

PRIME NEW CONSTRUCTION | FLEX INDUSTRIAL SUITES | BREMERTON, WA

## VIKING AVE WORKSPACES - NOW PRE-LEASING

19647 VIKING AVENUE NORTHWEST, POULSBORO, WA 98370



# FOR LEASE

### KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

### PRESENTED BY:

#### DANIEL WAKEFIELD

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LEASE TERM:</b>	3 - 10 Years Preferred
<b>DELIVERY:</b>	Vanilla shell or customizable TI allowance negotiable
<b>MOVE IN:</b>	Targeting Q1 2026 delivery
<b>FRONTAGE:</b>	Viking Avenue NE
<b>ZONING:</b>	C2

## PROPERTY OVERVIEW

Be among the first to claim space in this boutique, high-efficiency industrial development. Located just off Viking Way, these four new flex units are tailored for small to mid-size businesses needing a mix of warehouse, production, storage, or office uses. Each suite features drive-in access, dedicated parking, and modern curb appeal.



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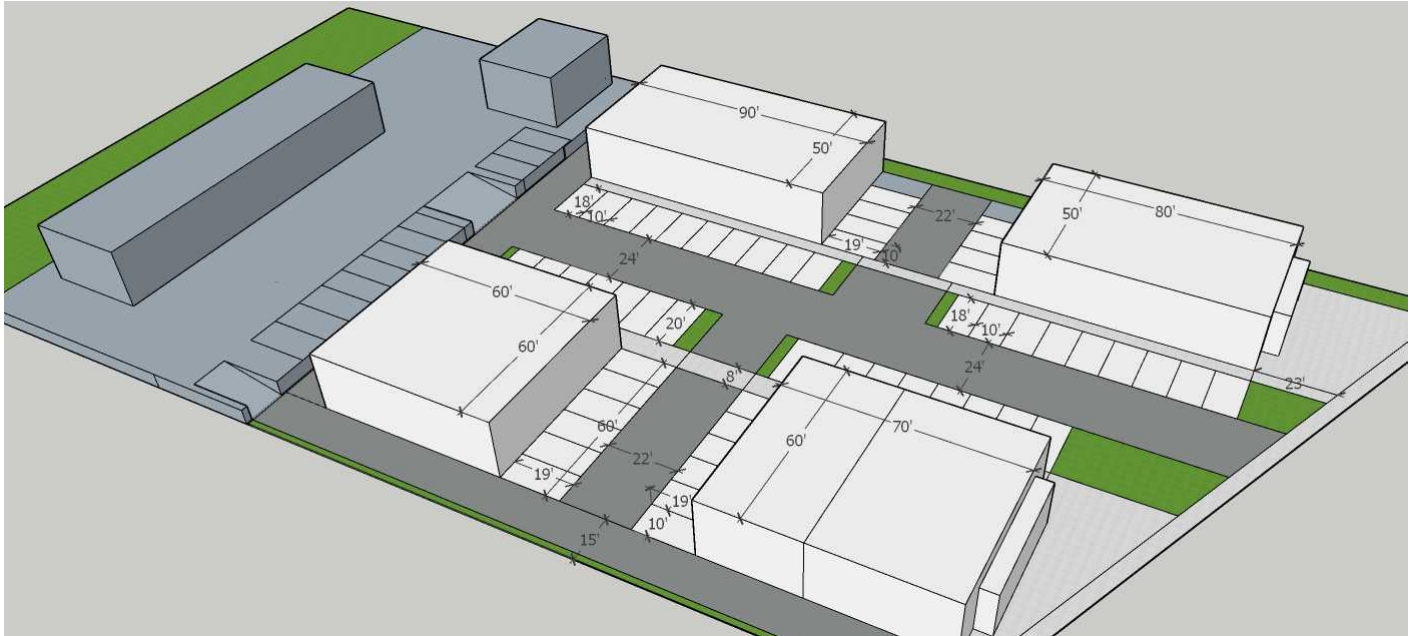


