



Belfair Manufacturing Campus

25491 NE WA-3
Belfair, WA 98528

FOR LEASE
NEGOTIABLE



JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com

501 Bay Street, Port Orchard, WA 98366 • 360.373.2343 • Gandersongroup.com

Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



Property Description

Flexible cold storage, dry warehouse, dock loading, office, and yard potential in one West Puget Sound location. With three buildings available for lease, ranging from 6,013 sqft to 48,297 sqft, the Belfair Manufacturing Campus offers a strategic SR-3 corridor position for tenants serving Kitsap, Hood Canal, Tacoma, Seattle, and Olympic Peninsula routes. In addition, the BMC offers West Sound industrial access with meaningful cold and dry storage capacity outside the congestion and pricing pressure of Kent Valley. With industrial inventory low in the Puget Sound, BMC combines an advantageous location, flexible capacity, West Sound pricing, and flexible use options. Act now while buildings are still available.

Property Highlights

- Clear span
- 3 Buildings Available

JOE PERCACCILO

360.602.5764 | joe@gandersongroup.com

Offering Summary

Lease Rate:	Negotiable
Number of Units:	5
Available SF:	6,013 - 48,297 SF
Lot Size:	2.479 Acres
Building Size:	108,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	187	1,834	5,274
Total Population	542	5,257	14,882
Average HH Income	\$107,974	\$106,377	\$109,952



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



Building Name	Belfair Manufacturing Campus
Property Type	Industrial
Property Subtype	Manufacturing
Building Size	108,000 SF
Lot Size	2.479 Acres

- Clear span
- 3 Buildings Available

JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,013 - 48,297 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Building 1	Available	14,497 - 48,297 SF	NNN	Negotiable	Large manufacturing site with multiple space options, including cooler and dry warehouse space. Building 1 also has a significant amount of office space, including conference rooms and multiple restrooms. With over 16 covered dock high positions and 1 grade level door, it is a logistics business dream. The building can be split into two Tenants (smaller being 14,497 sqft). The entire building can be used as cooler space, or not. Lastly, the heavy electric allows a manufacturer the ability to install many machines and use the space for a production facility. With so many options and so much space, the possibilities are wide open. Floor plans and potential demising options are attached.

JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Building 2	Available	10,300 SF	NNN	Negotiable	Building two shares a truck loading area with building 1 and includes a large runway of covered dock high loading space. The dry storage/cooler area is just shy of 7,000sf while the covered loading area is just over 3,300sf. Water can be made available at the building for a longer lease term. The opportunity is perfect for boat/rv storage or repair, manufacturing, logistics, food distribution, and potential contractors that need yard space.
Building 4	Available	6,013 - 15,989 SF	NNN	Negotiable	Building 4 is split into dry storage and cooler/refrigeration space. However, the cooler(s) do not need to be utilized. With 3 grade level doors, and an abundance of power, the vacant space can be utilized in a number of different ways. Distribution, manufacturing, cool or dry storage, batting cages, logistics, etc. The opportunities are endless. Currently, the space has no water or restrooms, but that can be made available for the right lease terms. It is a blank canvas and waiting for a new Tenant to paint their masterpiece.

