



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

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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

**25.56**

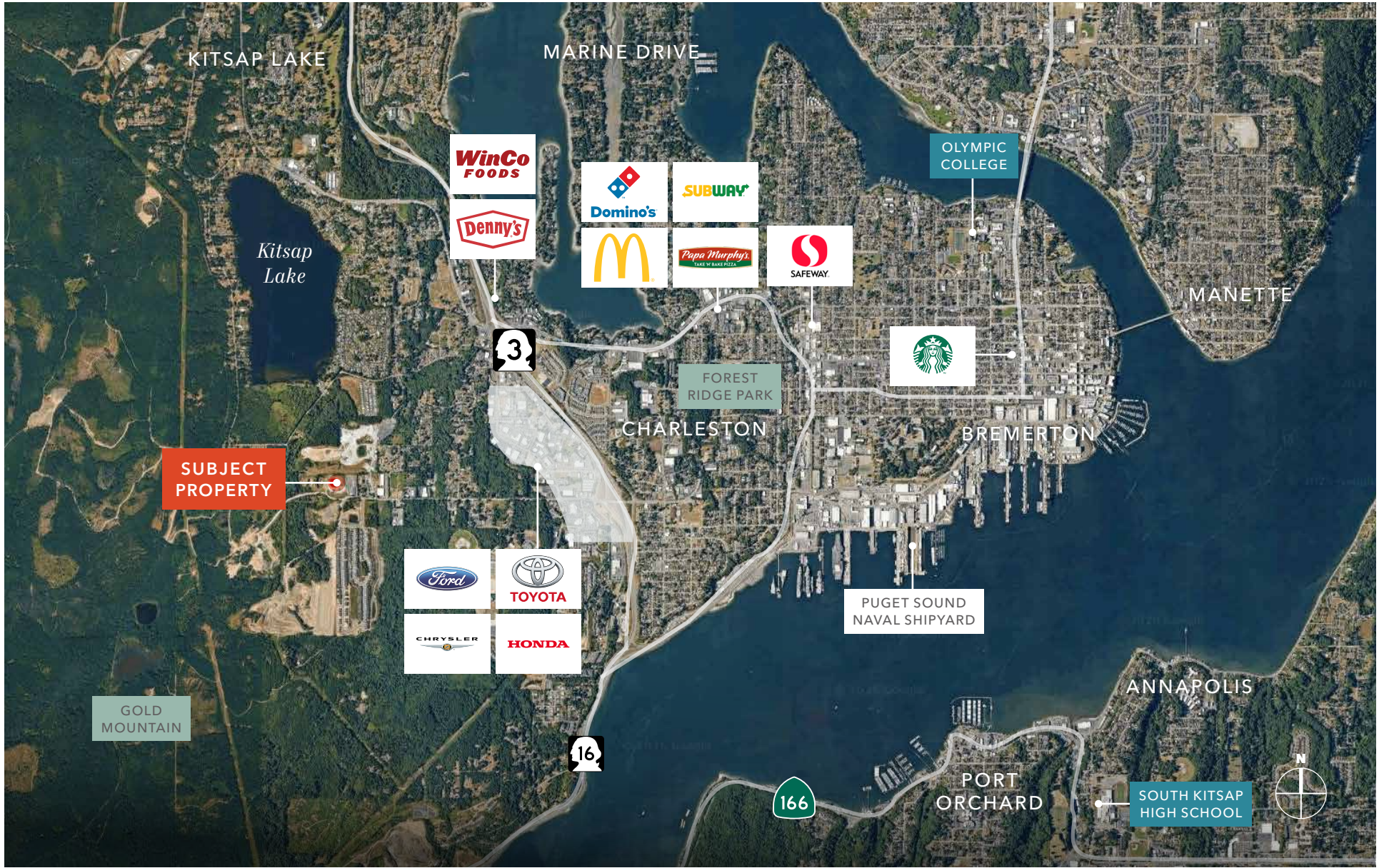
AC AVAILABLE

