

FOR SALE

# 9005 W WERNER RD

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

BREMERTON, WA 98312

KIDDER.COM

**km** 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)<br>→ 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%      |

→ VIEW PROPERTY PHOTOS

# MAX COVERAGE BUILDING WITH YARD

117,635 SF

AVAILABLE

70,200 SF

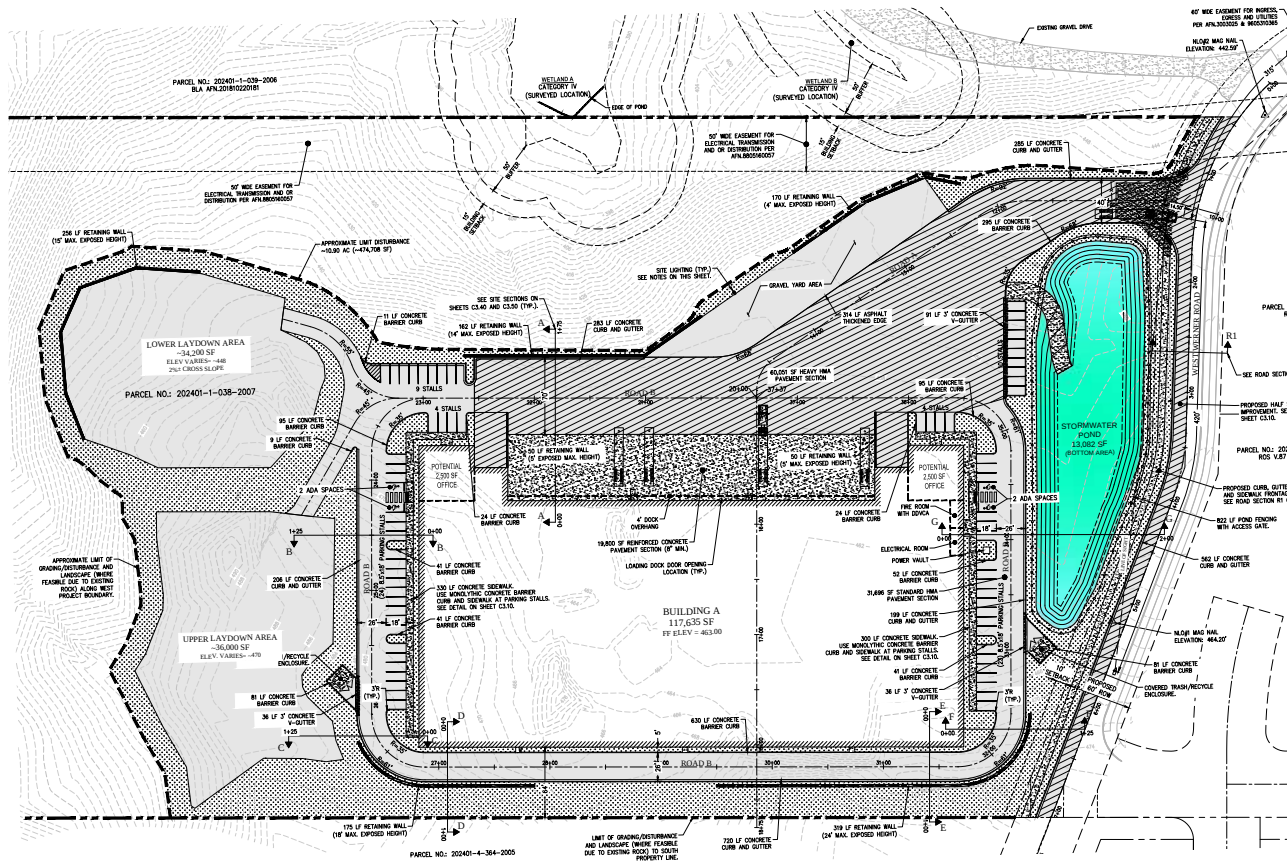
YARD

23

DOCK-HIGH DOORS

2

GRADE-LEVEL DOORS



MAX COVERAGE BUILDING ONLY

117,635 SF

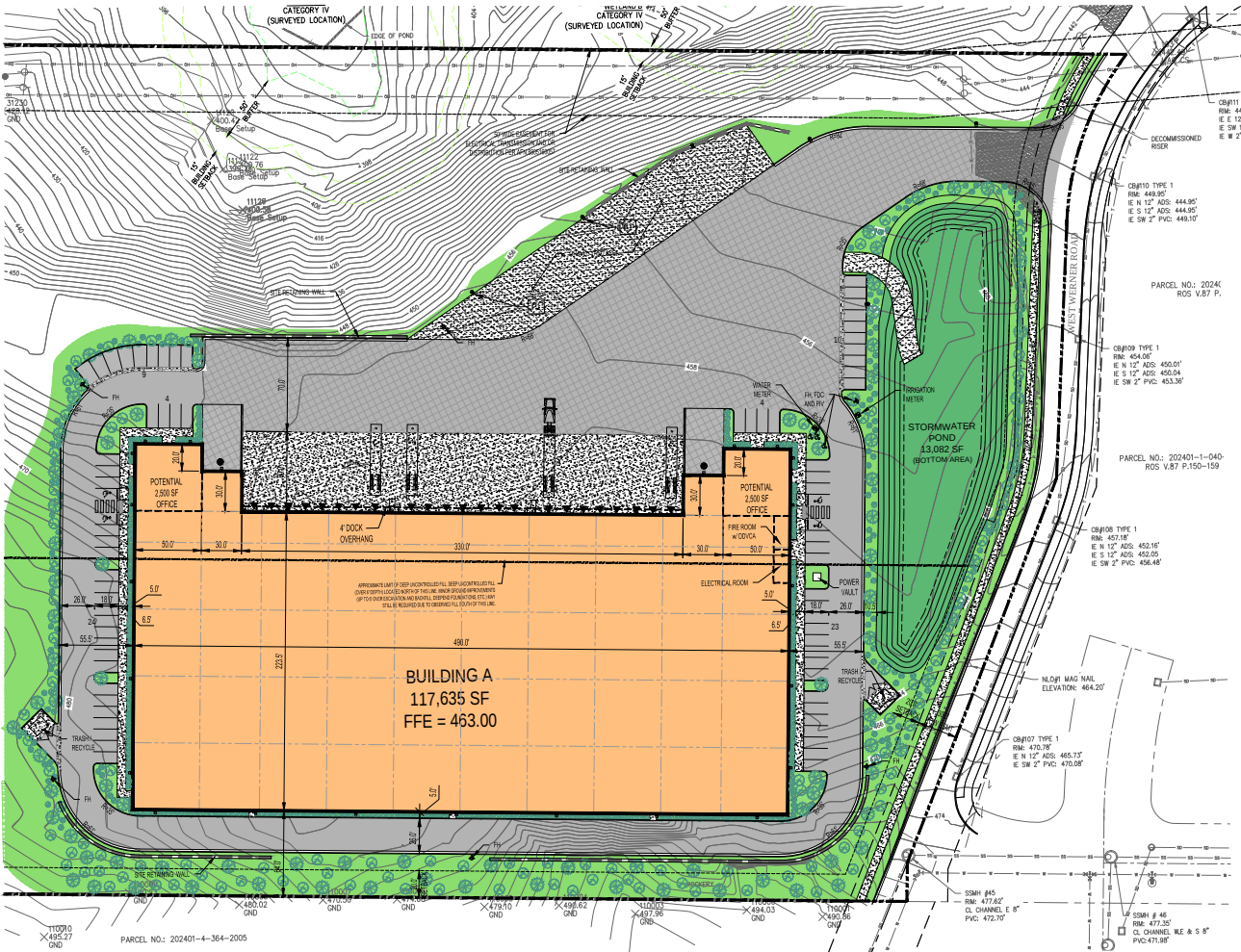
