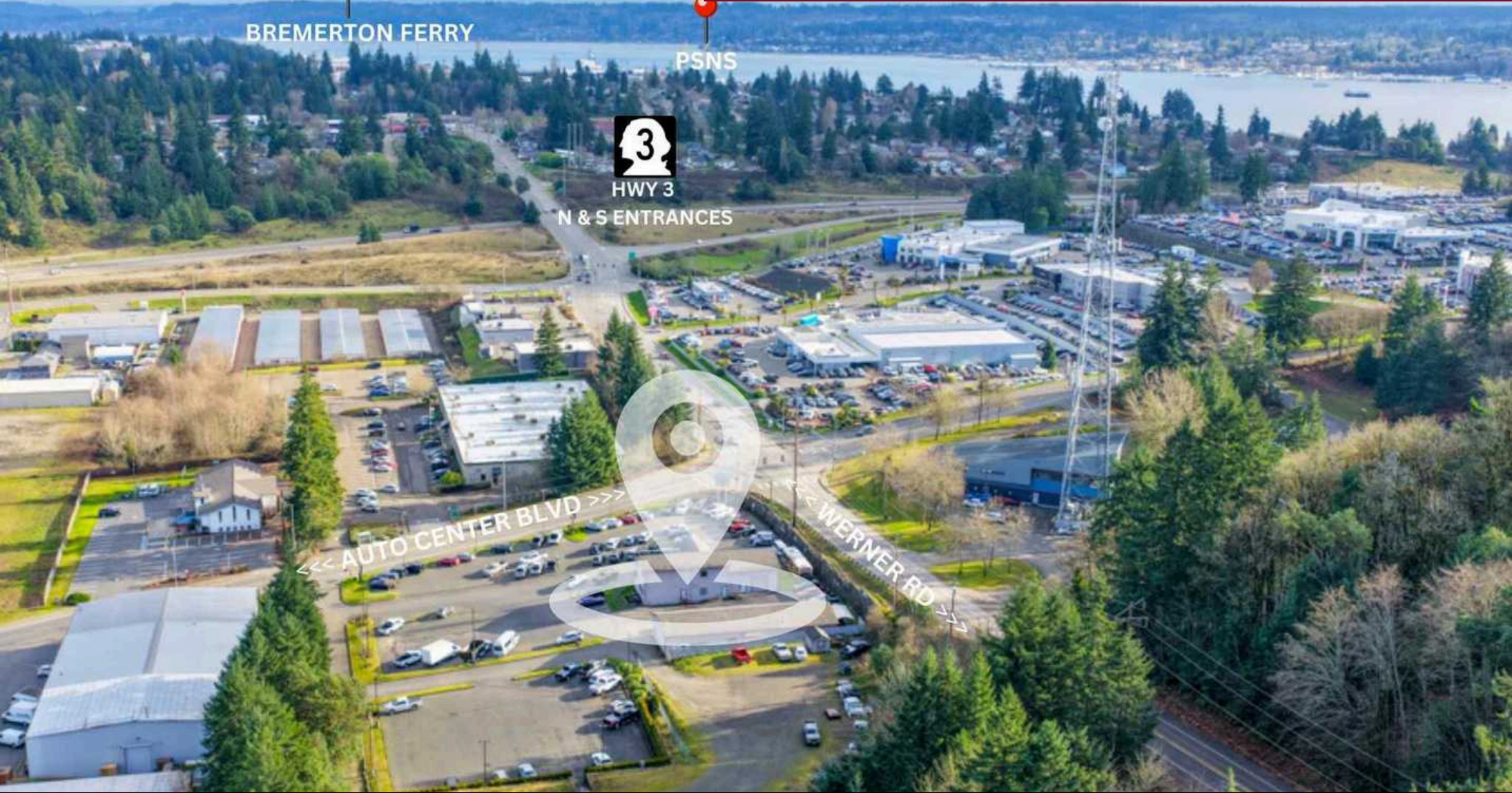


COMMERCIAL PROPERTY
4701 AUTO CENTER WAY


BREMERTON, WA 98312

PROPERTY FOR SALE



**JCM**
SILVERDALE, WA
9351 Bayshore DR NW

CALL FOR AN APPOINTMENT

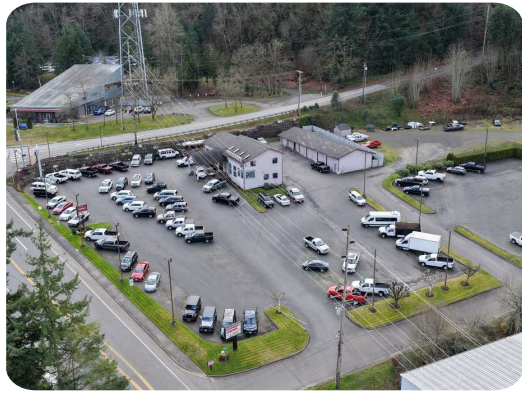
 +360-620-5300

 jcmpm.com

 jeff@jcmpm.com



ZONED: FREEWAY CORRIDOR (FC)



