

FOR SALE OR LEASE

# STRETCH ISLAND LANDING

*A Multi-Building Industrial Opportunity in Mason County  
including massive infrastructure and utilities*

16371 E STATE ROUTE 3  
ALLYN, WA



KIDDER.COM

**km** Kidder  
Mathews

# 7.99 AC INDUSTRIAL AND OFFICE SPACE SPANNING 3 BLDGS

Discover a rare industrial opportunity with specialized zoning at 16371 E State Route 3, Allyn, WA.

This 17,810 sq. ft. multi-building industrial complex offers a unique combination of secure facilities and expansive yard space in a highly desirable, private setting. Spread across approximately 7.99 acres, this property is ideal for businesses needing robust infrastructure and the flexibility of specialized zoning.

|                        |                                                                                             |
|------------------------|---------------------------------------------------------------------------------------------|
|                        | 12231-11-90033 (2.25 AC / 98,010 SF)                                                        |
| MASON COUNTY PARCELS   | 12231-14-00040 (1.00 AC / 43,560 SF)<br>12231-14-90010 (4.74 AC / 206,474 SF)               |
| TOTAL AC               | 7.99 AC (348,044 SF)                                                                        |
| CONSTRUCTION           | Metal Frame                                                                                 |
| POWER                  | Power 200a/208 - 480v 3p 4w<br>3-Phase Power (Building B)                                   |
| TOTAL BUILDING SF      | 17,810 SF total<br>Building A - 5,760 SF<br>Building B - 10,610 SF<br>Building C - 1,440 SF |
| TOTAL OFFICE BUILD-OUT | ±4,075 SF (22.9%)                                                                           |
| SEPTIC                 | Septic for up to 85 ERUs                                                                    |
| WELL                   | Class A well with 5,000 gallons per day                                                     |



## INVESTMENT HIGHLIGHTS

### PROPERTY FEATURES

Gated and fenced; chain link fence along perimeter; key-card entry

Paved and fenced yard

Truck turnaround

Storage buildings-various storage containers throughout the property

Office spaces include reception area, conference rooms, lunch room, and private offices

Ample parking- approximately 40 spaces; 2.25/1,000 SF; covered, overflow, and laydown yard

### ZONING

#### RI-Rural Industrial;

Uses:

(a) Manufacturing, warehousing, truck yards, and contractor yards.

(b) Accessory Uses. Retail space not to exceed ten percent of the floor area.

(c) Special Permit Required Uses. Accessory air transportation.

The RI zone provides for isolated areas of primarily existing industrial type uses.

Rural industrial is not required to be principally designed to serve the existing and projected rural population. (MCC 17.02.045)

Permitted uses are industrial in nature, including manufacturing, warehousing, truck yard, and construction yard use. (MCC 17.04.401)



BUILDING A



BUILDING B



BUILDING C

## BUILDING A - FRONT MAIN OFFICE



*7,445 SF*

TOTAL, 1,400 SF MEZZANINE

*1994*

YEAR BUILT

*16' - 22'*

CLEAR HEIGHT

*1 GL*

LOADING

Current lease in place; 1,400 SF  
mezzanine, 5 year term.

## BUILDING B - MANUFACTURING FOOD GRADE WAREHOUSE



*13,000 SF*

MANUFACTURING WAREHOUSE SF

*1990*

YEAR BUILT

*12'*

CLEAR HEIGHT

*4 DH*

COVERED LOADING

*1*

GRADE LEVEL LOADING

*3-PHASE*

POWER IN BUILDING

## BUILDING C - MAINTENANCE BUILDING



*1,440 SF*

MAINTENANCE BUILDING SF

*2004*

YEAR BUILT

*16'*

CLEAR HEIGHT

*1 GL*

LOADING

Current lease in place; 5 year term.

## PROPERTY OVERVIEW

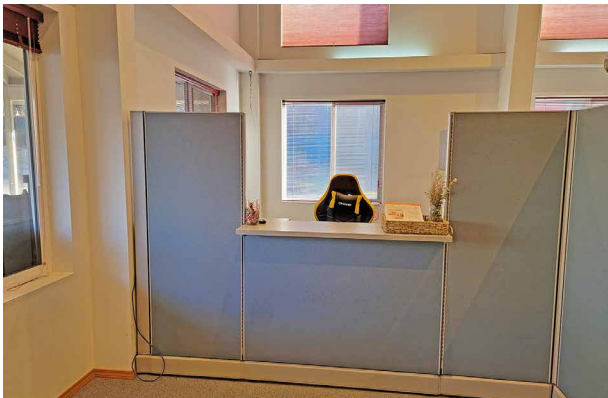
PARCEL B  
12231-14-00040  
1.00 ACRES (43,560 SF)

