

9000 W WERNER RD

FOR SALE
±60.56 AC industrial development site
±493,800 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	→ 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

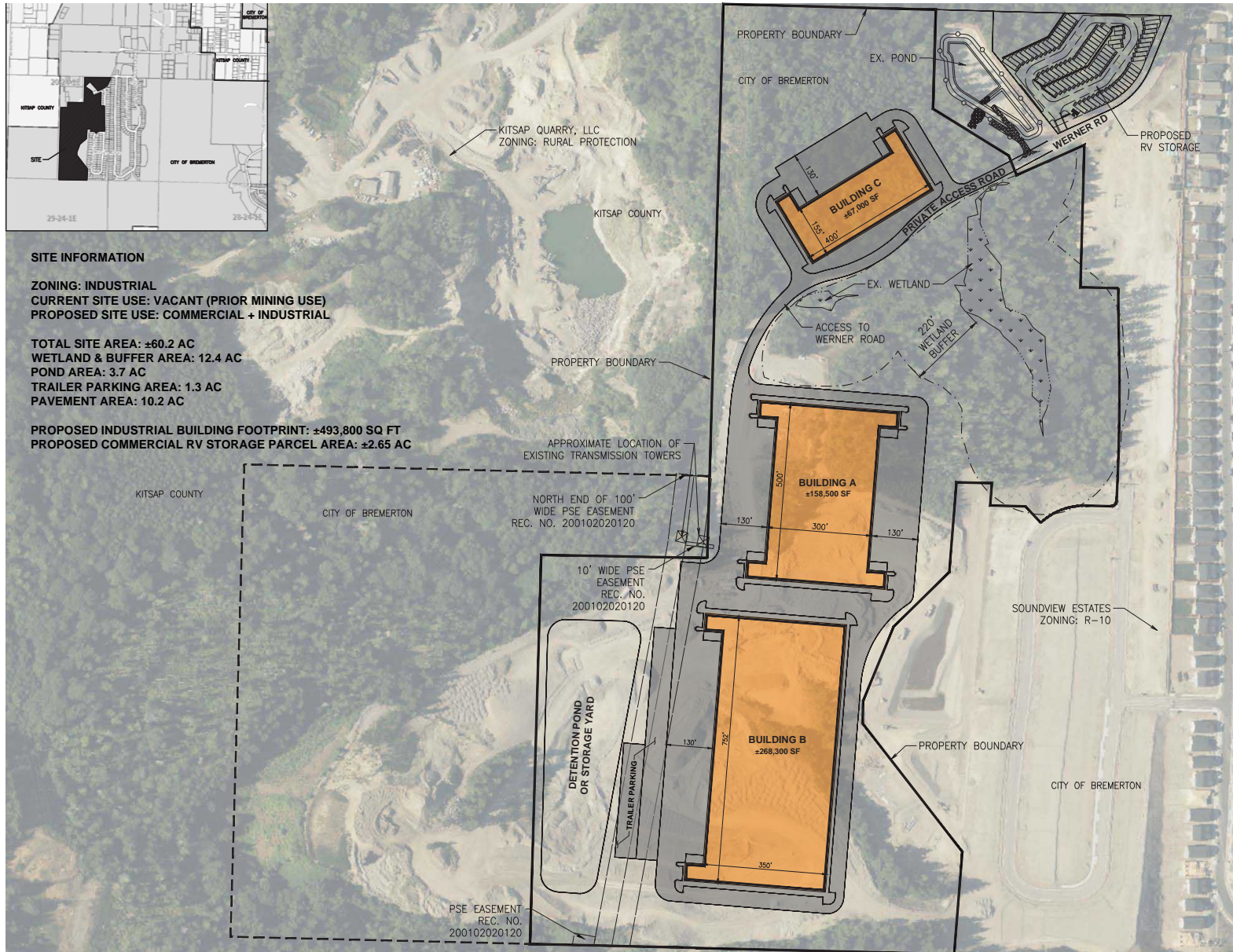
BUILDING B

- 752'x350'
- ±268,300 SF
- Trailer parking
- 130' truck court

BUILDING C