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## PROJECT DETAILS

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### SUITE DETAILS

#### **BUILDING A (FRONT LEFT):**

Footprint: 60' x 70' = 4,200 SF  
Overhead Door: 1 roll-up (12' height est.)  
Ceiling Height: 16'–18' clear (assumed for pre-leasing)  
Parking: 6 striped stalls, potential for additional  
Power: 3-phase available (planned)  
Zoning: Light Industrial / Commercial Flex

#### **BUILDING B (REAR LEFT):**

Footprint: 60' x 60' = 3,600 SF  
Overhead Door: 1 roll-up door  
Ceiling Height: 16'–18' clear  
Parking: 4 striped stalls, direct access from 24' drive aisle  
Use Options: Fabrication, storage, service, light retail/showroom

#### **BUILDING C (REAR RIGHT):**

Footprint: 50' x 90' = 4,500 SF  
Overhead Door: Rear-access roll-up  
Parking: 5 striped stalls + visitor  
Clearances: Ideal for racking or vehicle service bays  
Utilities: Stubbed for water, sewer, power

#### **BUILDING D (FRONT RIGHT):**

Footprint: 50' x 80' = 4,000 SF  
Overhead Door: Front-facing roll-up door  
Parking: 6 striped stalls  
Frontage: Great visibility for showroom users  
Potential Uses: Creative industrial, distribution, trade businesses

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## PROJECT DETAILS CONTINUED

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### SITE FEATURES

Total Units: 4 freestanding buildings

Drive Aisle: 24' wide – truck accessible

Front Setback: 23' to sidewalk – generous maneuvering area

Paved & Landscaped: Full concrete apron with green buffer zones

Ingress/Egress: One main entrance and one side road entry/exit, easily navigable for delivery vehicles

### WHY VIKING WAY

- Central Bremerton location with quick access to WA-3
- 15 minutes to Naval Base Kitsap
- Surging demand for small bay industrial
- Rare freestanding units with drive-in doors

### IDEAL USERS

- General Contractors
- Custom Fabricators
- Specialty Auto or Boat Services
- Artisan Production
- Ecommerce & Last-Mile Distribution
- Light Manufacturing or Assembly

