



PUGET SOUND WEST

Up to 1.4M SF

25400 STATE ROUTE 3, BELFAIR, WA 98528



pugetsoundwest.com

km Kidder
Mathews

As industrial demand continues to grow, so does the market.

Puget Sound West is the newest project in the neighborhood, pioneering the industrial market in Belfair, Washington. Consisting of Class A industrial product, it offers up to 1,400,000 SF with the latest features in design as well as build to suit opportunities. Puget Sound West is located at the county line between Mason and Kitsap Counties at the north end of the State Route 3 Freight Corridor. As the Puget Sound region grows, Mason and Kitsap County are poised to accommodate industrial growth with a strong work force, local business incentives and a great quality of life.

Class A

BUILD-TO-SUIT OFFICE

Attractive

LEASE TERMS

Trailer

PARKING AVAILABLE

Single/Multi

TENANT CONFIGURATION

Proximate

TO BREMERTON AIRPORT
AND PUGET SOUND
NAVAL SHIPYARD

Power

MASON COUNTY PUD 3
- OFFERS BIG BENEFIT TO
HEAVY POWER USERS

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PUGET SOUND WEST

Property Highlights



FOR SALE
OR LEASE



30' PLUS CLEAR
HEIGHTS



SINGLE BUILDING
OR MULTI-BUILDING
CONFIGURATIONS



Phase I
±30,000 - 260,000 SF
FUTURE PHASE
UP TO 1.4M SF



FLEXIBLE ZONING &
LOCAL INCENTIVES
AVAILABLE



TRAILER STALLS &
YARD POTENTIALLY
AVAILABLE



DOCK-HIGH &
DRIVE-IN LOADING
DOORS



CLASS A OFFICE
AVAILABLE



DEVELOPMENT OVERVIEW

FIRE PROTECTION SYSTEM	ESFR
PARKING	451 Stalls
TRAILER PARKING	Available
LIGHTING	Energy-efficient LED
ELECTRIC	Heavy three-phase 480/277V Available
CONSTRUCTION TYPE	Concrete Tilt
POWER PROVIDER	Mason County PUD 3
ZONING	GC - General Commercial → ZONING CODE → ZONING MAP

	BLDG A	BLDG B	BLDG C	BLDG D
SQUARE FEET	60,180	136,600	62,650	65,110
DIMENSIONS	±150' x 375'	±180'/230' x 610'	±150' x 359'	±150' x 375'
DIVISIBLE TO	±30,000 SF	±46,000 SF	±20,000 SF	BTS
DOCK DOORS	15	31	15	BTS
DRIVE-IN DOORS	2	2	2	BTS
TRUCK COURTS	200' opposing	200' opposing	130'	130'
COLUMN SPACING	50	50	50	TBD
FLOORS	6" Reinforced	6" Reinforced	6" Reinforced	BTS

All the right connections

SEABECK

SILVERDALE

BAINBRIDGE ISLAND

BREMERTON

SEATTLE

PUGET SOUND NAVAL SHIPYARD

PUGET SOUND WEST

BREMERTON AIRPORT

PORT ORCHARD

VASHON ISLAND

BELFAIR FREIGHT CORRIDOR

BELFAIR

SUNSET BEACH

GIG HARBOR

TACOMA

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3 Miles

BREMERTON AIRPORT

6.9 Miles

HIGHWAY 16

10 Miles

PORT ORCHARD

11.4 Miles

PUGET SOUND NAVAL SHIPYARD

16.5 Miles

SILVERDALE

24.3 Miles

GIG HARBOR

36.4 Miles

TACOMA



PUGET SOUND WEST

30' Plus
CLEAR HEIGHT

BTS
OFFICE AREA

Dock &
Grade
LEVEL LOADING

Mason County's newest industrial development offers tenants in the region the only Class A new construction dock-high warehouse space in the region. For those serving the greater Peninsula area, Puget Sound West offers unparalleled opportunities.