TOTAL AVAILABLE

23

DOCK-HIGH DOORS

2

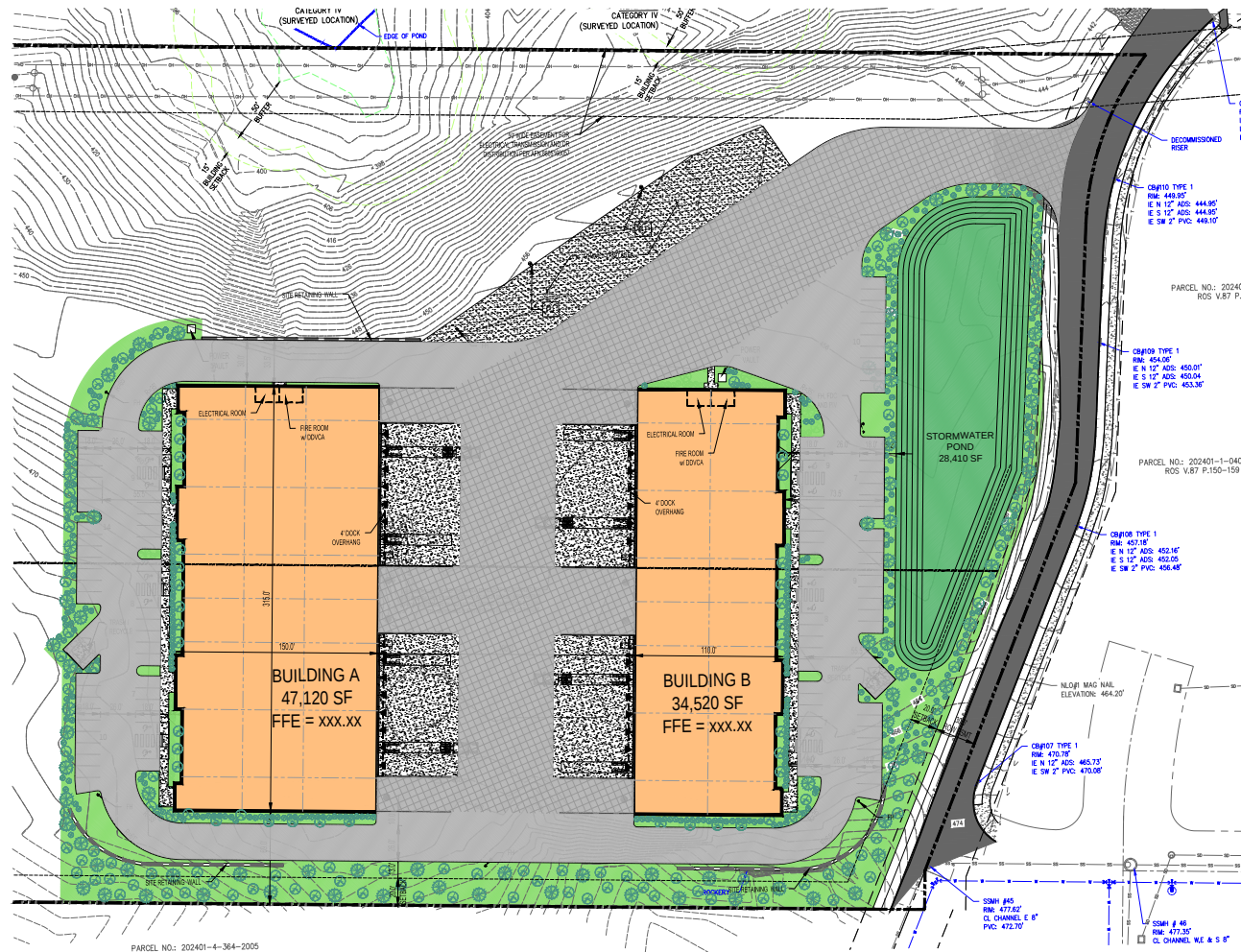
GRADE-LEVEL DOORS



# 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

TOTAL AVAILABLE

- 43,280 SF
- 20 grade level doors

- 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