PARCEL C  
12231-14-90010  
4.74 ACRES (206,474 SF)

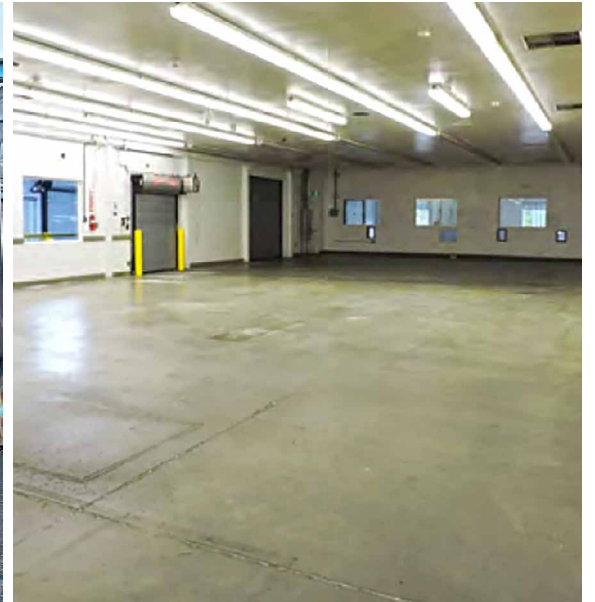


PARCEL A  
12231-11-90033  
TOTAL: 2.25 ACRES (98,010 SF)  
RESERVE DRAIN FIELD: 1.00 ACRES  
(43,560 SF)

## PROPERTY PHOTOS



## PROPERTY PHOTOS



# DEMOGRAPHICS

## POPULATION

|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 TOTAL                   | 515    | 5,664   | 13,670  |
| 2030 PROJECTION              | 520    | 5,879   | 14,268  |
| 2020 CENSUS                  | 560    | 5,123   | 12,186  |
| PROJECTED GROWTH 2025 - 2030 | 5      | 216     | 598     |
| AVERAGE AGE                  | 45.0   | 48.6    | 47.2    |

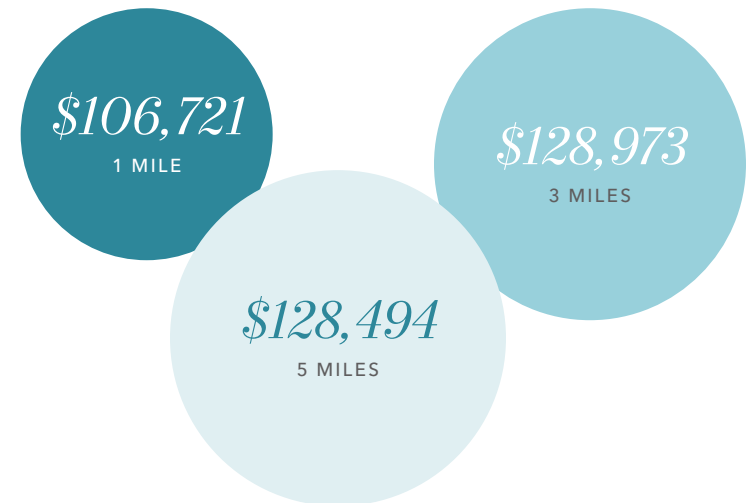
## EMPLOYMENT & INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN HH INCOME  | \$104,848 | \$112,819 | \$106,552 |
| 2025 PER CAPITA INCOME | \$42,867  | \$53,444  | \$52,349  |
| TOTAL BUSINESSES       | 7         | 90        | 273       |
| TOTAL EMPLOYEES        | 17        | 409       | 1,553     |

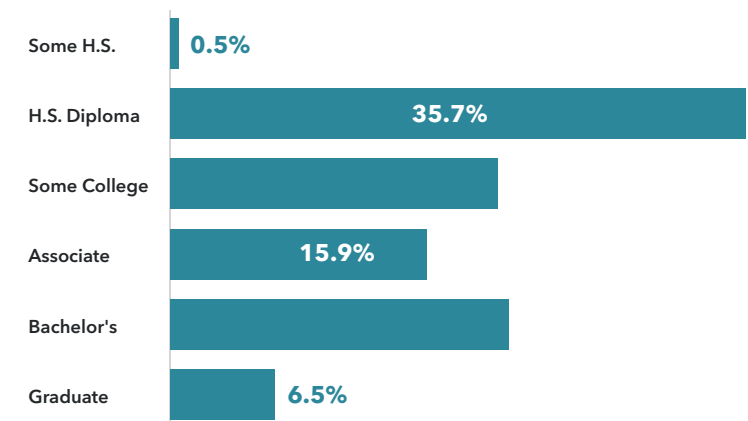
## HOUSEHOLDS

|                    | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| 2025 TOTAL         | 207    | 2,344   | 5,564   |
| 2030 PROJECTED     | 209    | 2,438   | 5,811   |
| 2020 CENSUS        | 226    | 2,179   | 5,011   |
| GROWTH 2020 - 2025 | -6     | 194     | 513     |
| OWNER-OCCUPIED     | 84.8%  | 85.3%   | 84.7%   |
| RENTER-OCCUPIED    | 15.2%  | 14.7%   | 15.3%   |