FOR SALE



ABOUT THIS PROPERTY:

SALE PRICE: \$3,500,000

This prime Auto Row commercial site with **exceptional highway 3 visibility** is located at the key freeway **intersection of Werner Rd & Auto Center Way**, at the hwy 3 exit. Just **minutes from Puget Sound Naval Shipyard**, about **10 minutes from the Bremerton National Airport**, and **in the hub of Auto Row**. This property is **zoned Freeway Corridor (FC)** which supports high-exposure, auto-oriented commercial operations and **guarantees high visibility** for any established businesses.

This multi-parcel lot has approximately **4.5 acres +/-** of Buildings, parking, shops, storage and additional land. The total lot size is approximately 77,000SF for the car lot and buildings and about 110,000 SF of outside storage.

There is a 3625 SF 2 story Main building (currently home to Truck Town, a used vehicle dealership serving Bremerton and surrounding areas). **Truck Town business sold separately.**

There is a total of 13 offices/storage rooms, a break room/conference room with a kitchen, and 3 restrooms.

Auto Center Way is a destination corridor for automotive and service needs — retail that captures this audience (e.g., parts, accessories, fast food, quick service) benefit strongly from foot/drive-by traffic. The **estimated traffic count is upwards of ~63,500 vehicles per day** at the WA-3 corridor near Auto Center Way/Washington State Route intersections.

Potential Uses could include 100,000 SF & lay down space for a Contractor, or it could be developed into an Auto Support Center with related Auto Service buildings.