GOLD MOUNTAIN GOLF CLUB

PORT ORCHARD INDUSTRIAL PARK

OLYMPIC VIEW INDUSTRIAL PARK - GENERAL DYNAMICS ELECTRIC BOAT FACILITY & OTHER MANUFACTURERS

AMAZON BREMERTON AIRPORT DEVELOPMENT
117,000 SF
Built to Suit
Last Mile Delivery Facility

MCCORMICK WOODS GOLF CLUB

BREMERTON NATIONAL AIRPORT & PORT OF BREMERTON


PUGET SOUND WEST

MASON TRANSIT AUTHORITY CENTER

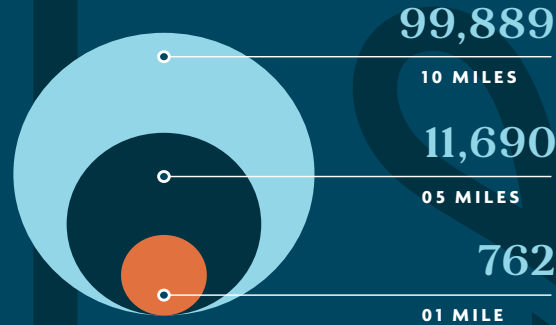
TROPHY LAKE GOLF & CASTING

Count on the Labor

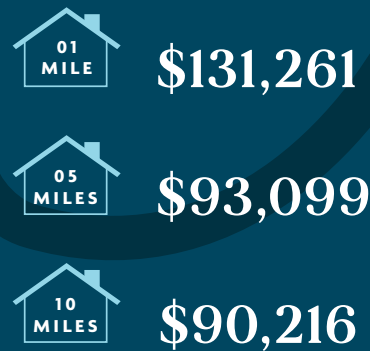
ESTIMATED POPULATION 2021



POPULATION FORECAST 2026

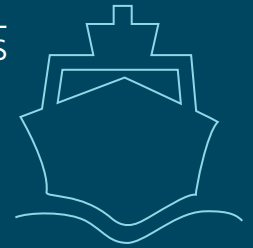


AVERAGE HOUSEHOLD INCOME 2020



PUGET SOUND NAVAL SHIPYARD EMPLOYEES
Enlisted & Civilian

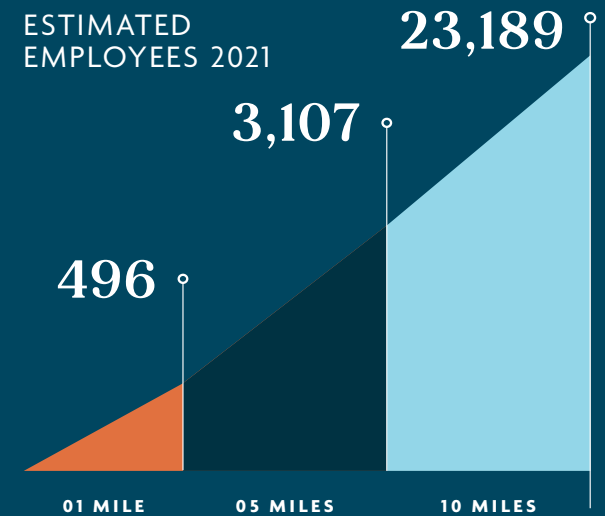
±15,000



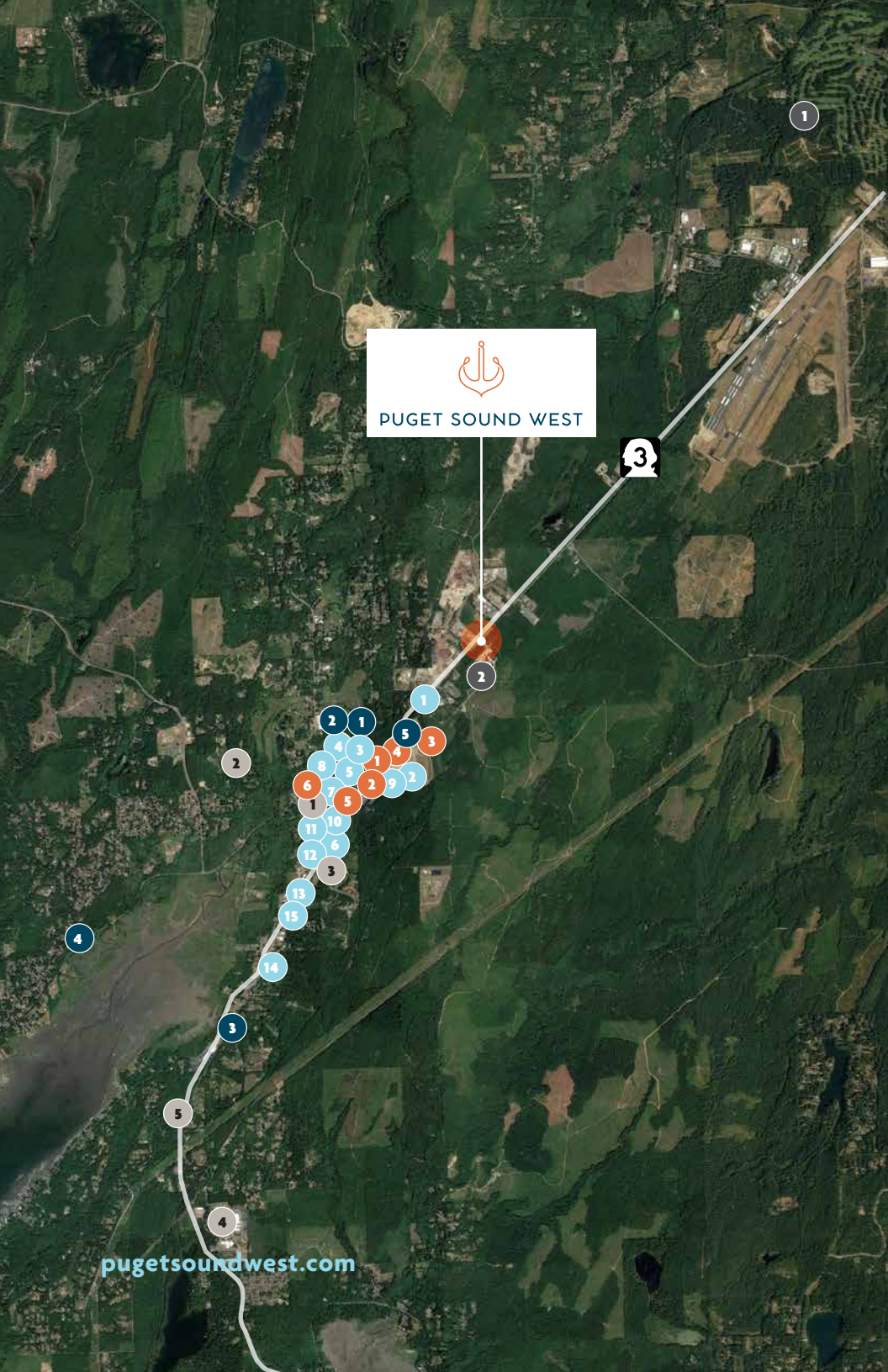
NAVAL BASE KITSAP EMPLOYEES

33,000

ESTIMATED EMPLOYEES 2021



Local Amenities Matter




PUGET SOUND WEST

3

Restaurants

- 01 McDonald's
- 02 Lupita's Tienda Mexicana
- 03 Haru Sushi
- 04 El Sombrero
- 05 Taco Bell
- 06 Seabeck Pizza
- 07 Papa Murphys
- 08 Casper's Pizza
- 09 Los Agaves Belfair
- 10 Woodshed Bar & Pizza
- 11 Mosquito Fleet Winery
- 12 Subway
- 13 The Rice Bowl
- 14 JK's Treasure
- 15 JR's Hideaway

Coffee

- 01 The Coffee Spot
- 02 Michelle's Espresso
- 03 Brewed Awakening Espresso
- 04 CCS Coffee Cabin
- 05 Starbucks

Groceries + Shops

- 01 Safeway
- 02 Rite Aid
- 03 US Post Office
- 04 Columbia Bank
- 05 Scott Mclendon's Hardware
- 06 QFC

Activities + Transportation

- 01 Gold Mountain Golf Club
- 02 Mason Transit Authority Center

Schools

- 01 Country Montessori School
- 02 Sand Hill Elementary
- 03 Belfair Elementary
- 04 North Mason High School
- 05 Hawkins Middle School



PUGET SOUND WEST

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