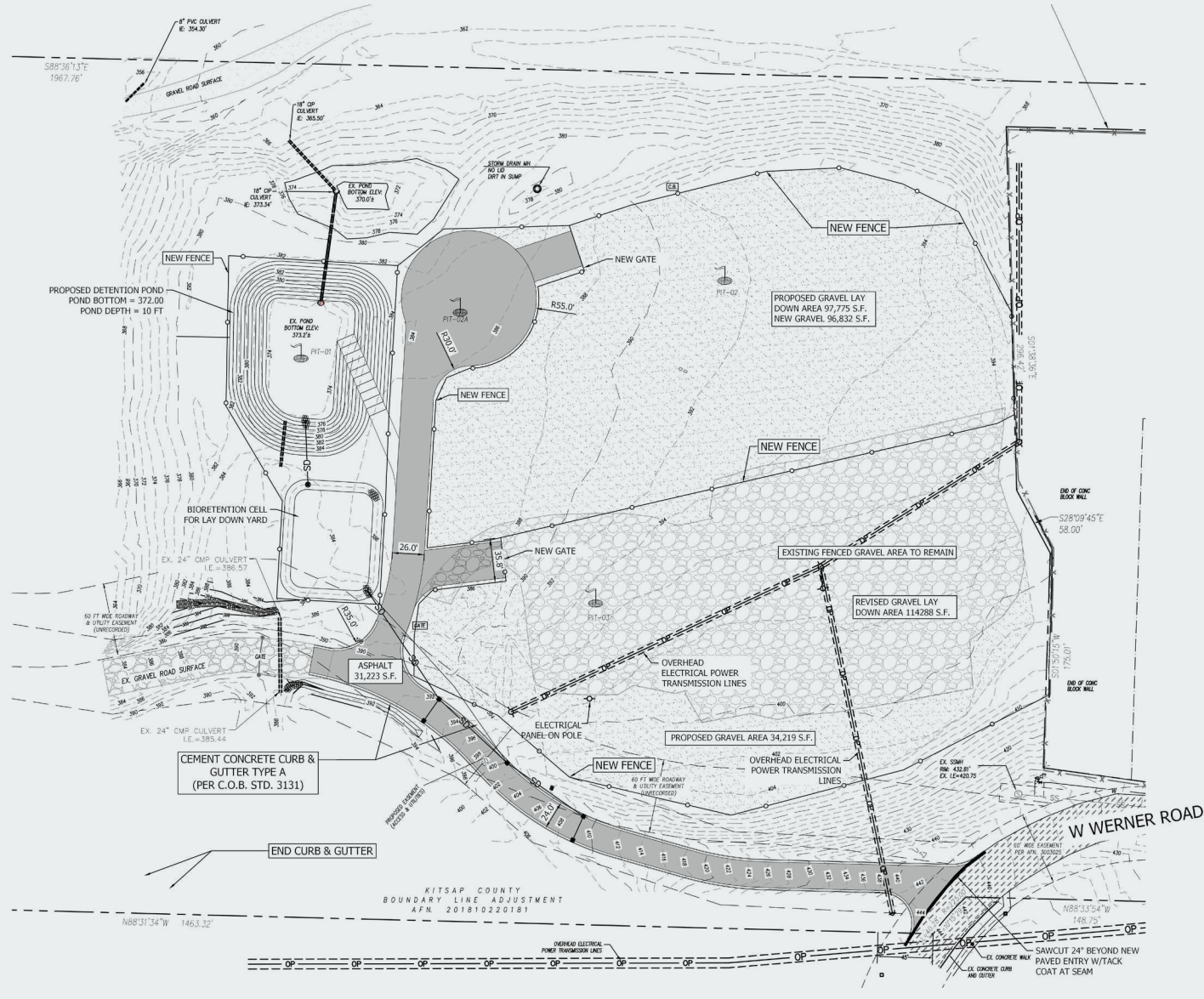


INDUSTRIAL SPACE WITHOUT LIMITS

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



8500 W WERNER RD



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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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