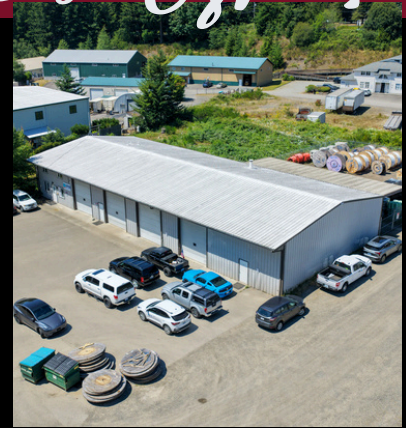


BUILDING FOR LEASE
MINDER RD INDUSTRIAL BUSINESS CORRIDOR
POULSBO, WA

FOR LEASE

BLDG FOR LEASE *in Poulsbo!*



FEATURES:

- ✓ North Kitsap County
- ✓ Just off Hwy 104
- ✓ 50k+ SF Property w/Warehouse & Office
- ✓ Minutes to the Kingston Ferry
- ✓ Build to Suite Opportunities Available

5901 NE MINDER RD

POULSBO, WA 98370

\$10,640/MO

WAREHOUSE BLDG FOR LEASE

5901 NE Minder Rd

ABOUT THIS PROPERTY:

5901 NE Minder Rd is located within Poulsbo's established **Minder Road industrial/business corridor**, with the entrance just off Highway 104. The property offers **flexible industrial and commercial space** with Office space, a warehouse space, fenced in storage and covered canopy storage. This space is an excellent option for small businesses, contractors, service providers, makers, trades, or businesses needing light warehouse and storage space. **The location is designed for functionality**, offering **easy vehicle access, ample maneuvering space**, and **proximity to many complementary businesses**.

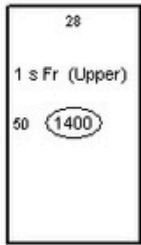
One of the property's biggest advantages is its **strategic location**. Businesses benefit from **quick access to downtown Poulsbo**, the College Marketplace shopping district, Highway 305 nearby, and major employment centers throughout Kitsap County. The surrounding area is home to a wide variety of contractors, engineering firms, manufacturers, suppliers, storage facilities, and service businesses, creating **excellent opportunities for networking** and customer referrals. Clients and employees also enjoy being only minutes from restaurants, coffee shops, retail services, and the waterfront, while remaining in a practical, business-focused environment ideal for day-to-day operations.

LOCATED:

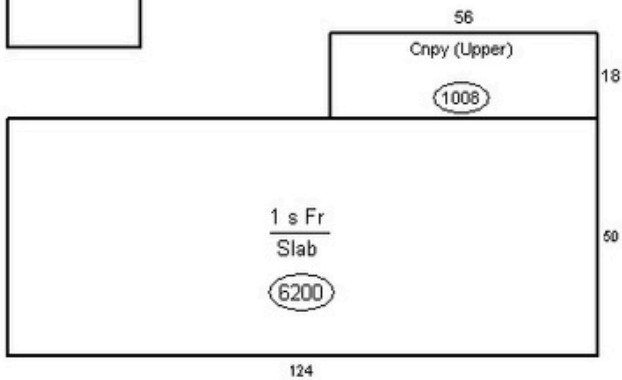
- ✓ 10 Min to Kingston
- ✓ 11 Min to Hood Canal Bridge
- ✓ 15 Min to Historic Downtown Poulsbo
- ✓ 21 Min to Keyport Naval Base



Kingston Ferry
to Edmonds



FLOOR PLAN:



RENT SCHEDULE:

EXHIBIT B

5901 NE Minder Road
Kingston, Washington 98346

Description

Rent

Rural Employment Center	50,965 Included		
Total Property Size in SF	6,075	\$0.10	\$608
Fenced property Size in SF	2,800	\$1.35	\$3,780
Office Size in SF	4,800	\$1.25	\$6,000
Warehouse Size in SF	1,008	\$0.25	\$252
Covered Canopy			
			\$10,640



TOTAL PROPERTY: 1.2 ACRES
50,965 SF



FENCED LAY DOWN AREA: 6,075 SF
COVERED CANOPY: 1,008 SF



OFFICE AREA:
2,800 SF



WAREHOUSE:
4,800 SF

