



1342 E Saint Helens St.

Bldg B1 - Pasco, Washington 99301

Property Overview

This ±1,020 SF office and ±4,380 SF warehouse facility offers a highly functional layout designed for a wide range of industrial, contractor, and service uses. The property also features a generous ±12,213 SF secured lay-yard, providing excellent outdoor storage and operational flexibility.

The building will be delivered in 2026 and includes two finished private offices and two restrooms. Tenants have the option to expand with a second story, allowing for an additional three offices with a \$33,000 build-out.

Offered at \$7,385 per month plus NNN, with 3% annual increases, this new construction opportunity delivers modern design, scalable office space, and ample yard area in a single, efficient facility.

Property Highlights

- ±1,020 SF Office
- ±4,380 SF Warehouse
- ±12,213 SF Lay-Yard
- 2 Finished Offices + 2 Restrooms
- Optional 2nd Story Expansion (3 Additional Offices)
- Year Built: 2026 Delivery

Offering Summary

Lease Rate:	\$7,385/Mo. + (NNN)
Available SF:	±5,400 SF
Lot Size:	0.77 Acres

For More Information

Vicki Monteagudo

Designated Broker/Principal
C: 509 405 7044
vicki@naitcc.com

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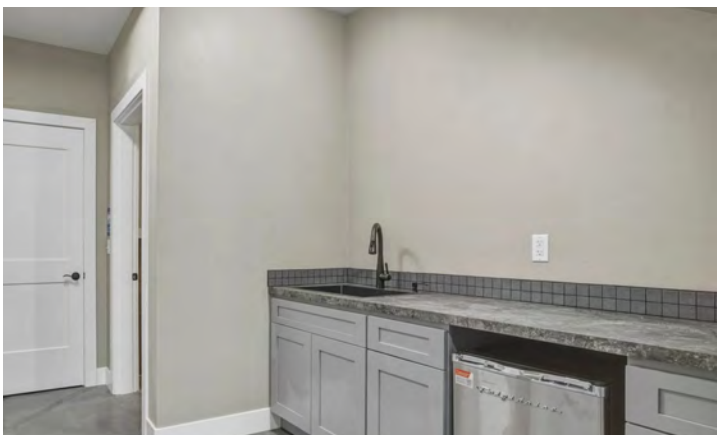
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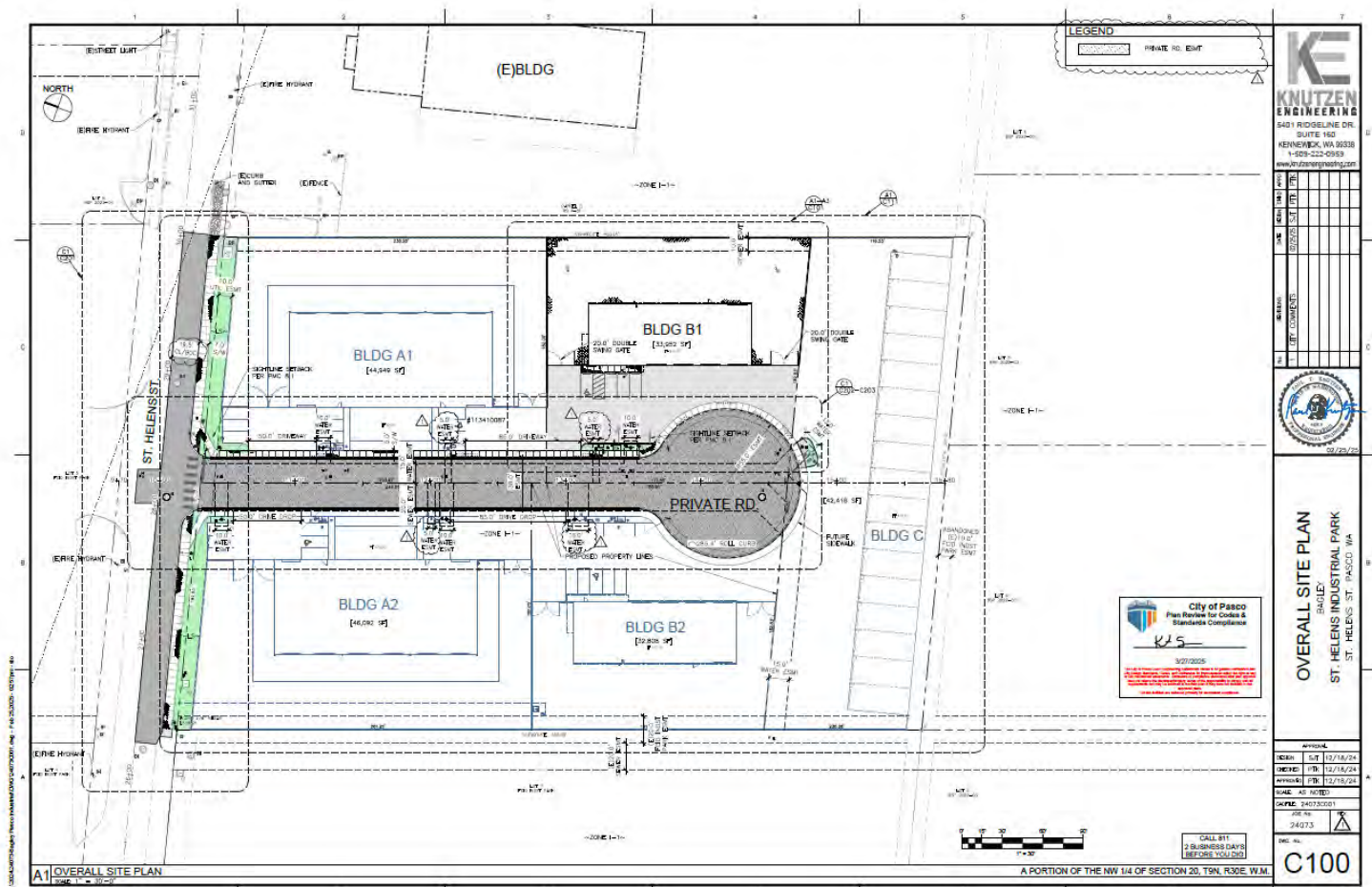
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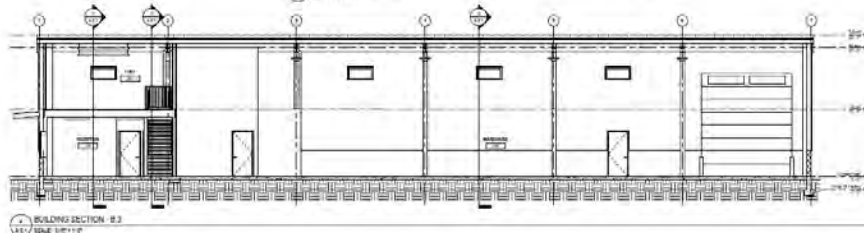
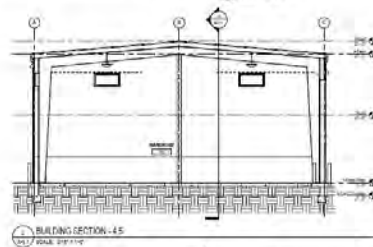
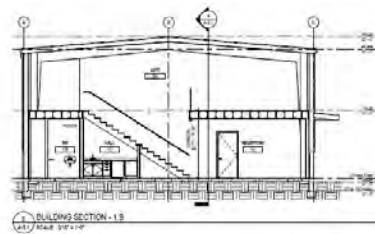