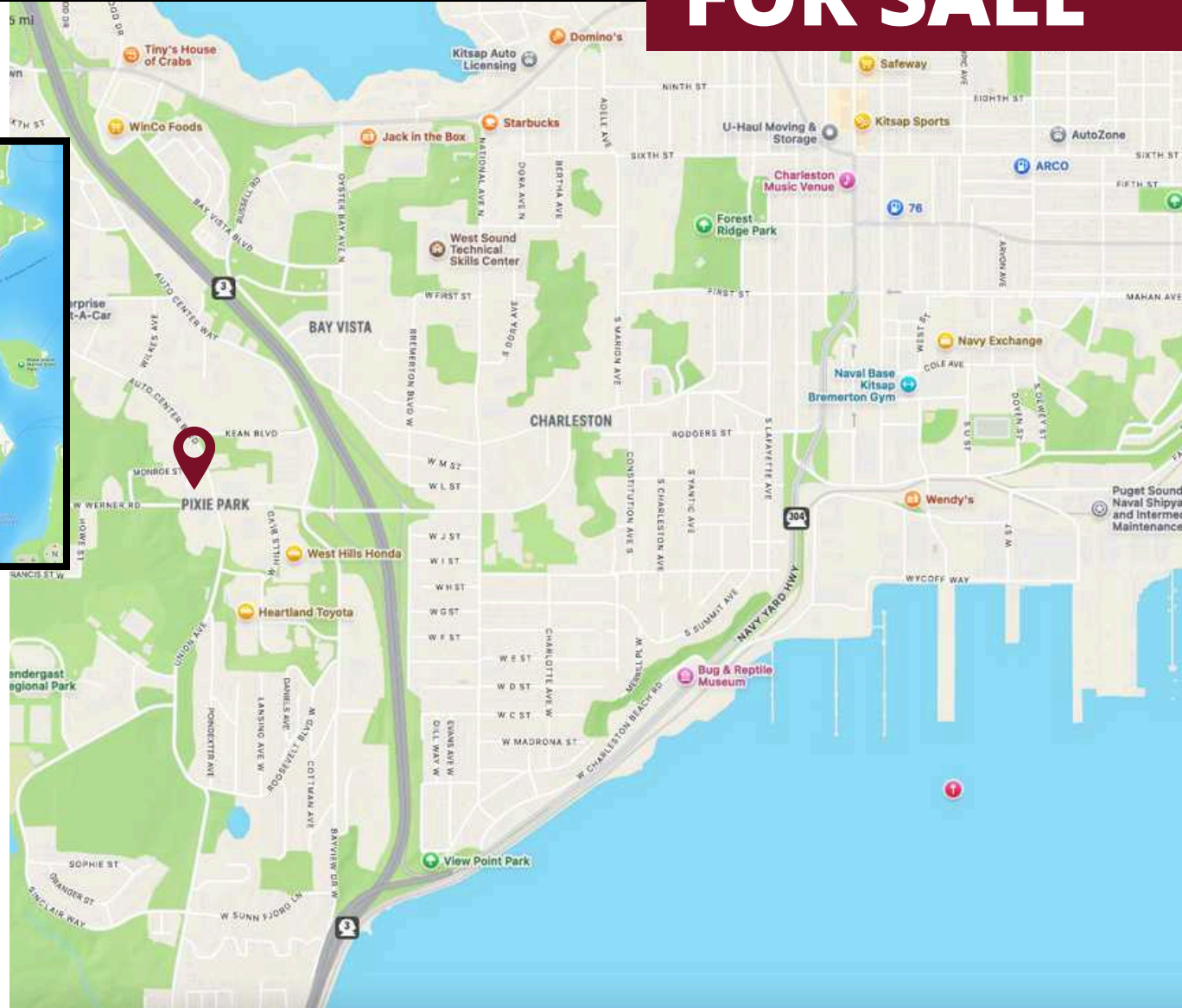
3 BAY GARAGE/SHOP



COMMERCIAL PROPERTY FOR SALE 4701 AUTO CENTER WAY

BREMERTON, WA 98312

FOR SALE



EASY ACCESS:

- ✔ State HWY 3 N & S Entrances
- ✔ 7 nearby housing communities
- ✔ Located in Auto Row
- ✔ Near PSNS & Downtown Bremerton
- ✔ 9 Miles to Bremerton National Airport
- ✔ Keyport & Bangor Nearby Military Bases



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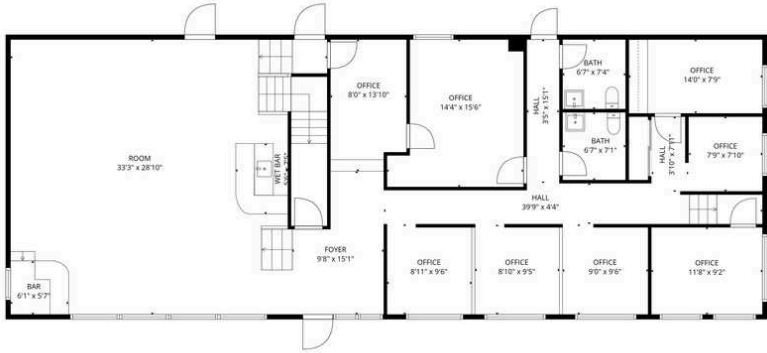
LOWER FLOOR PLAN 4701 AUTO CENTER WAY

BREMERTON, WA 98312

FOR SALE

FIRST FLOOR: 2279 SF

- ✔ High Ceilings
- ✔ Garage door to Outside Space
- ✔ 2 ADA Restrooms
- ✔ Show Room & Offices
- ✔ Built in Wet Bar




TOTAL: 3625 sq. ft
1st floor: 2279 sq. ft, 2nd floor: 1346 sq. ft
EXCLUDED AREAS: OPEN TO BELOW: 933 sq. ft, WALLS: 218 sq. ft
FLOOR PLAN CREATED BY EUREKA APP. MEASUREMENTS OBTAINED HIGHLY RELIABLE BUT NOT GUARANTEED.




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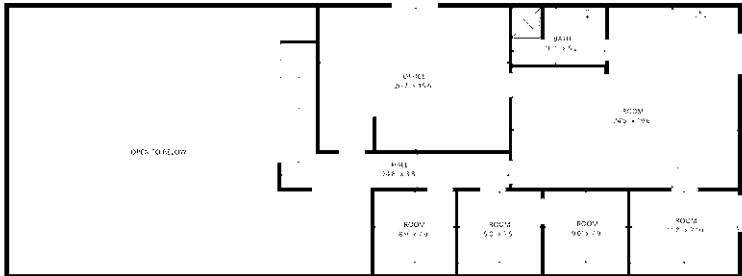
UPPER FLOOR PLAN 4701 AUTO CENTER WAY

BREMERTON, WA 98312

FOR SALE

SECOND FLOOR: 1346 SF

- ✔ Open to main level
- ✔ Large Office Space
- ✔ Restroom w/Shower
- ✔ Break room with Kitchen space
- ✔ 4 Offices/Storage Rooms



TOTAL: 3525 sq. ft.
1st floor: 2279 sq. ft. 2nd floor: 1346 sq. ft.
EXCLUDED AREAS: OPEN TO BELOW: 933 sq. ft. WALLS: 216 sq. ft.




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SITE PLAN

Potential USE:
Fueling Station & Convenience store

64,000 ADT

