

FOR LEASE
84,583 SF DIVISIBLE



BUILDINGS INCLUDE UP TO
51,341 SF OF COOLER (34-55°F CAPABLE)

BELFAIR MANUFACTURING CAMPUS

25491 NE WA-3, BELFAIR, WA 98528

BUILDINGS CAN BE COMBINED TO ACCOMMODATE TENANCY FROM
30,000 SF UP TO 84,583 SF



PROPERTY HIGHLIGHTS

Large manufacturing site with multiple building/space options including cooler space and dry warehouse space.

BUILDING 1 VIEW FLOOR PLAN

Available (SF):	48,297 SF (41,365 SF cooler 3,983 SF office 2,949 SF loading)
Loading:	16 dock high covered positions with 3 oversized positions (12' x 10') 1 grade level door (12' x 12')
Clear Height:	21'
Power:	600 amps 480v

BUILDING 2 VIEW FLOOR PLAN

Available (SF):	10,300 SF (6,991 SF dry storage 3,309 SF loading)
Loading:	1 covered dock 1 grade level door (12' x 12')
Clear Height:	16'
Power:	200 amps 480v

BUILDING 3 (LEASED)

Available (SF):	9,997 SF dry storage
Loading:	2 grade level doors (12' x 12')
Clear Height:	16'
Power:	100 amps 120-208v

Cooler can accommodate storage to 34-55°F



PROPERTY HIGHLIGHTS

Large manufacturing site with multiple building/space options including cooler space and dry warehouse space.

BUILDING 4 VIEW FLOOR PLAN

Available (SF):	15,989 SF (6,013 SF dry storage 9,976 SF cooler)
Loading:	3 grade level doors (12' x 12')
Clear Height:	16'
Power:	400 amps 277/480v

BUILDING 5 (LEASED)