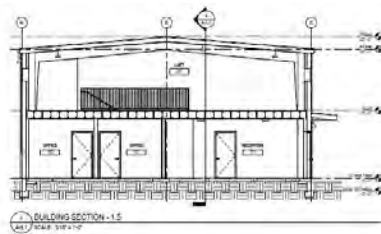
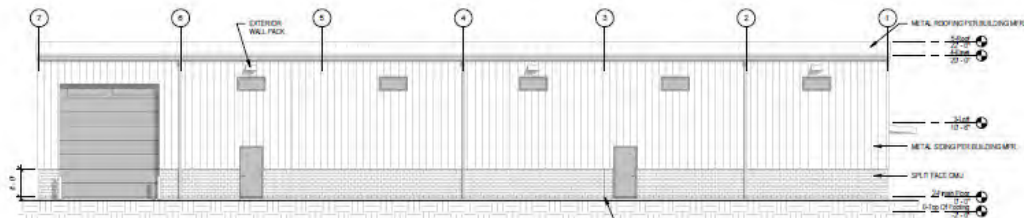
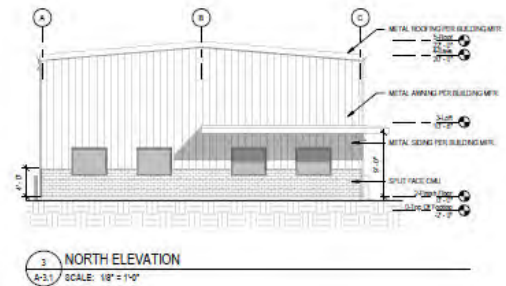
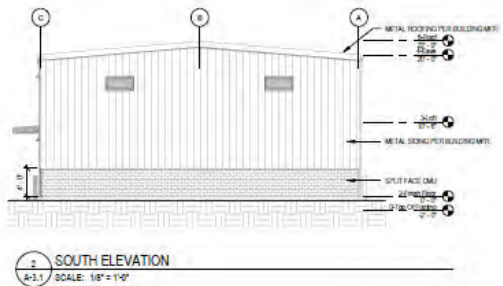
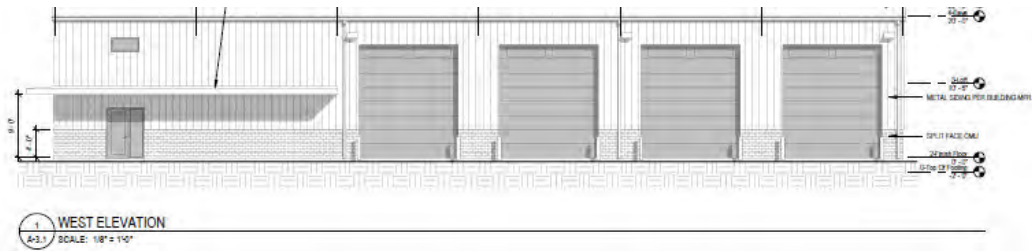
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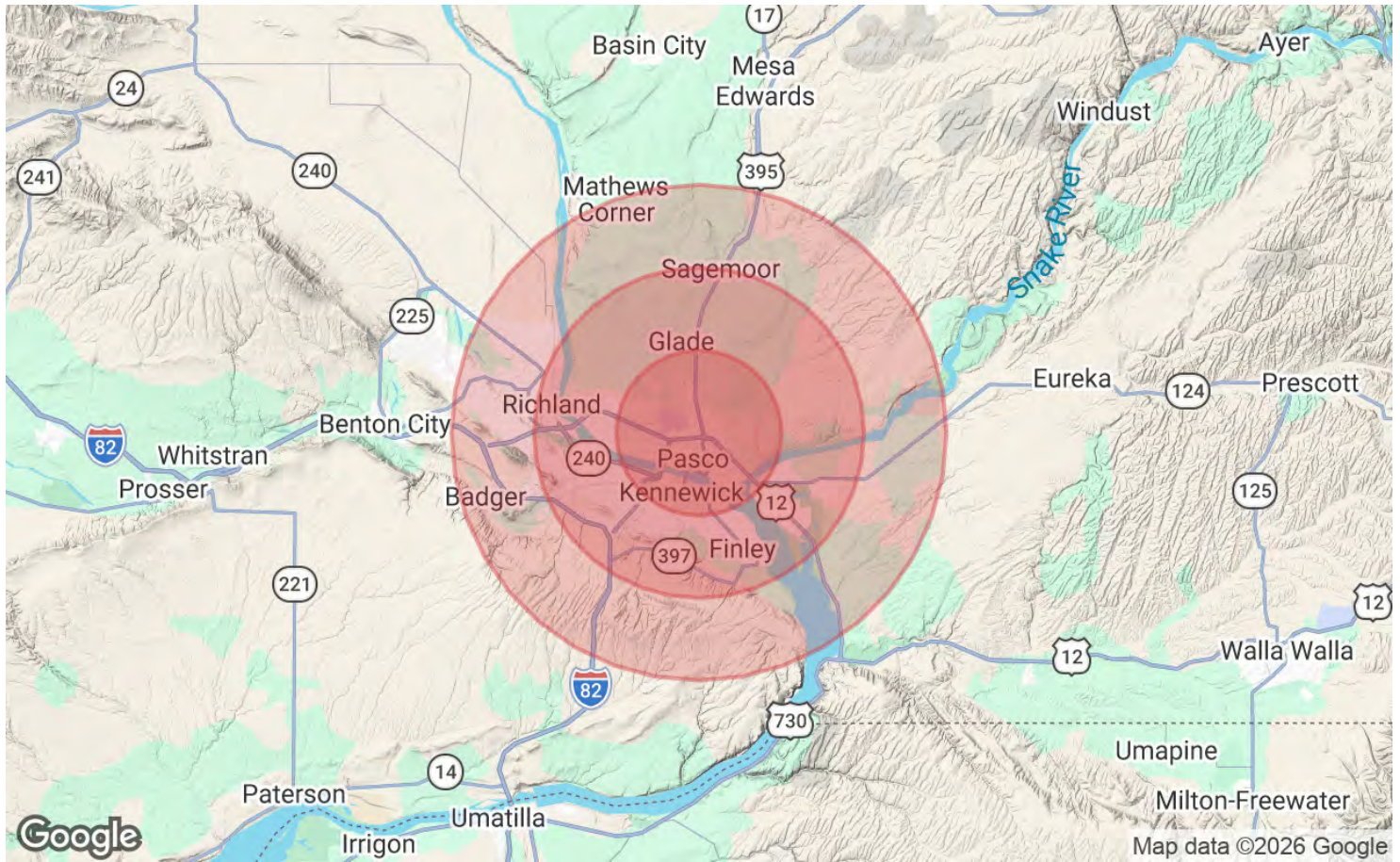




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Population	5 Miles	10 Miles	15 Miles
Total Population	96,799	220,011	270,939
Average Age	31.1	34.9	35.2
Average Age (Male)	31.6	34.8	35.1
Average Age (Female)	31.0	35.6	35.8

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	30,488	76,997	94,590
# of Persons per HH	3.2	2.9	2.9
Average HH Income	\$89,356	\$103,773	\$111,019
Average House Value	\$326,428	\$371,998	\$392,073

2023 American Community Survey (ACS)