

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
-----------------	---

Cooler can accommodate storage to 34-55°F





SITE PLAN  
**±108,000 SF**



Scale: 3/32" = 1'-0"

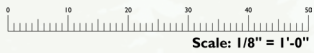
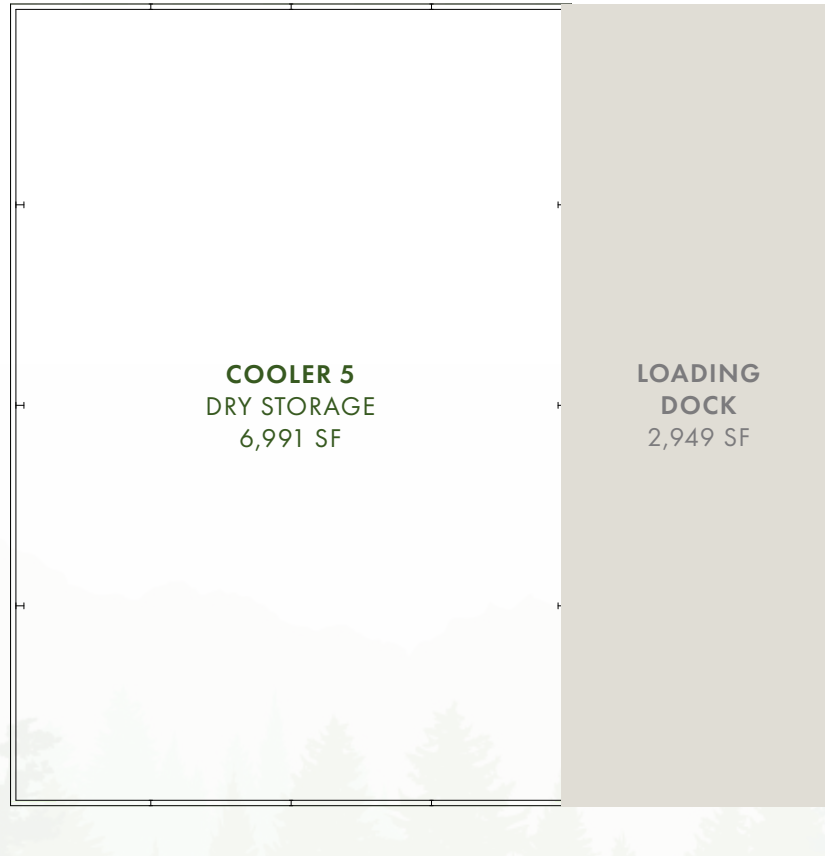
**SUITE 1 | 35,311 SF**

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

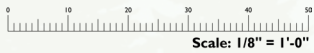
**SUITE 2 | 10,037 SF**

Cooler 2:	10,037 SF
-----------	-----------

**BUILDING 1**  
**48,297 SF**



**BUILDING 2**  
**10,300 SF**



**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*



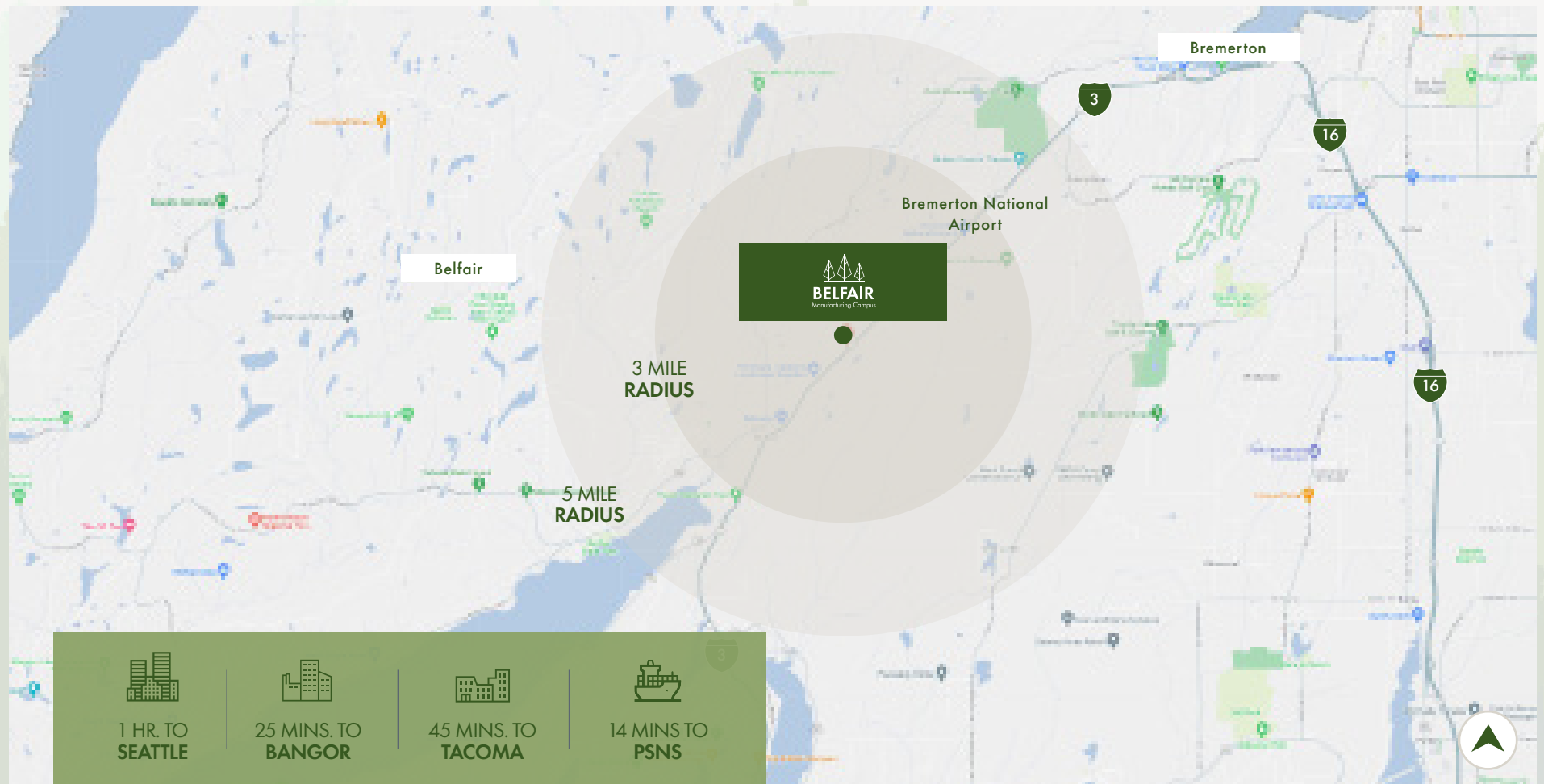
37  
**AVG. AGE**  
*In Belfair*

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

## **GREG MILLERD**

Greg.Millerd@cushwake.com  
+1 206 779 1692

## **NIC ALFIERI**

Nicolas.Alfieri@cushwake.com  
+1 425 985 5764

## **RICK CADWELL**

Rick@cadwell.biz  
+1 360 865 1818