

FOR SALE

# 9005 W WERNER RD

*20.29 AC Entitled Industrial Development Site  
For Sale - \$4,500,000*

BREMERTON, WA 98312

KIDDER.COM

 Kidder  
Mathews



## PROPERTY OVERVIEW

ADDRESS	9005 Werner Rd, Bremerton, WA
PARCEL #	202401-1-038-2007
LAND SIZE	20.29 AC / ±12 AC total usable
WAREHOUSE	Up to ±117,635 SF warehouse
YARD	±70,200 SF
OFFICE	Build-to-suit office
LISTING PRICE	\$4,500,000
ZONING	Industrial (City of Bremerton) → ZONING MAP → ZONING USE

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	1,928	30,130	90,247
2029 PROJECTION	2,277	30,216	91,742
# OF HOUSEHOLDS	720	11,603	35,318
AVG HH INCOME	\$75,623	\$107,466	\$111,468
LABOR POP.	1,257	24,335	74,119
UNEMPLOY. RATE	2.9%	2.6%	3.1%

# MAX COVERAGE BUILDING WITH YARD

117,635 SF

AVAILABLE

70,200 SF

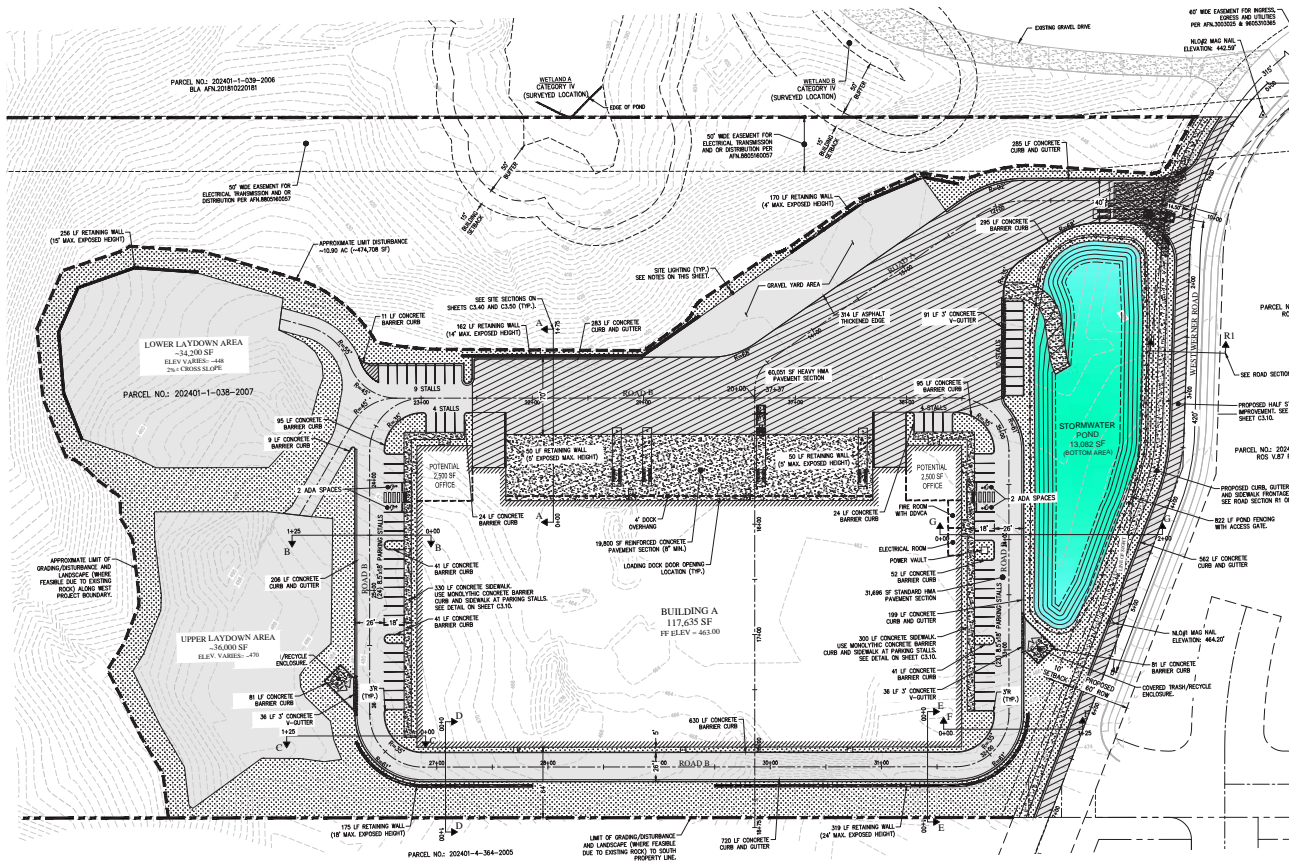
YARD

23

DOCK-HIGH DOORS

2

GRADE-LEVEL DOORS



# MAX COVERAGE BUILDING ONLY

117,635 SF

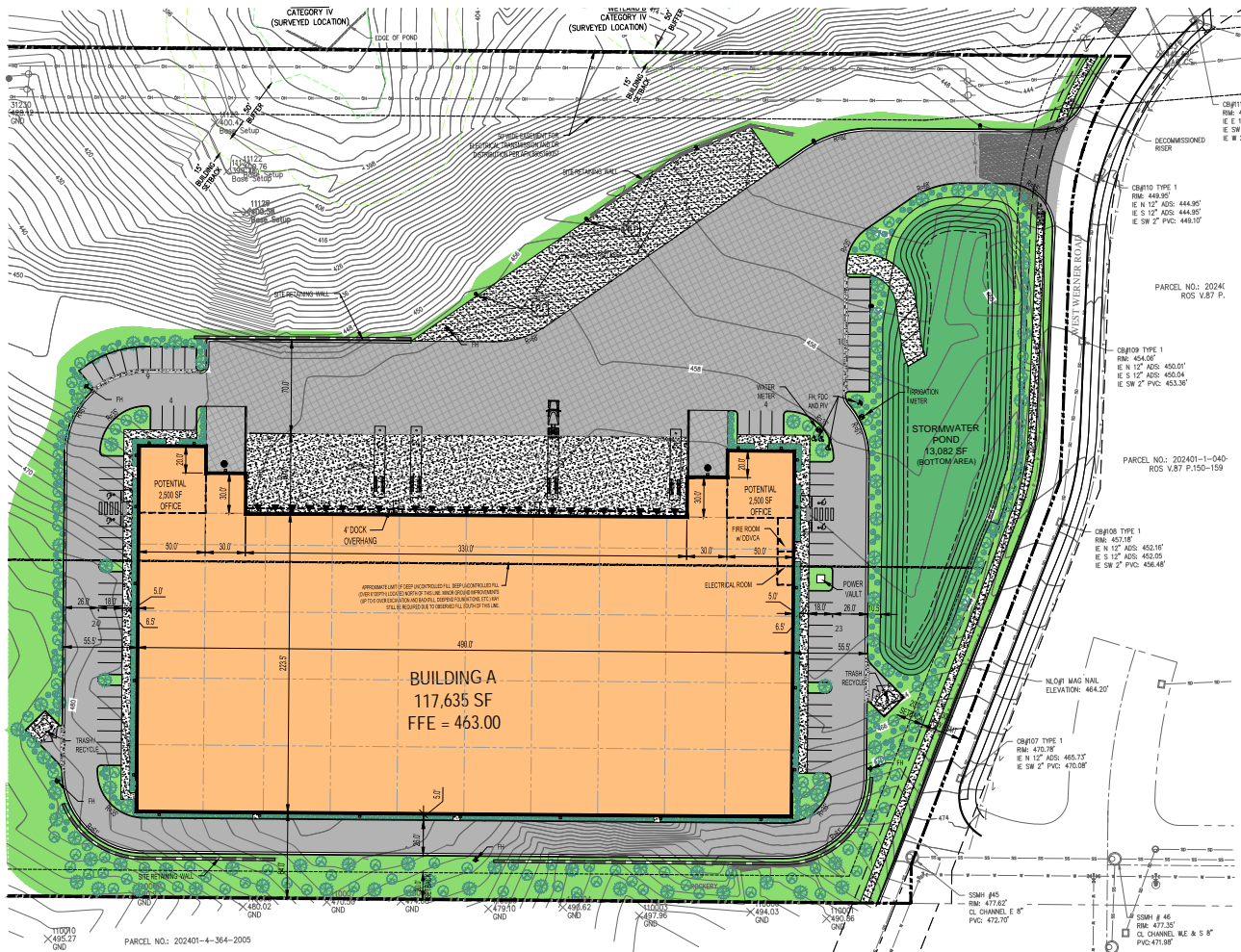
TOTAL AVAILABLE

23

DOCK-HIGH DOORS

2