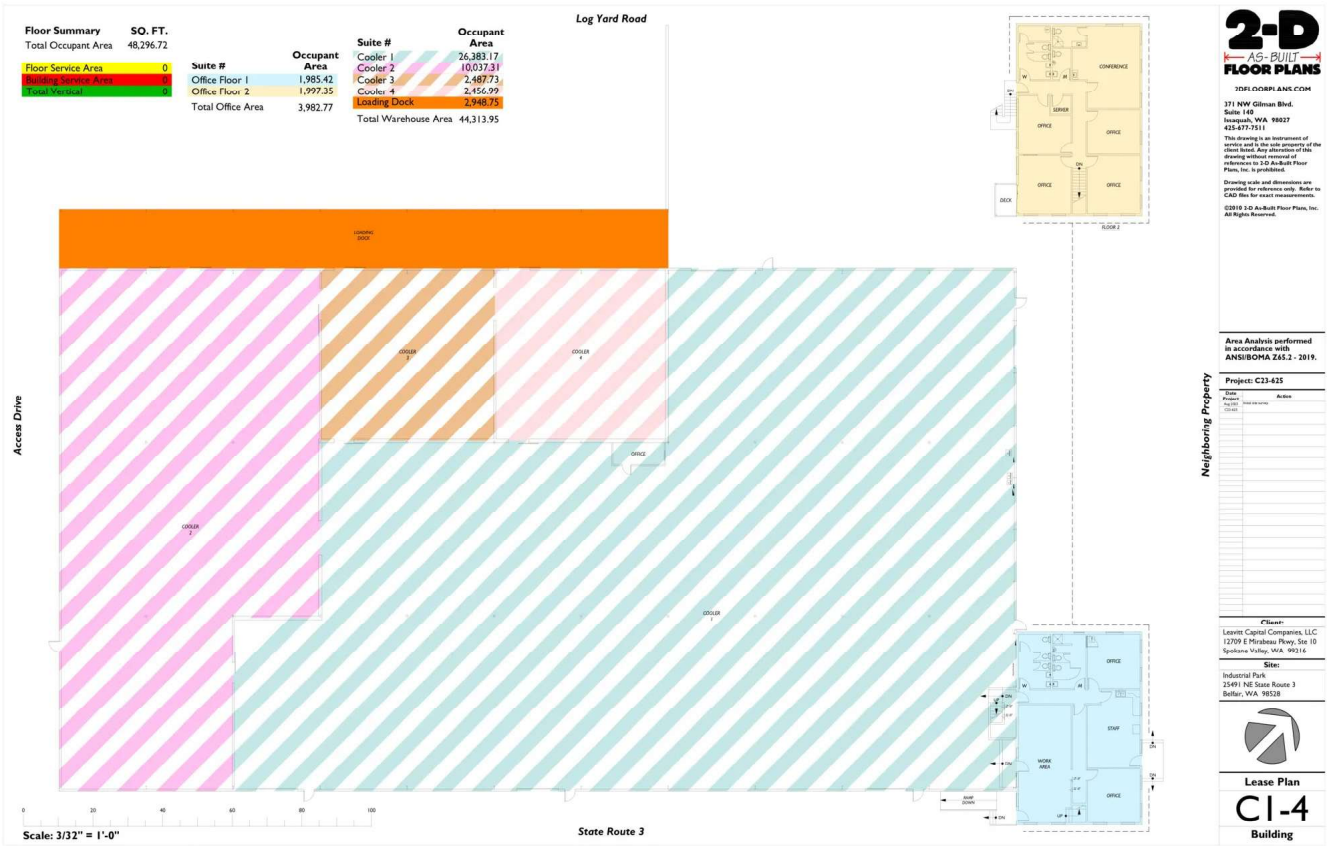
JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



Log Yard Road

Access Drive

State Route 3

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

Floor 1

Floor 2

Work Area

Office

Conference

Deck

2-D AS-BUILT FLOOR PLANS

JOE.FLOORPLANS.COM

371 NW Gilman Blvd.

Suite 140

Issaquah, WA 98027

425-477-7511

This drawing is an instrument of service and is the sole property of the client. Any alteration of this drawing without written consent of reference to 2-D AS-BUILT Floor Plans, Inc. is prohibited.

Drawing scale and dimensions are provided for reference only. Refer to CAD file for exact measurements.

©2019 2-D AS-BUILT Floor Plans, Inc. All Rights Reserved.

Area Analysis performed in accordance with ANSI/ASCE 2.5-2-2019.

Project: C23-625

Client: Leavitt Capital Companies, LLC (2709 E Mirabeau Pkwy, Ste 10 Spokane Valley, WA 99216)

Site: Industrial Park (25491 NE State Route 3 Belfair, WA 98528)