## AVERAGE HOUSEHOLD INCOME

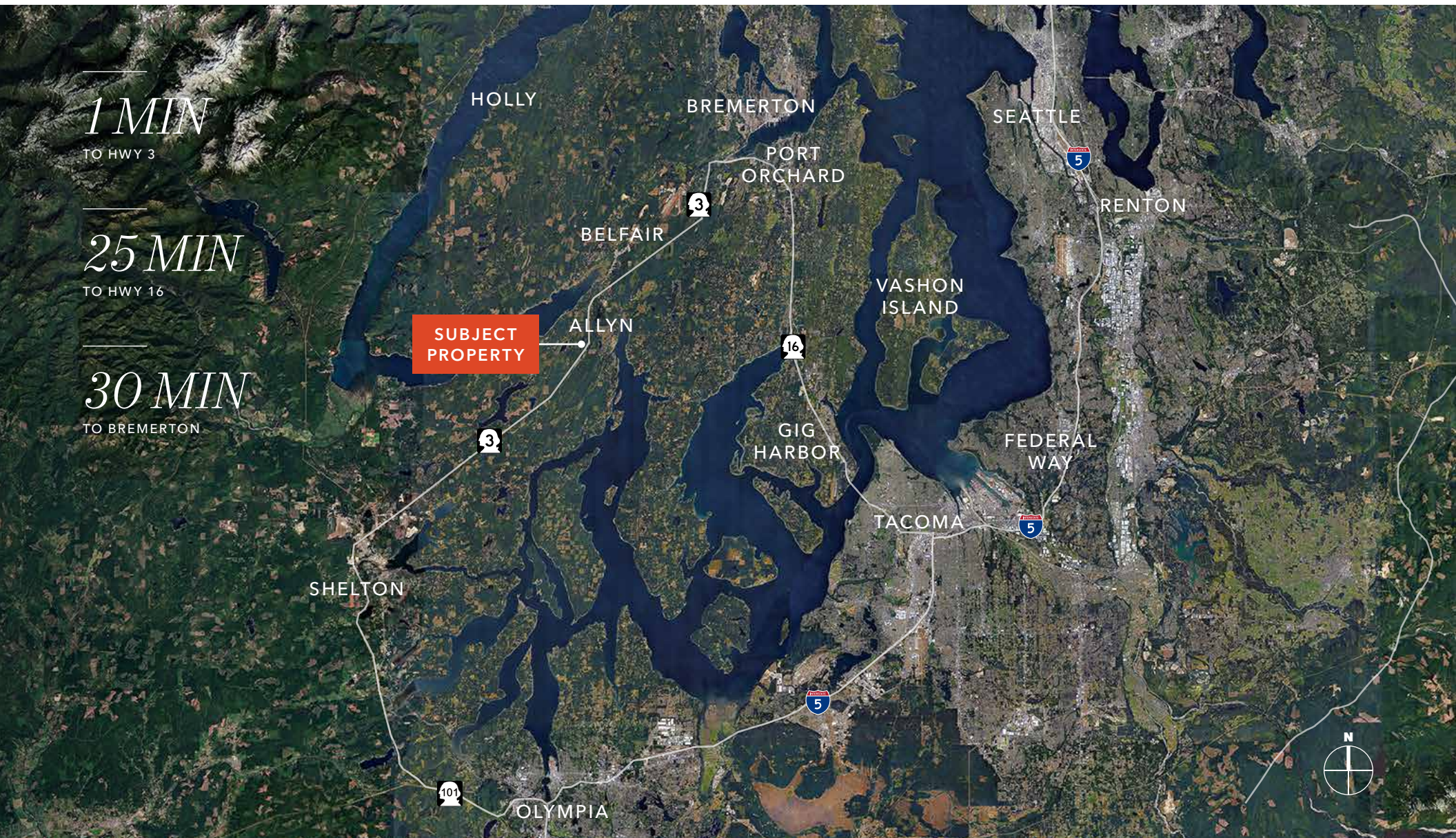


## EDUCATION



Data Source: ©2025, Sites USA

## LOCATION OVERVIEW





16371 E STATE ROUTE 3, ALLYN, WA

*For more information on  
this property, please contact*

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