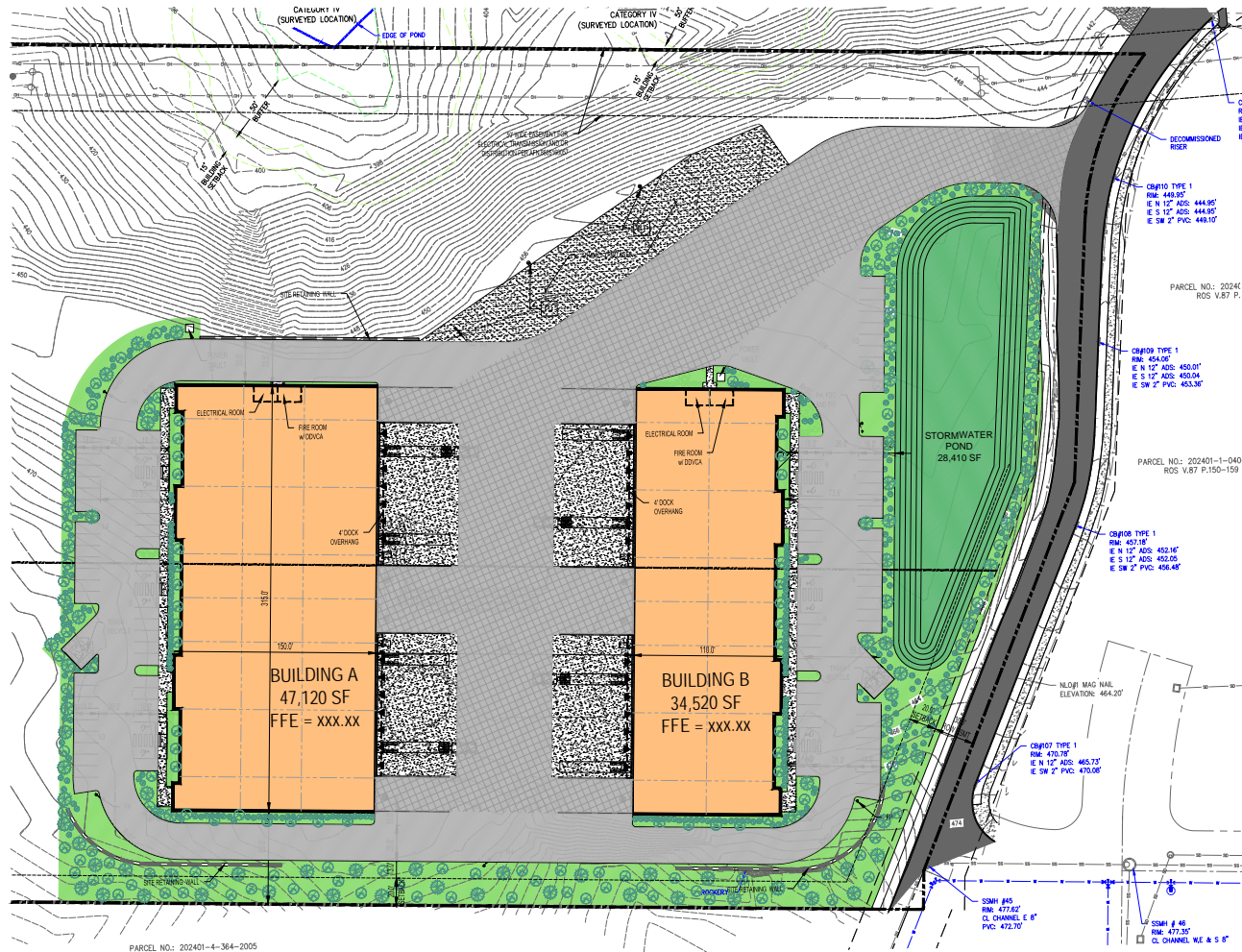
GRADE-LEVEL DOORS



# DOCK/GRADE MULTI-TENANT INDUSTRIAL

## 81,640 SF

TOTAL AVAILABLE



### BUILDING A

- 47,120 SF
- 14 dock-high doors
- 4 grade level doors

### BUILDING B

- 34,520 SF
- 14 dock-high doors
- 4 grade level doors

# GRADE LEVEL MULTI-TENANT INDUSTRIAL

*100,185 SF*

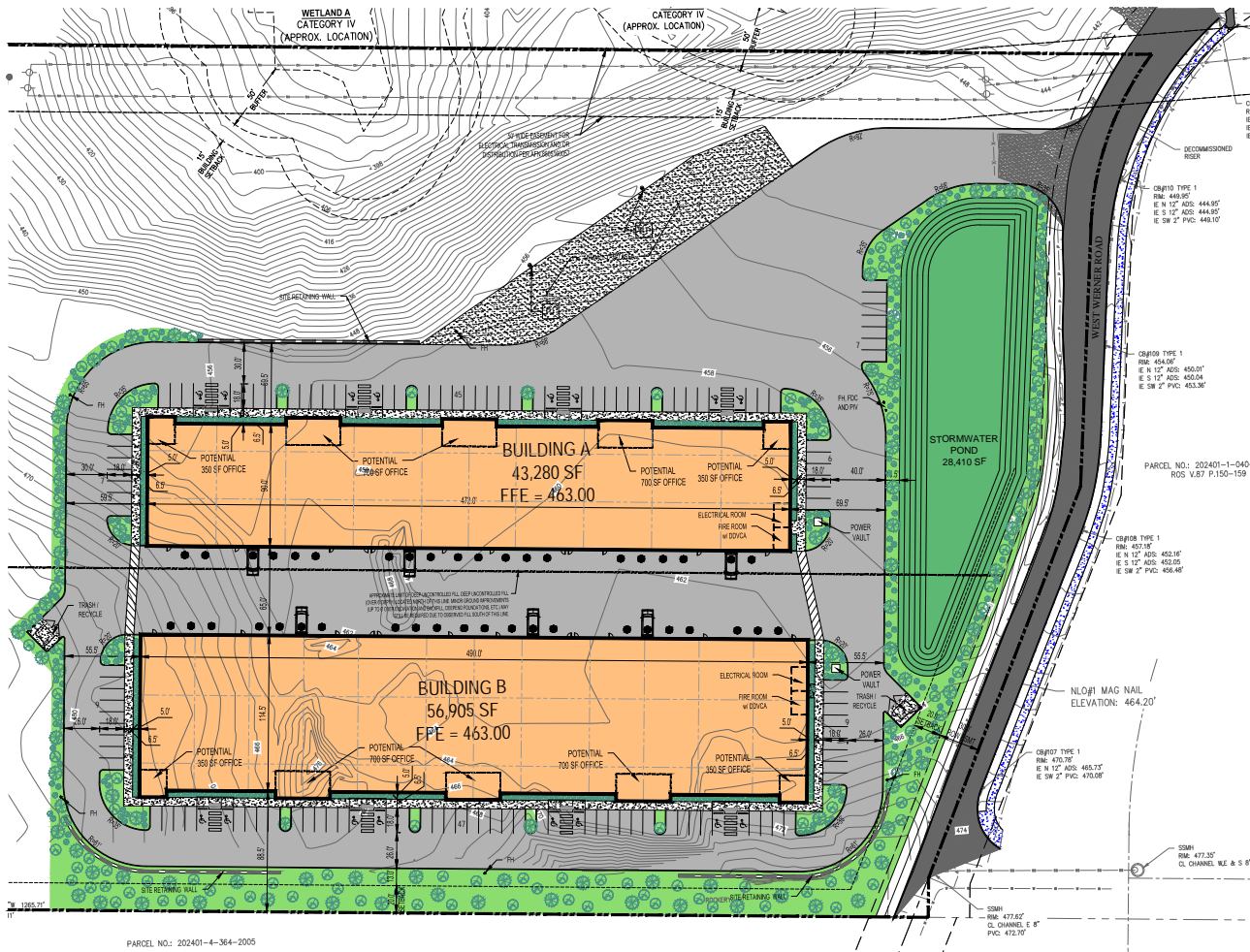
TOTAL AVAILABLE

## BUILDING A

- 43,280 SF
- 20 grade level doors

## BUILDING B

- 56,905 SF
- 22 grade level doors



9005 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

