

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

BRUCE BARKER, CCIM, MBA
253.722.1459
bruce.barker@kidder.com

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

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

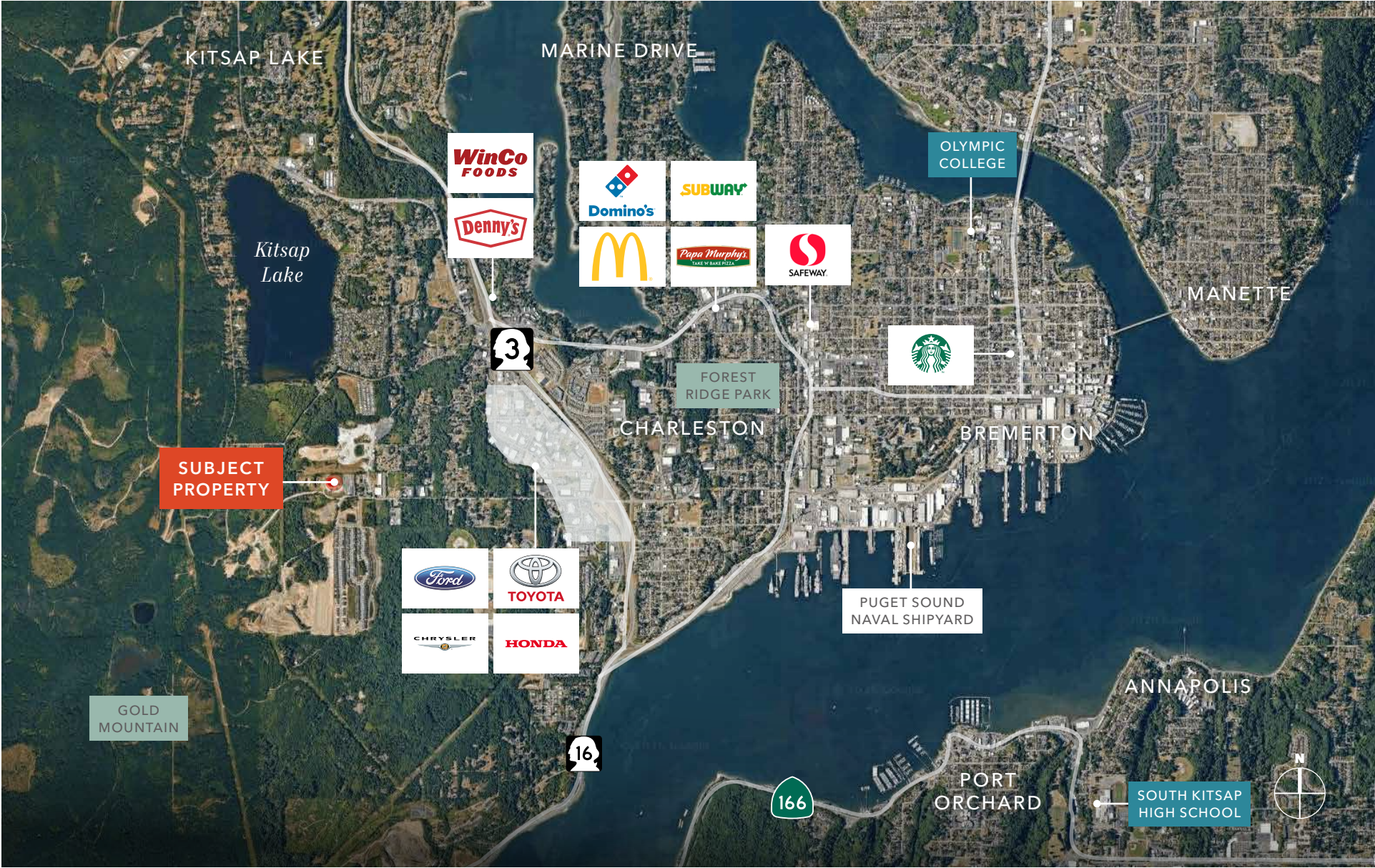
Locations that do not cause conflicts with residential and other less intense use areas

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.

