



3251 N Glade Rd,  
Ste C

Pasco, WA 99301

**NAI** Tri-Cities



## 3251 N Glade Road, Ste C

Pasco, Washington 99301

### Property Overview

Situated on approximately 4-acres and consists of two high-quality commercial buildings totaling 11,850 SF of combined warehouse, retail and office improvements. Both structures are modern, functional and well-maintained, offering flexibility for a wide range of tenants.

Suite C includes 3 large offices, shared access to the conference room, breakroom and restrooms. Annual increase shall be 3% each year. The site provides ample parking, excellent access from N. Glade Rd, and close proximity to Highway 12 and Pasco's growing light industrial corridor.

### Property Highlights

- Ample parking
- Easy access to Hwy 12
- Modern design and construction
- High ceilings for spacious feel
- Versatile layout for customization
- Energy-efficient features
- Upgraded amenities
- Prominent signage opportunity
- Large windows for natural light

### Offering Summary

Lease Rate: \$2,674/Mo. (Gross)

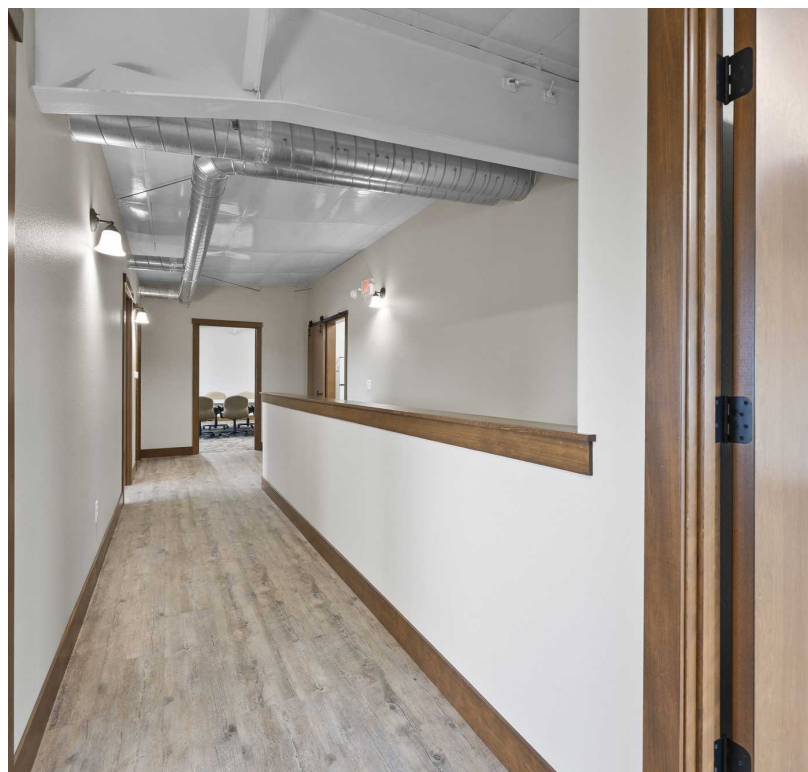
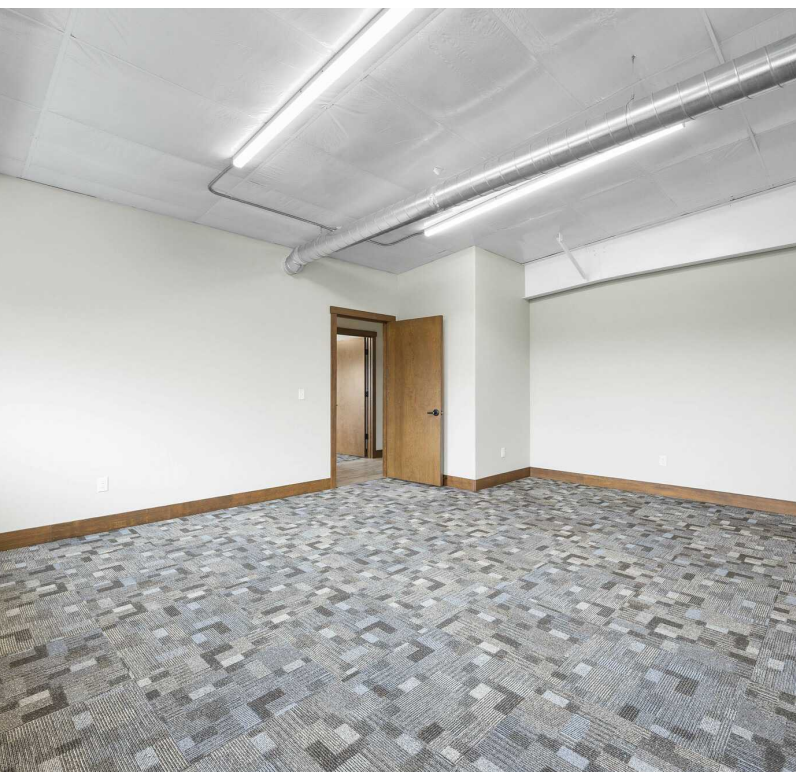
### For More Information

