

# 9000 W WERNER RD

*FOR SALE*  
*±60.56 AC industrial development site*  
*±463,800 SF of new Class A buildings*

BREMERTON, WA 98312



PROPERTY OVERVIEW

|               |                                                             |
|---------------|-------------------------------------------------------------|
| ADDRESS       | 9000 Werner Rd, Bremerton, WA                               |
| LAND SIZE     | ±60.56 AC (2,637,886 SF)                                    |
| WAREHOUSE     | Site Plan Pending                                           |
| YARD          | Site Plan Pending                                           |
| OFFICE        | Site Plan Pending                                           |
| LISTING PRICE | Call brokers                                                |
| ZONING        | Industrial (City of Bremerton) → ZONING MAP<br>→ ZONING USE |
| PARCEL A      | ±458,209 SF                                                 |
| PARCEL B      | ±1,004,465 SF                                               |
| PARCEL C      | ±318,353 SF                                                 |
| PARCEL D      | ±345,418 SF                                                 |
| PARCEL E      | ±511,441 SF                                                 |

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

## Option 1

### BUILDING A

- 500'x300'
- ±158,500 SF
- Cross dock loading
- 130' truck court

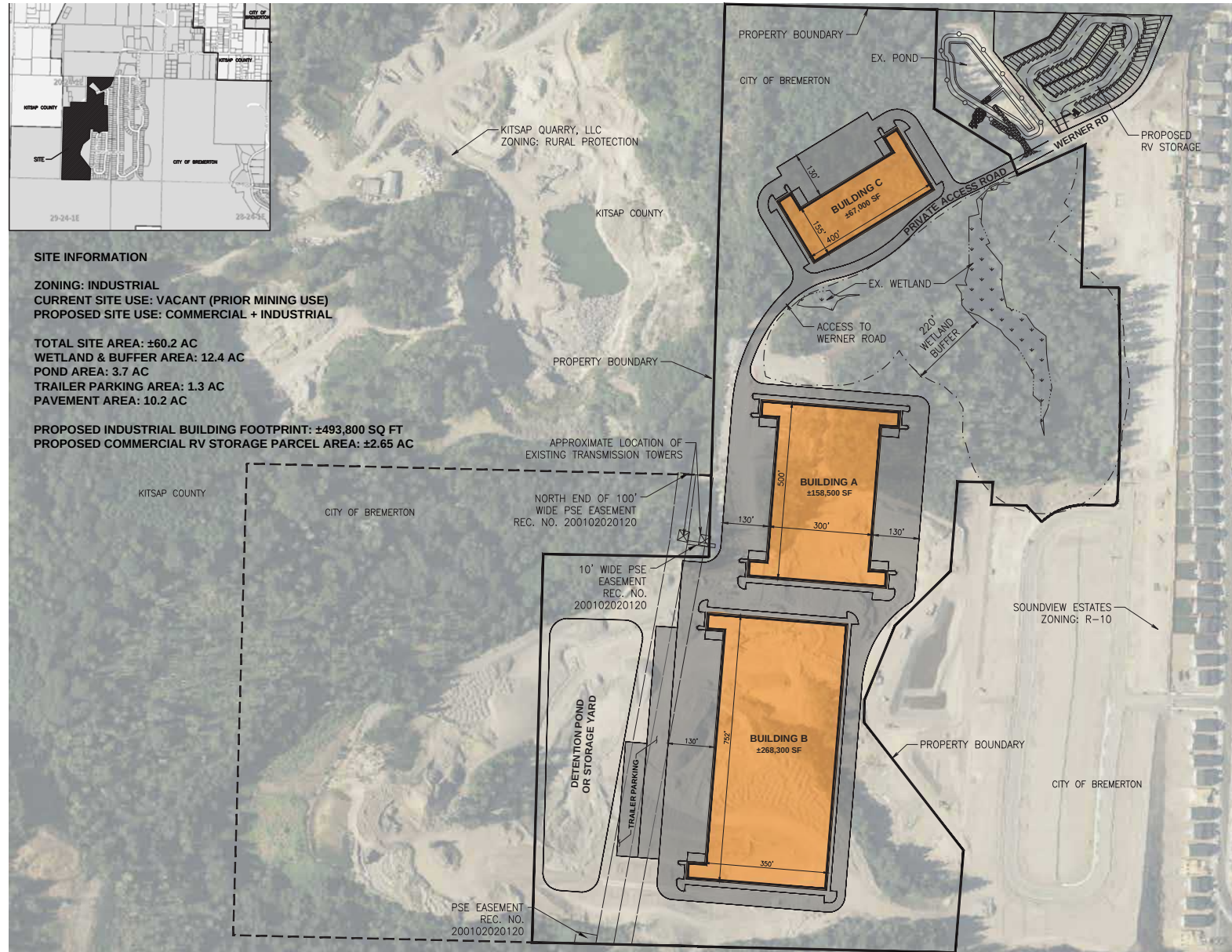
### BUILDING B

- 752'x350'
- ±238,300 SF
- Trailer parking
- 130' truck court

### BUILDING C

- 400' x 155'
- ±67,000 SF
- 130' truck court

**463,800 SF**  
TOTAL SF



## Option 2

### BUILDING A

- 500'x300'
- ±158,500 SF
- Cross dock loading
- 130' truck court

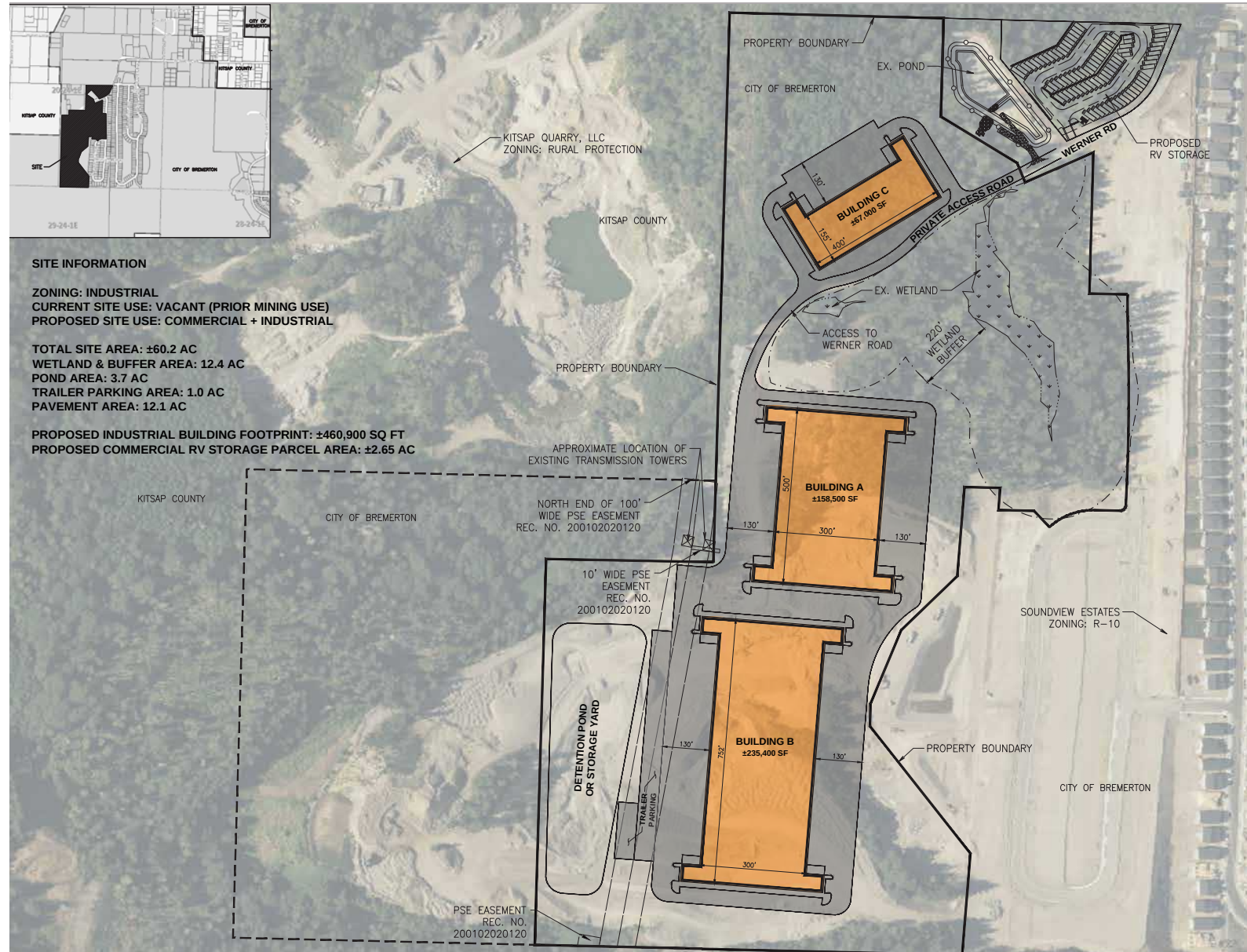
### BUILDING B

- 752'x350'
- ±238,300 SF
- Trailer Parking
- 130' truck court

### BUILDING C

- 400' x 155'
- ±67,000 SF
- 130' truck court

**463,800 SF**  
TOTAL SF



## Option 3

### BUILDING A

- 500'x300'
- ±158,500 SF
- Cross dock loading