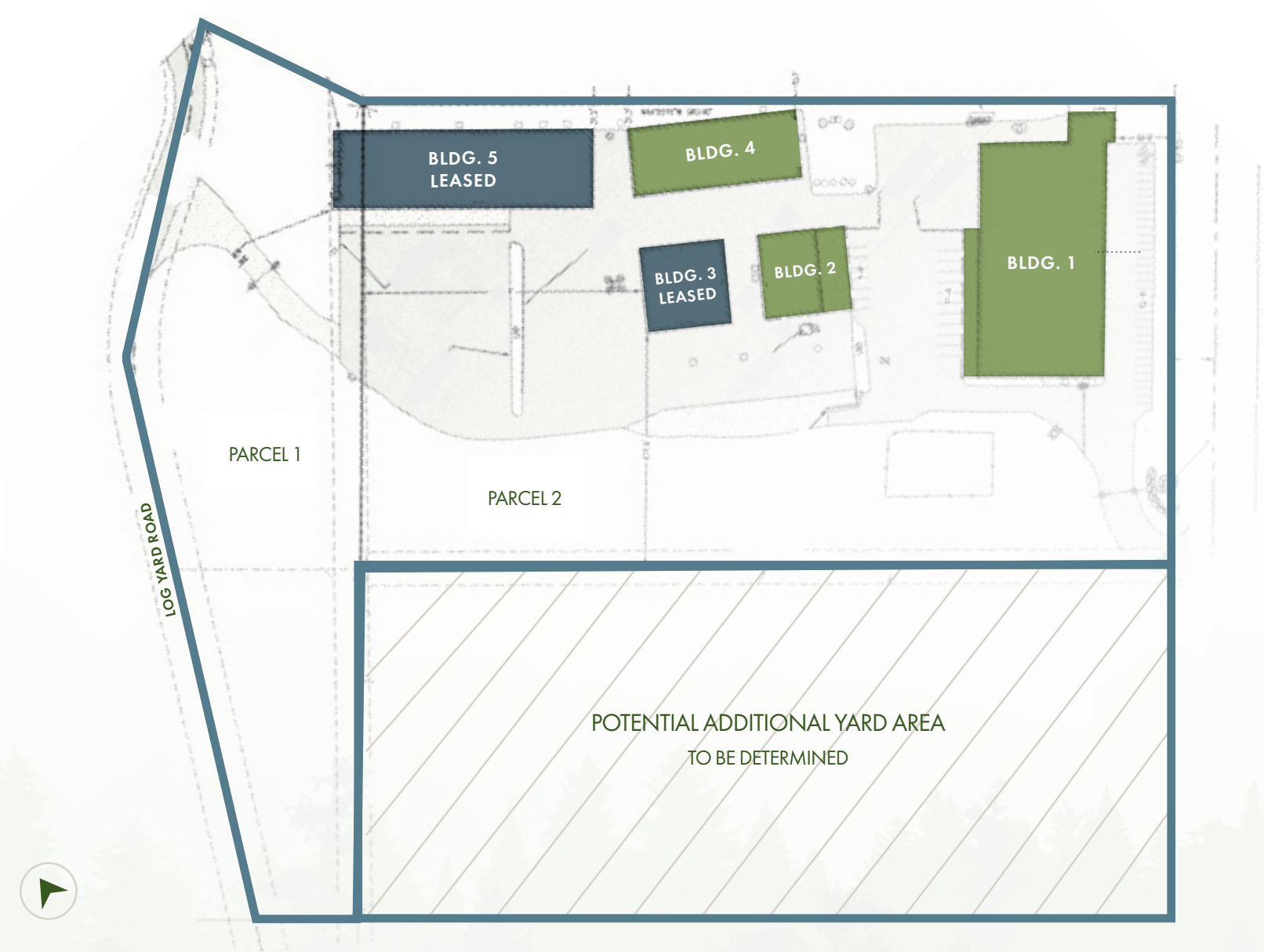
OFFICE VIEW FLOOR PLAN

Up to 3,983 SF of office on two levels, can be configured to support two unique tenants

Available (SF):	Lower level: Open showroom/common office with three privates, 3 restrooms including a shower Upper level: 3 private offices, 2 restrooms
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Cooler can accommodate storage to 34-55°F





SITE PLAN
±108,000 SF

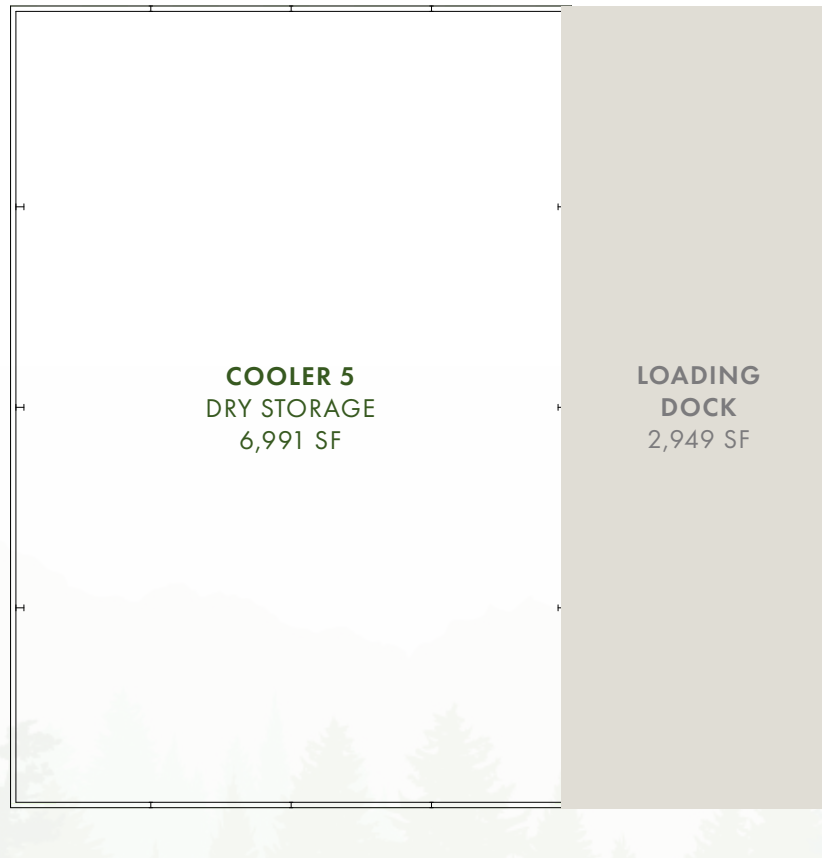
**SUITE 1 | 35,311 SF**

Cooler 1:	26,383 SF
Cooler 3:	2,488 SF
Cooler 4:	2,457 SF
Total Office:	3,983 SF

SUITE 2 | 10,037 SF

Cooler 2:	10,037 SF
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BUILDING 1
48,297 SF



BUILDING 2
10,300 SF



0 10 20 30 40 50
Scale: 1/8" = 1'-0"

BUILDING 4
15,989 SF

A DRIVING WORKFORCE

Located in a central area just between Belfair and Bremerton,
just 2 minutes from the Bremerton National Airport.