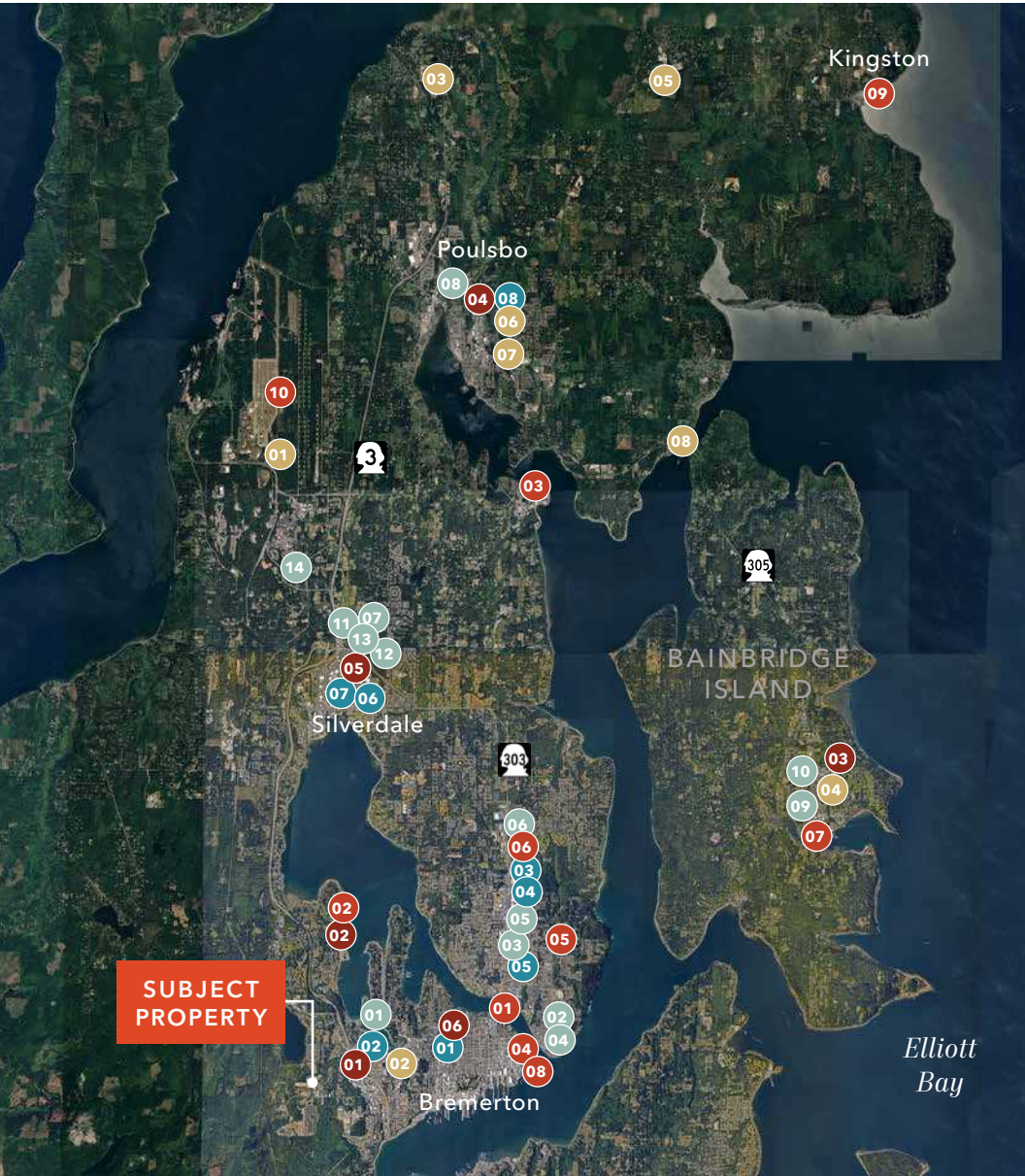
9005 W WERNER RD



 **2.5 MILE DRIVE**  
To 9005 W Werner Rd



NAVAL BASE KITSAP



**AREA BUSINESSES**

- 01 Lockheed Martin
- 02 Huntington Ingalls
- 03 Raytheon
- 04 Pacific Rim Shipbrokers
- 05 Pacific Netting Products
- 06 Velsoys
- 07 SymphonyAI Industrial
- 08 Port Madison Enterprises

**MEDICAL & HEALTH**

- 01 St Michael Medical Center
- 02 Naval Hospital
- 03 Virginia Mason Med. Pavilion
- 04 Pacific Medical Building