Lease Plan CI-4 Building

JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



25491 NE WA-3, Belfair, WA 98528

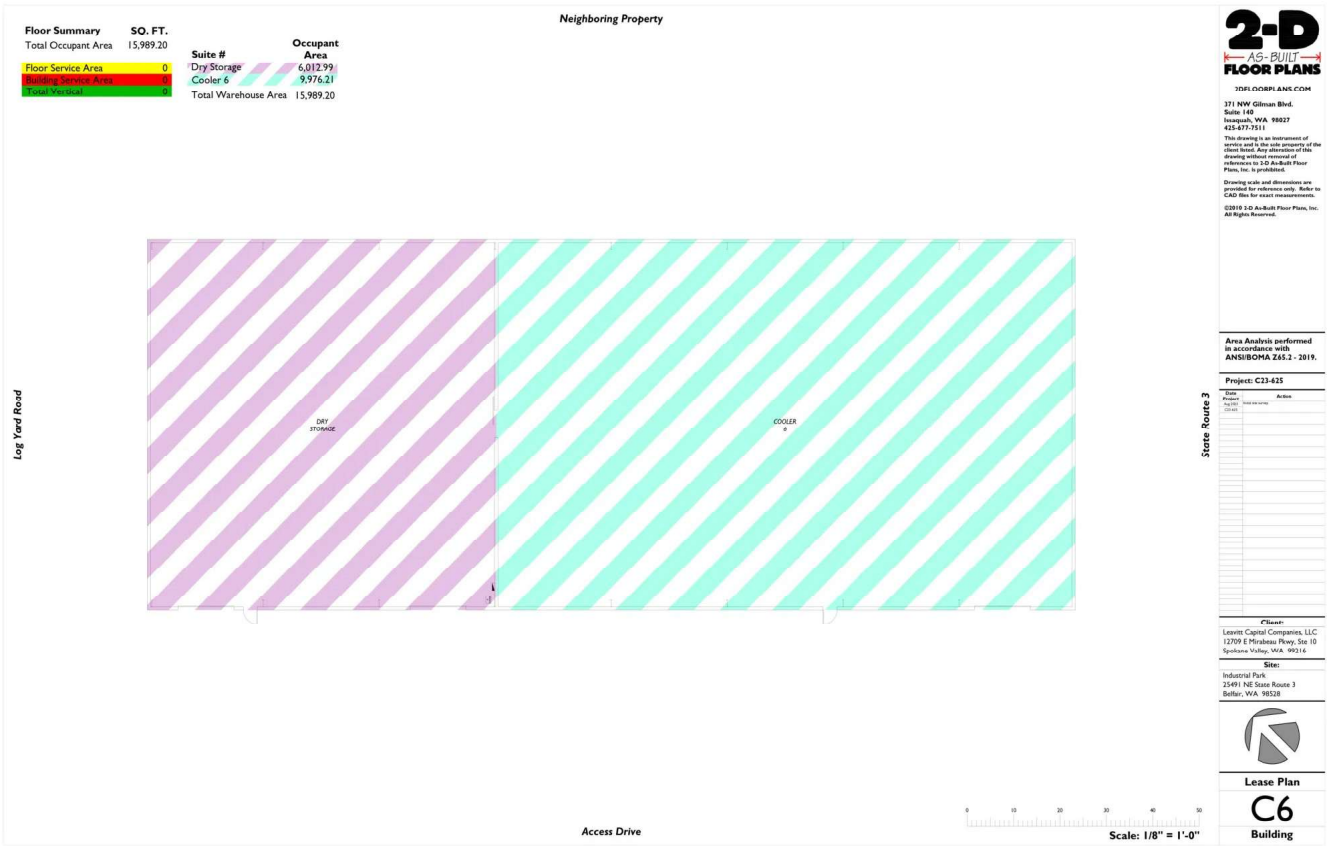
JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com



Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE



JOE PERCACCIOLO
360.602.5764 | joe@gandersongroup.com



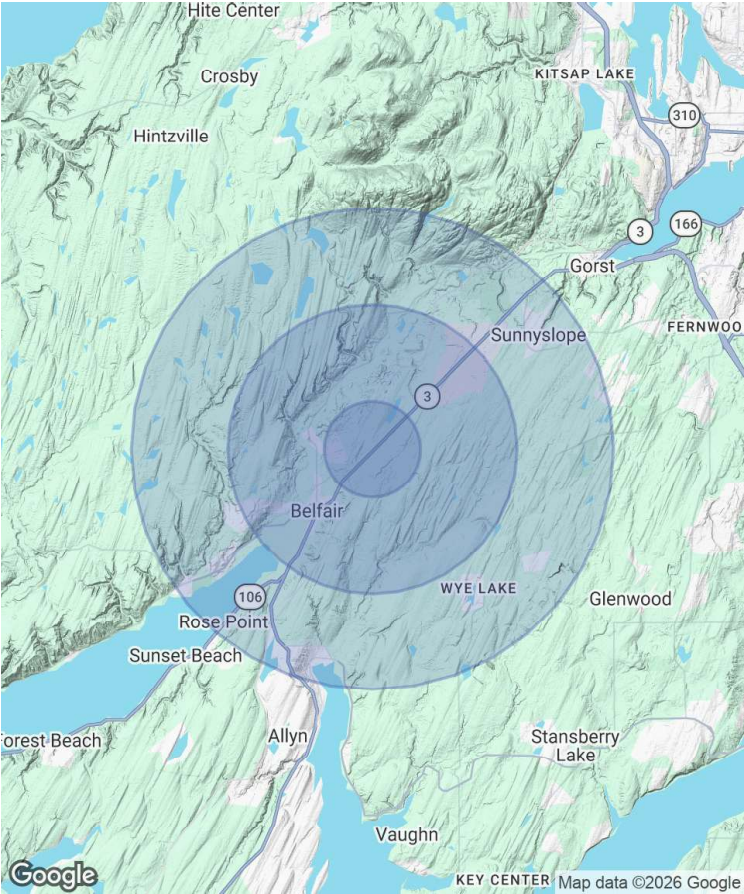
Belfair Manufacturing Campus

25491 NE WA-3, Belfair, WA 98528

FOR LEASE | NEGOTIABLE

Population	1 Mile	3 Miles	5 Miles
Total Population	542	5,257	14,882
Average Age	37.9	36.6	39.1
Average Age (Male)	39.7	38.2	40.0
Average Age (Female)	37.6	35.6	38.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	187	1,834	5,274
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$107,974	\$106,377	\$109,952
Average House Value	\$452,813	\$412,039	\$443,477

2023 American Community Survey (ACS)



JOE PERCACCILO
360.602.5764 | joe@gandersongroup.com