- 130' truck court

### BUILDING B

- 350' x 300'
- ±115,000 SF
- Trailer parking
- 130' truck court

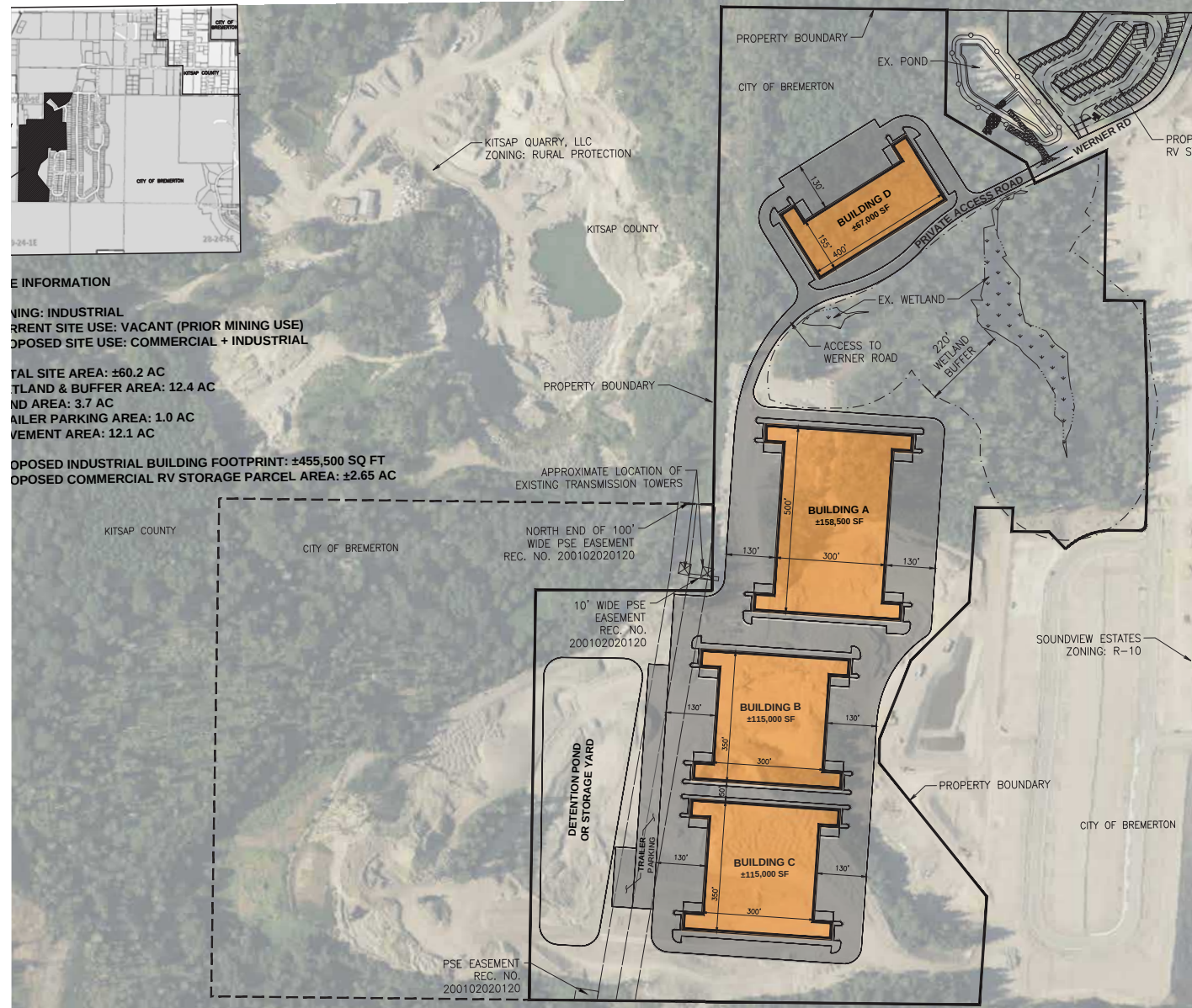
### BUILDING C

- 350' x 300'
- ±115,000 SF
- Trailer parking
- 130' truck court

### BUILDING D

- 400' x 155'
- ±67,000 SF
- 130' truck court

**455,500 SF**  
TOTAL SF



9000 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

9000 W  
WERNER RD



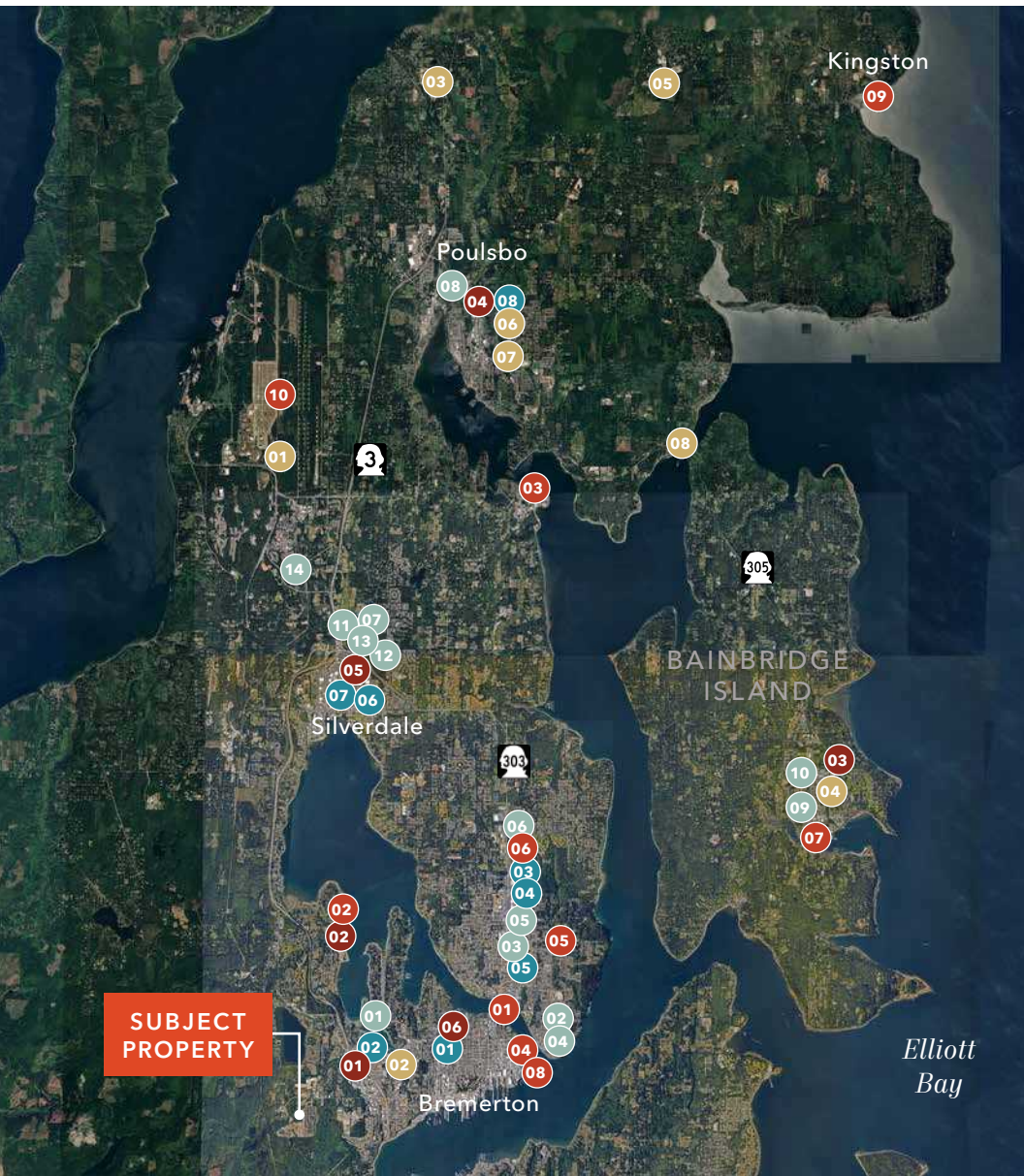
**2.5 MILE DRIVE**  
To 9000 W Werner Rd



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



## 9000 W WERNER RD

*For more information on  
this property, please contact*

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