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

493,800 SF
TOTAL SF



Option 2

BUILDING A

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

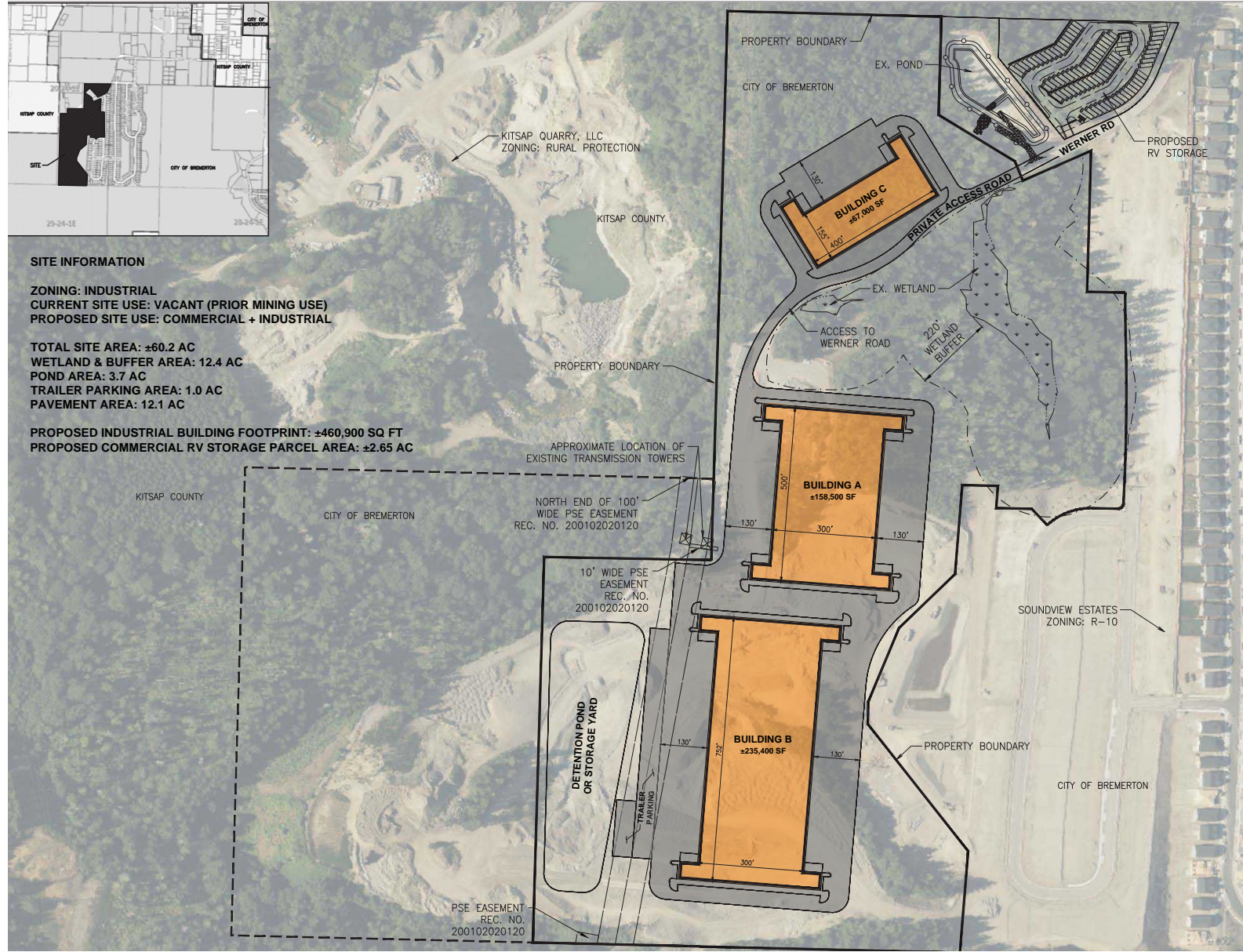
BUILDING B

- 752'x350'
- ±235,400 SF
- Trailer Parking
- 130' truck court

BUILDING C