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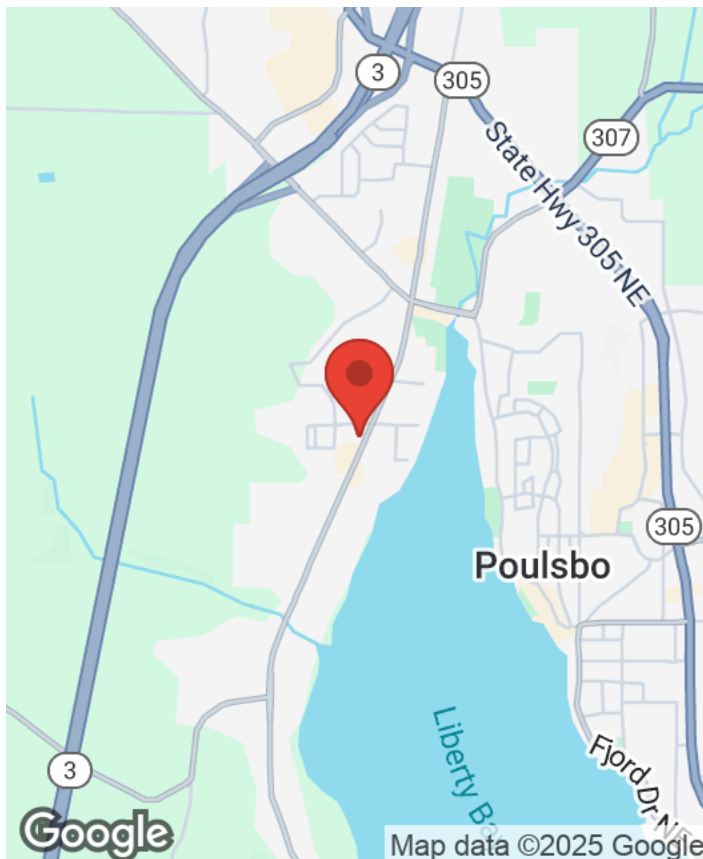
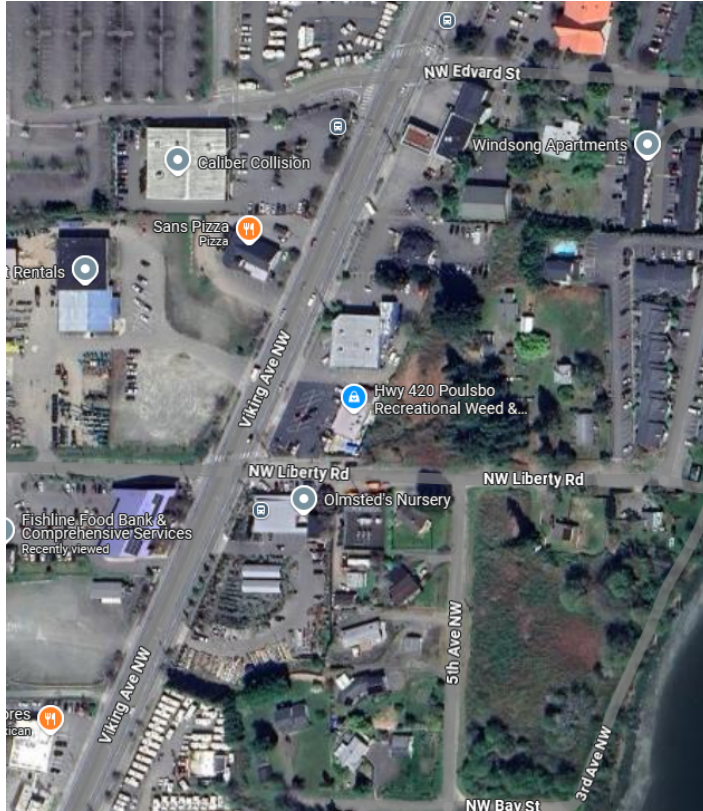
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## LOCATION & HIGHLIGHTS

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### LOCATION INFORMATION

Building Name: Viking Ave Commercial

Street Address: 19647 Viking Avenue Northwest

City, State, Zip: Poulsbo, WA 98370

County: WA - Kitsap

Market: Kitsap County

Sub-market: Poulsbo

### LOCATION OVERVIEW

Poulsbo, WA, known as "Little Norway," is a rapidly growing community with a strong economy and vibrant commercial scene. The property benefits from easy access to Highway 305, downtown Poulsbo, and the greater Kitsap Peninsula. Surrounded by national retailers, local businesses, and residential neighborhoods, this location provides exceptional growth potential for any business venture.

### PROPERTY HIGHLIGHTS

- 230' frontage on major arterial
- Strong traffic counts
- Excellent accessibility
- Buildable SF: 42,000