- 05 VA Puget Sound Clinic
- 06 YMCA

**GROCERIES**

- 01 Safeway
- 02 Winco
- 03 Fred Meyer
- 04 Grocery Outlet
- 05 Saar's Super Saver Foods
- 06 Trader Joes
- 07 Costco
- 08 Town & Country Market

**FOOD & DRINK**

- 01 Tony's Italian Restaurant
- 02 Axe & Arrow Gastropub
- 03 Chaos Bay Brewing Co.
- 04 Boat Shed Restaurant
- 05 Los Cabos Grill
- 06 Yamazaki Sushi & Steaks
- 07 Unko's Kitchen
- 08 Junction Diner
- 09 Pegasus Coffee House

- 10 The Islander
- 11 The Habit
- 12 Green Garden Pho
- 13 Jimmy John's
- 14 McDonald's

**MISC.**

- 01 Olympic College
- 02 Kitsap Naval Base
- 03 Naval Undersea Museum
- 04 Navy Federal Credit Union
- 05 Kitsap Bank
- 06 Chase Bank
- 07 Bainbridge Island Ferry Term.
- 08 Bremerton Ferry Term.
- 09 Kingston Ferry Term.
- 10 Bangor Base





## 9005 W WERNER RD

*For more information on  
this property, please contact*

**MATT MCLENNAN**, SIOR, CCIM  
425.417.9566  
matt.mclennan@kidder.com

**KIDDER.COM**

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