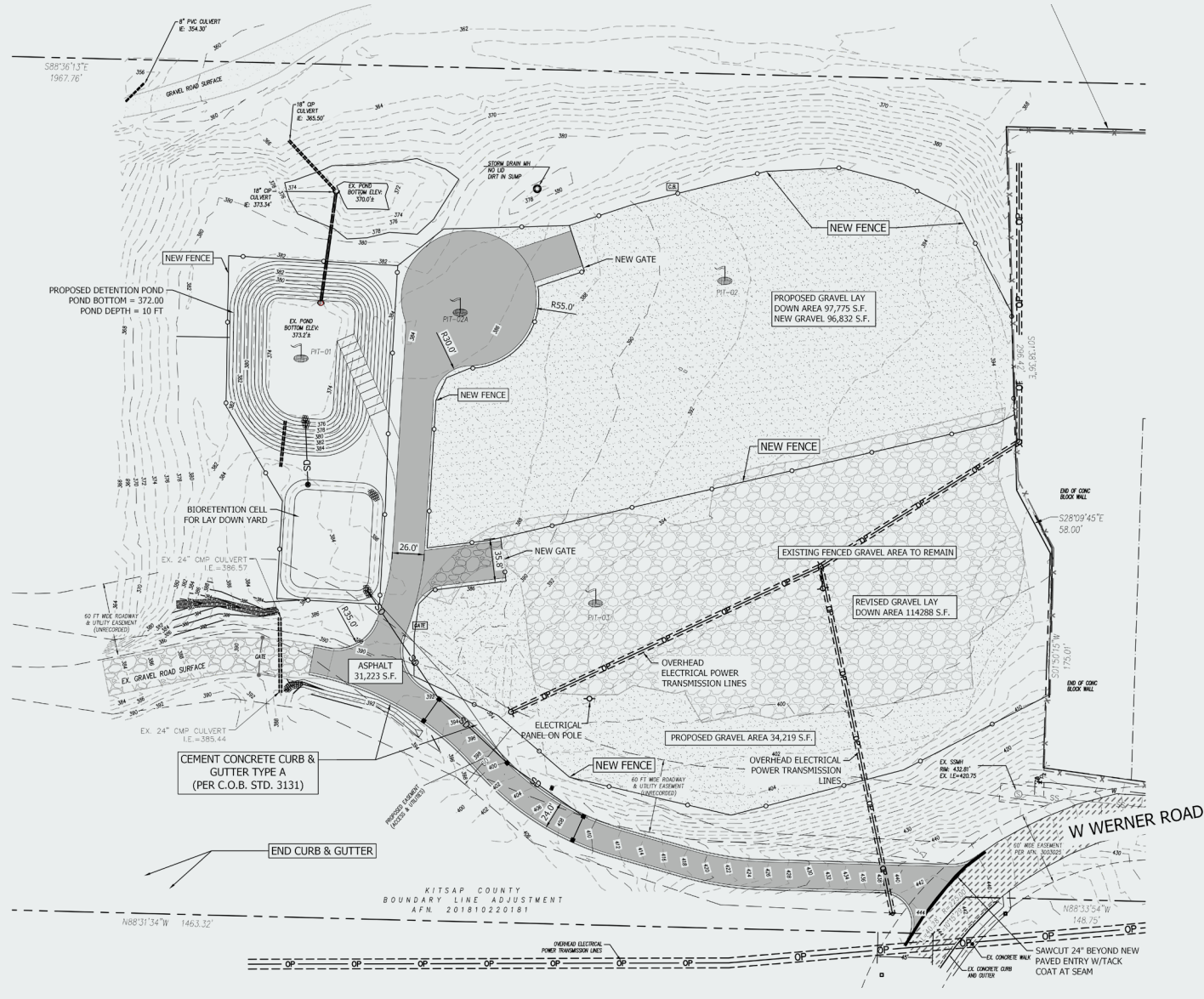
INDUSTRIAL SPACE WITHOUT LIMITS

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



POTENTIAL IOS LAYOUT





8500 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

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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