**INDUSTRIAL**

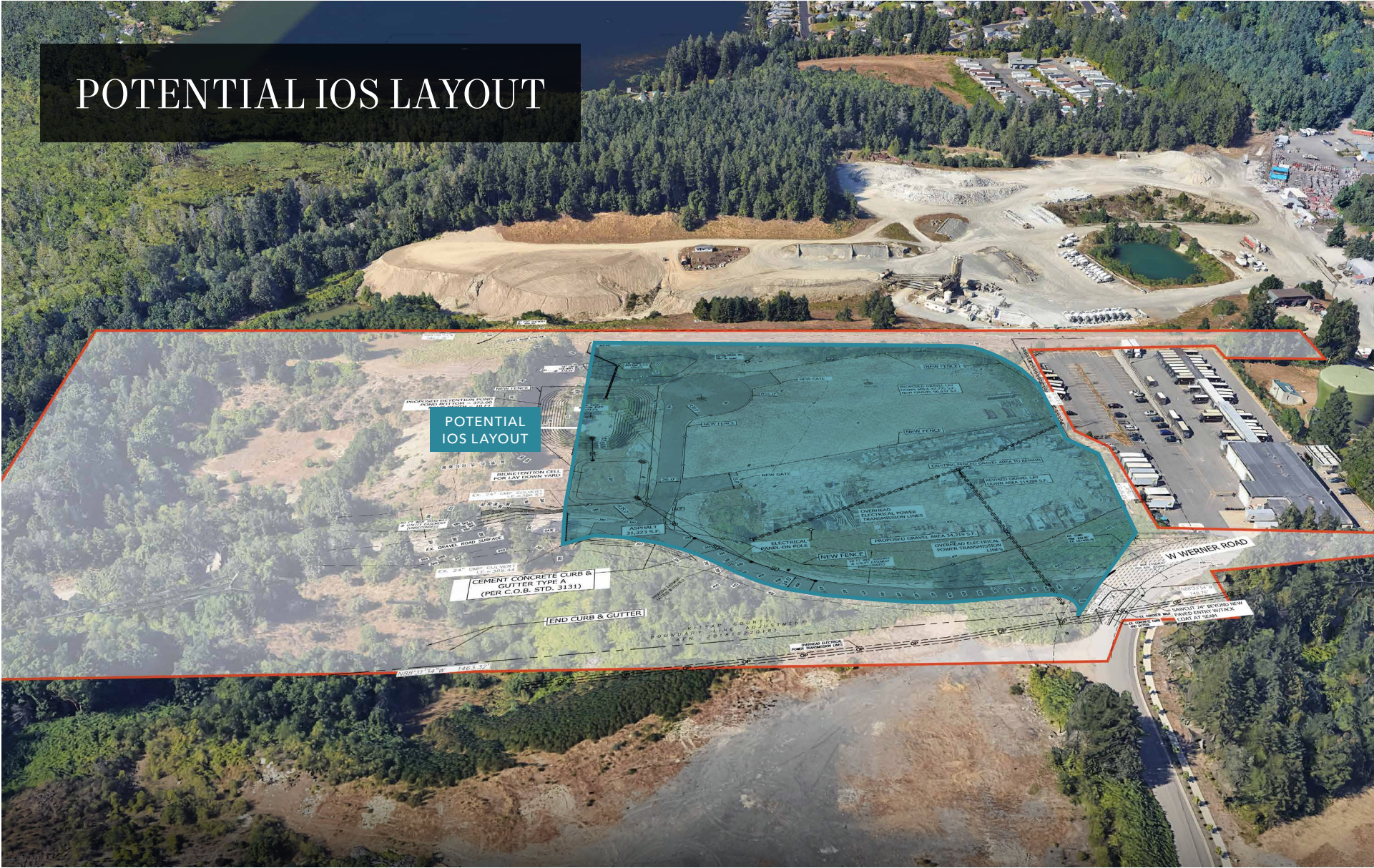
ZONING

# INDUSTRIAL SPACE WITHOUT LIMITS

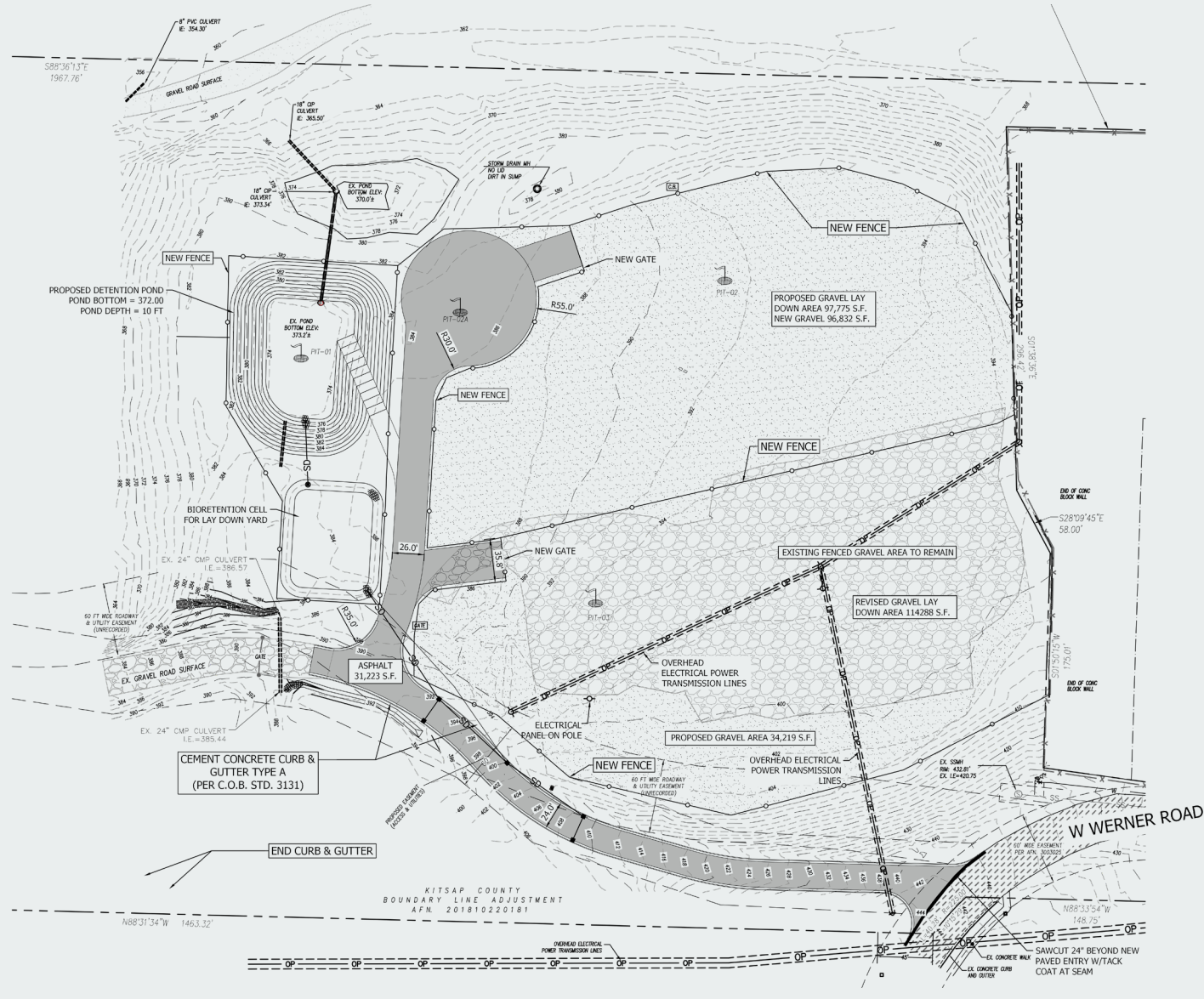
*A rare opportunity to secure a sizable industrial site positioned for efficiency and long-term growth. With generous acreage and flexible industrial zoning.*



# POTENTIAL IOS LAYOUT



# 8500 W WERNER RD



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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