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

460,900 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

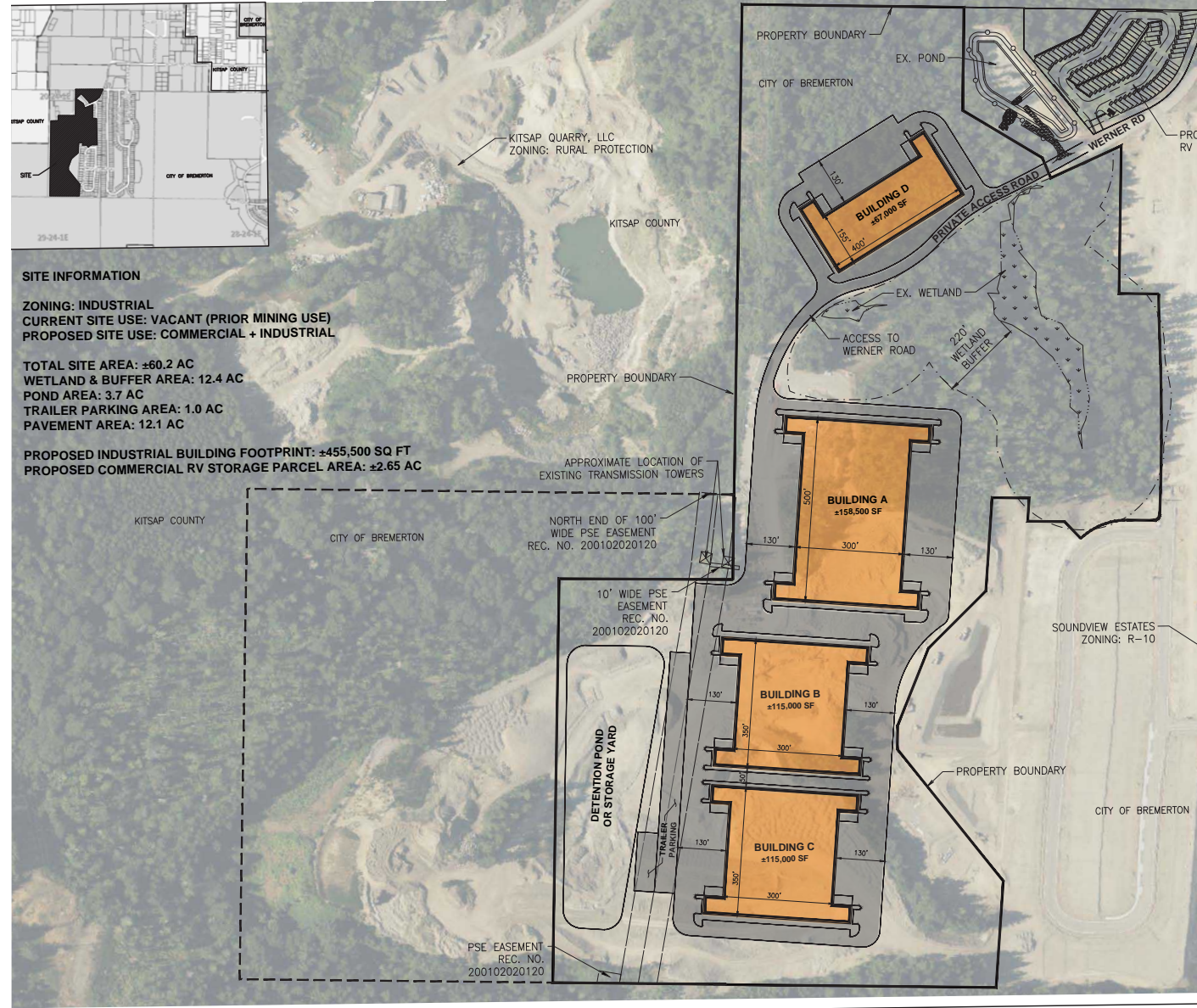
BUILDING C

- 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



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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