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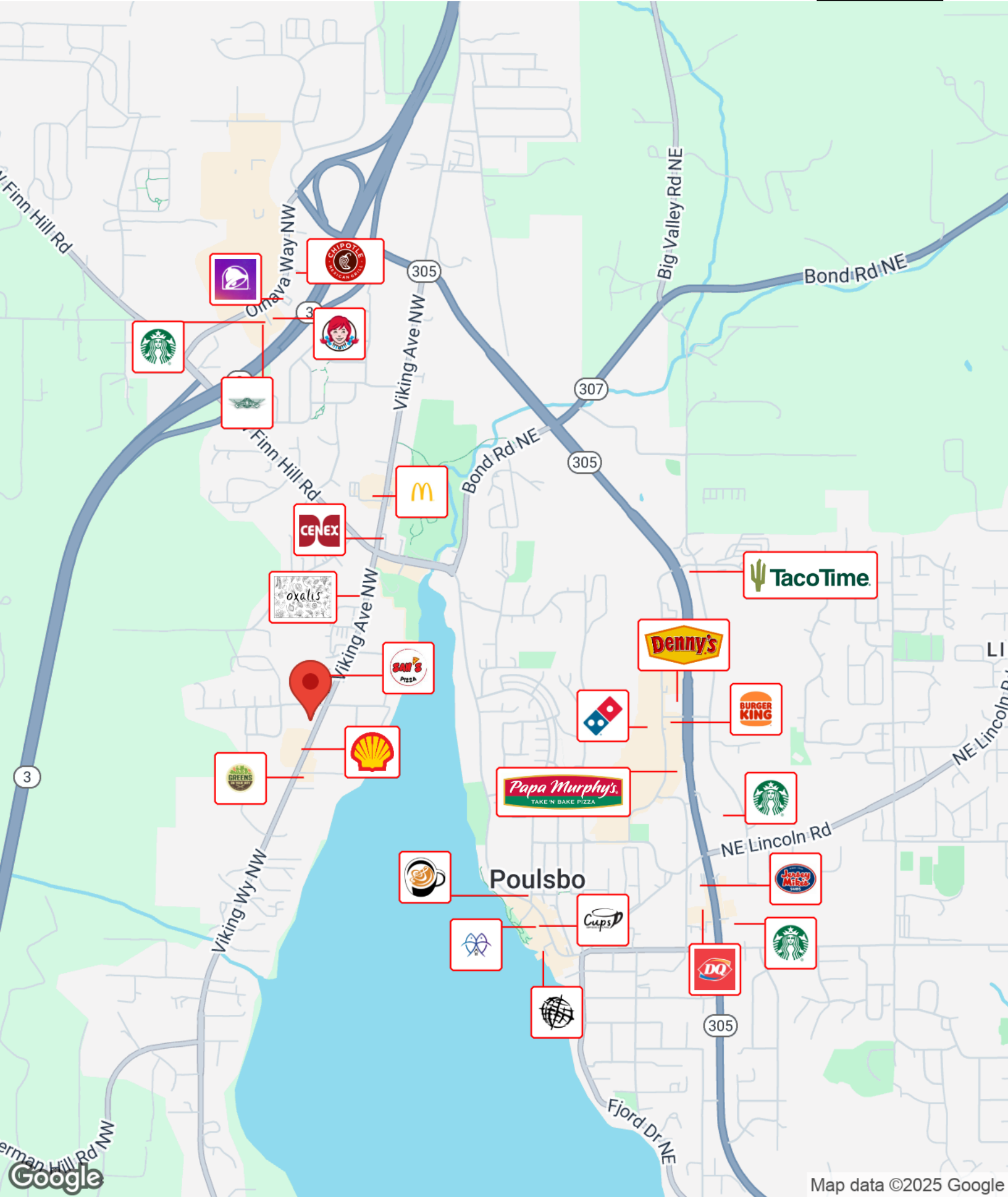