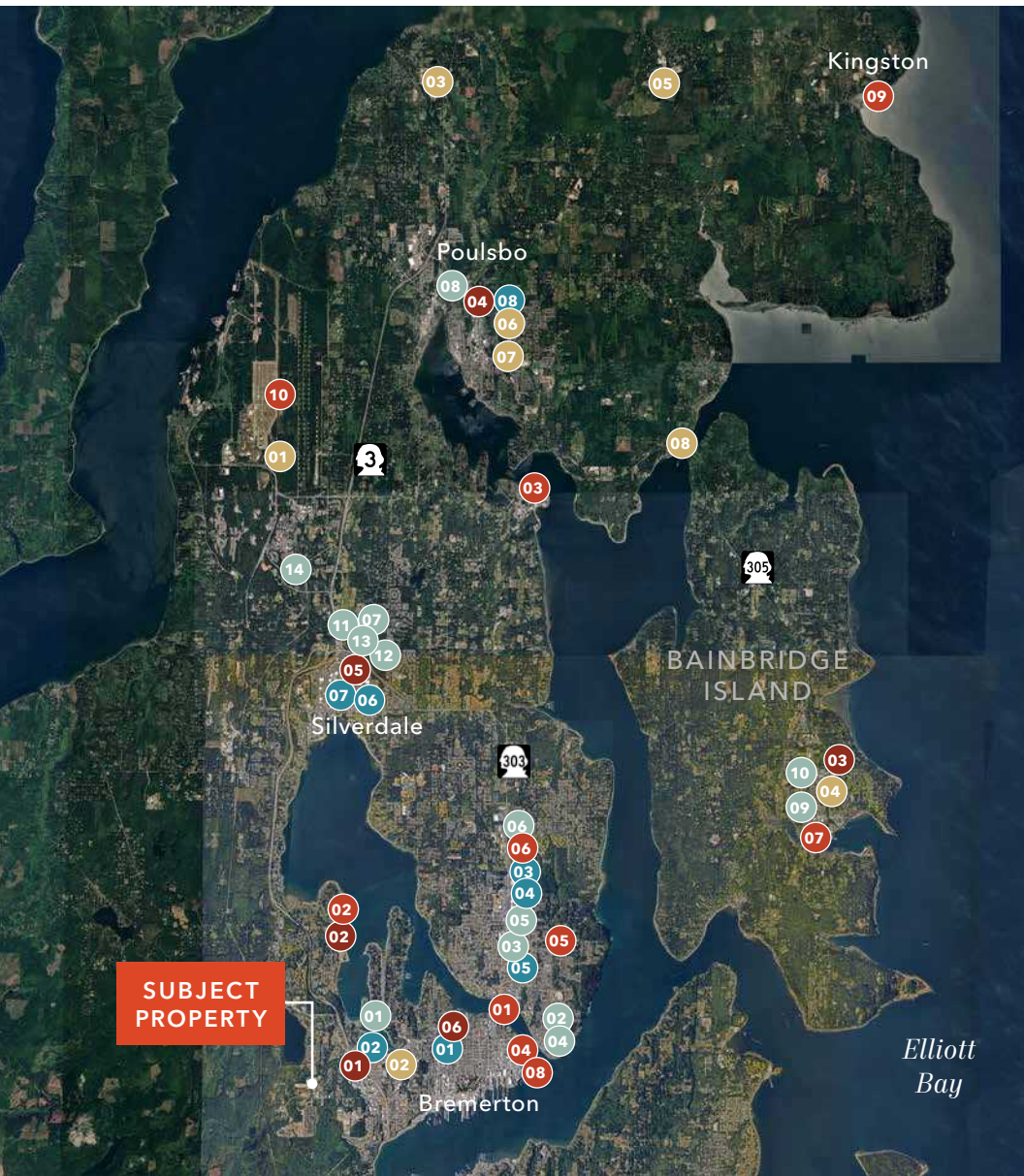
2.5 MILE DRIVE  
To 9005 W Werner Rd



NAVAL BASE  
KITSAP

AVAILABLE FOR SALE

KIDDER MATHEWS



## 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*

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