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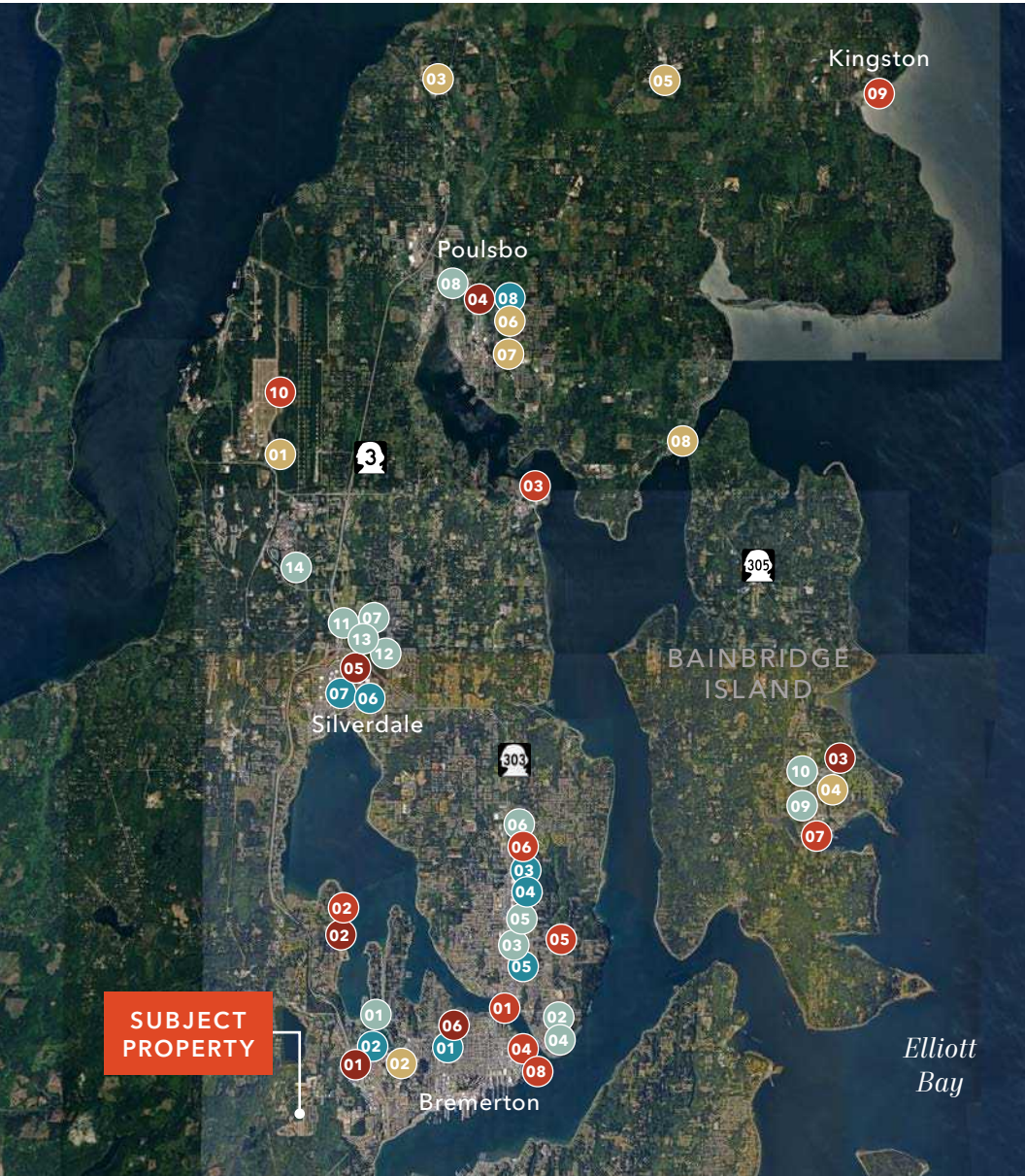
2.5 MILE DRIVE
To 9000 W Werner Rd



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



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*For more information on
this property, please contact*

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