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BUSINESS MAP

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## AERIAL MAP

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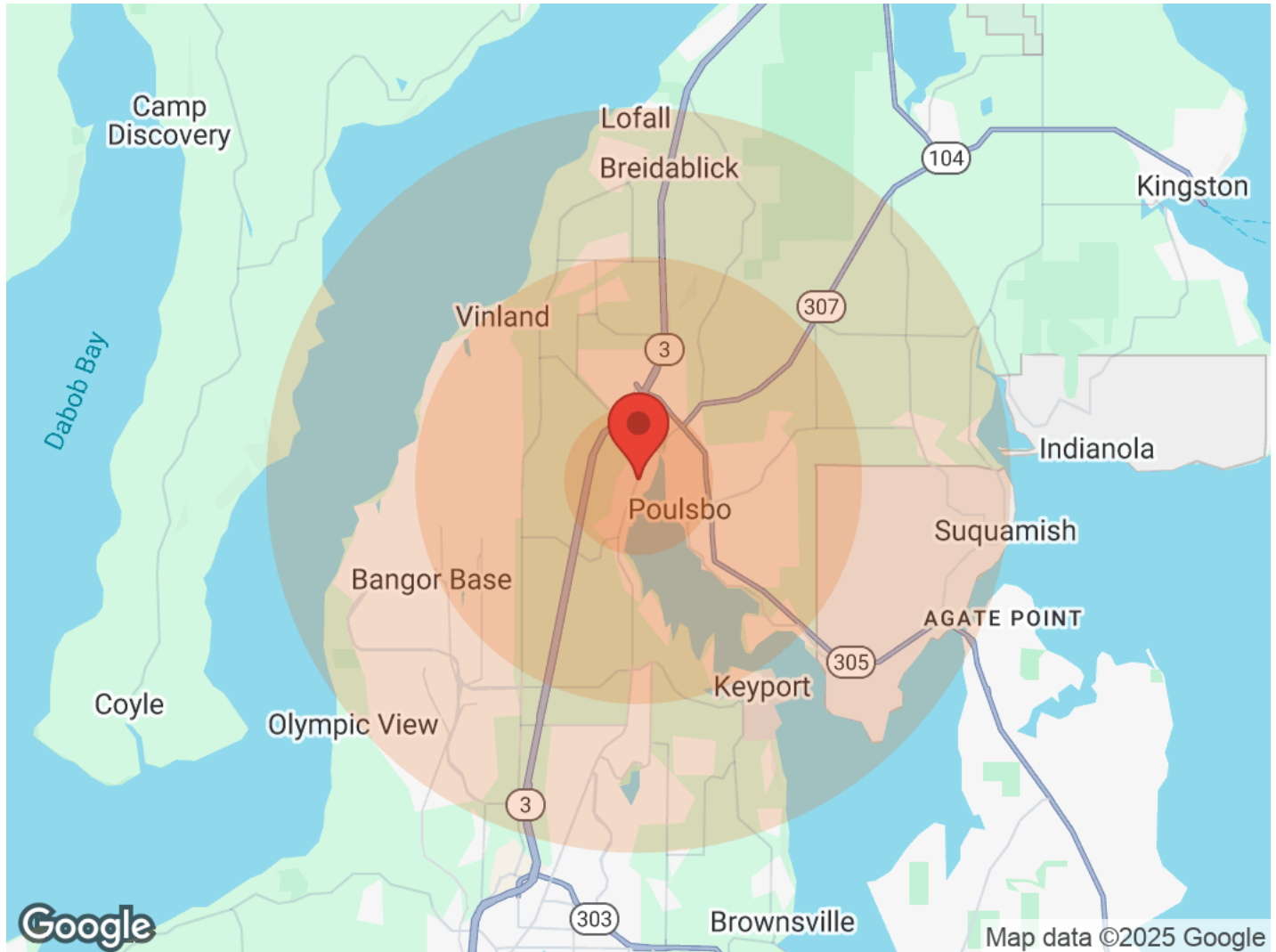
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,313	7,138	22,191	Median	\$44,918	\$65,042	\$69,664
Female	1,522	7,247	20,886	< \$15,000	145	464	860
Total Population	2,835	14,385	43,077	\$15,000-\$24,999	230	470	1,294
				\$25,000-\$34,999	140	633	1,431
				\$35,000-\$49,999	214	661	2,291
				\$50,000-\$74,999	329	1,275	3,552
				\$75,000-\$99,999	144	751	2,533
				\$100,000-\$149,999	132	1,007	2,725
				\$150,000-\$199,999	25	354	756
				> \$200,000	N/A	149	449
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	415	2,430	7,940	Total Units	1,609	6,397	17,368
Ages 15-24	265	1,887	5,902	Occupied	1,475	6,003	16,094
Ages 25-54	1,173	5,336	17,029	Owner Occupied	602	4,124	10,785
Ages 55-64	335	1,969	5,713	Renter Occupied	873	1,879	5,309
Ages 65+	647	2,763	6,493	Vacant	134	394	1,274
Race	1 Mile	3 Miles	5 Miles				
White	2,530	12,975	37,028				
Black	9	36	634				
Am In/AK Nat	4	28	470				
Hawaiian	N/A	N/A	15				
Hispanic	209	969	2,720				
Multi-Racial	446	2,044	6,586				

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