

KITSAP INDUSTRIAL ASSETS



\$10+ billion in federal investment is driving long-term industrial demand in Kitsap County.

RECENT MARKET SIGNALS:

The U.S. Navy is making a once in a century investment in Puget Sound Naval Shipyard through its Shipyard Infrastructure Optimization Program (SIOP)— creating **sustained demand** for modern industrial, logistics, and supplier facilities.

- **2026:** Navy seeks 140,000 sq. ft. of warehouse space
- **2025:** Navy seeks:
 - a. 270,000 sq. ft. of industrial/warehouse space
 - b. 350,000 sq ft of laydown space
- Two Bremerton industrial buildings (49,000 sq ft) sell for \$9.2M, a 3x premium over 2016 price.



Twelve Trees Industrial Park

www.twelvetrees.com

- North Kitsap's largest industrial park with regional Navy access
- 260,000+ sq. ft. near SR-3, ferry routes, & major freight carriers

Port of Bremerton

portofbremerton.org

- Largest greenfield industrial site west of Puget Sound
- Pad ready sites, Foreign Trade Zone, rail access, airport
- Established industrial employee base

Puget Sound West

pugetsoundwest.com

- Proposed 1.4M+ sq. ft. Class A industrial
- Easy access on SR 3 for regional logistics and freight mobility
- Flexible industrial layout with build-to-suit opportunities for large-scale operations