4,557
POPULATION
In Belfair



\$29,767
AVG. INCOME
In Belfair



\$470,502
AVG. HOME VALUE
In Belfair



37
AVG. AGE
In Belfair

44,122

POPULATION
In Bremerton

\$28,672

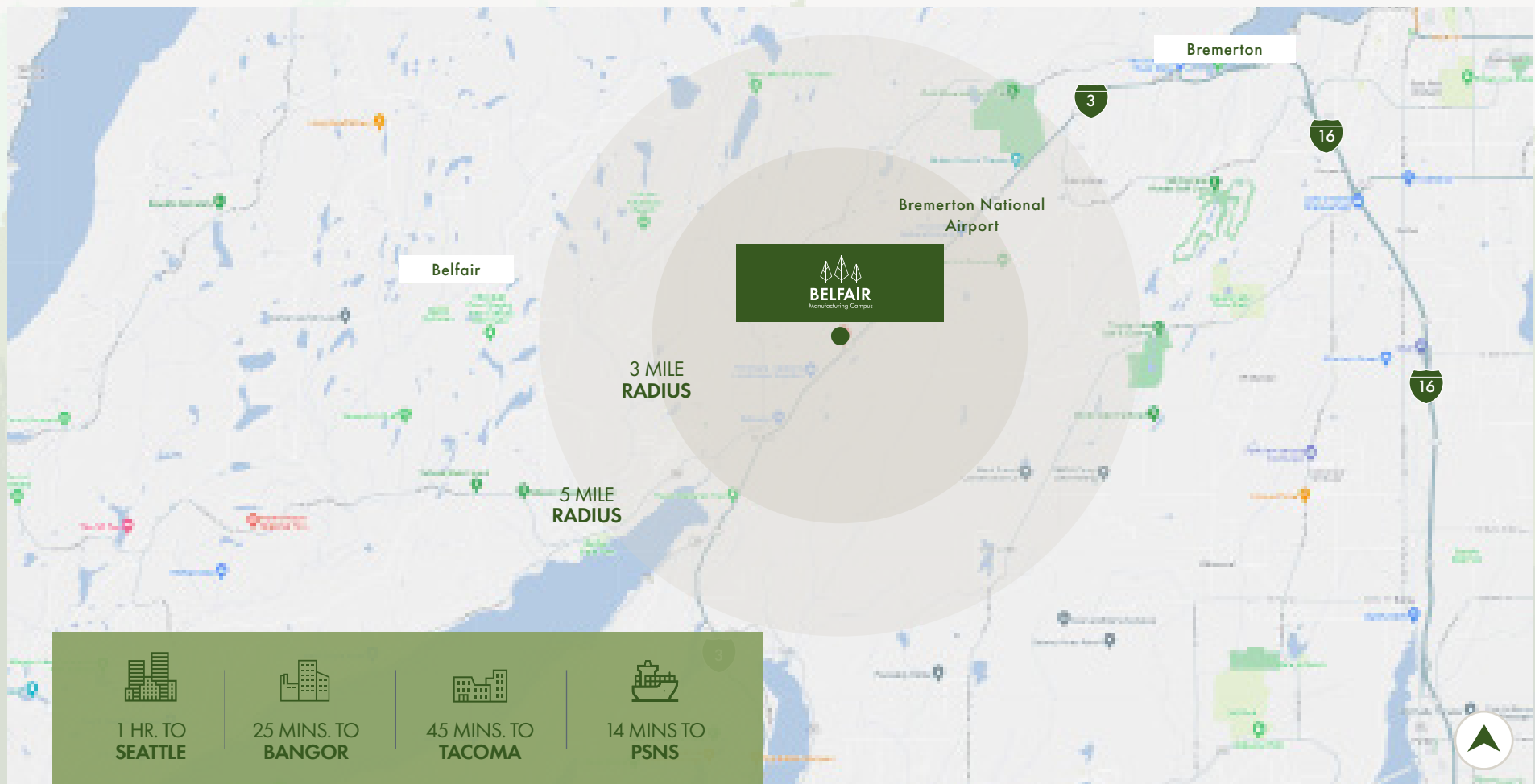
AVG. INCOME
In Bremerton

\$451,469

AVG. HOME VALUE
In Bremerton

32

AVG. AGE
In Bremerton





CONTACT INFORMATION

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