#### Vicki Monteagudo

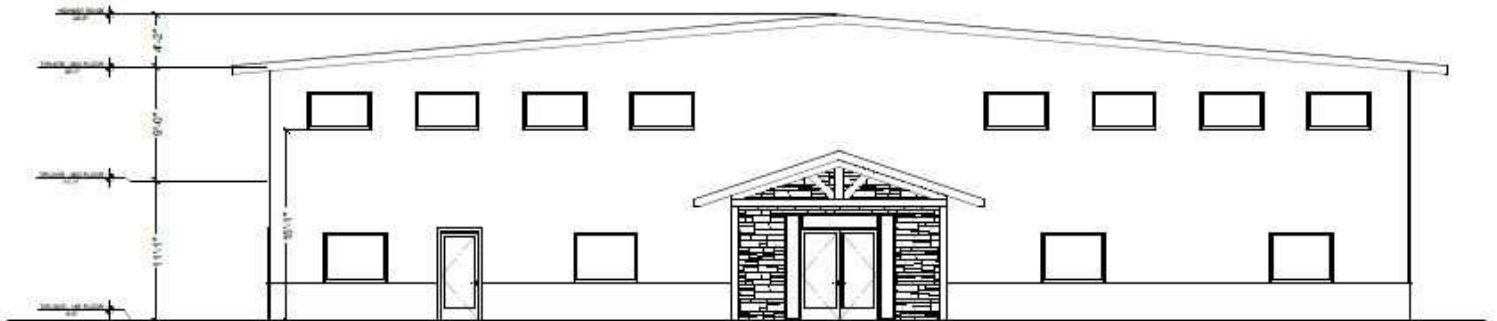
Designated Broker/Principal  
C: 509 405 7044  
vicki@naitcc.com



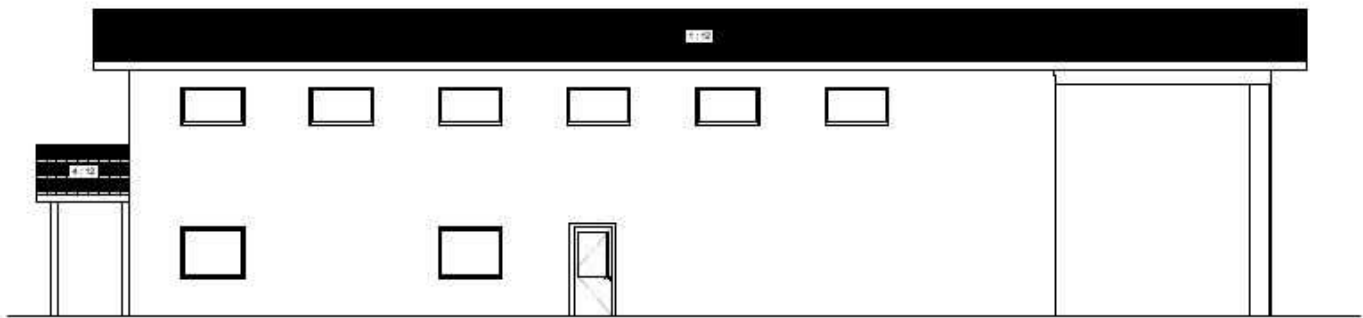




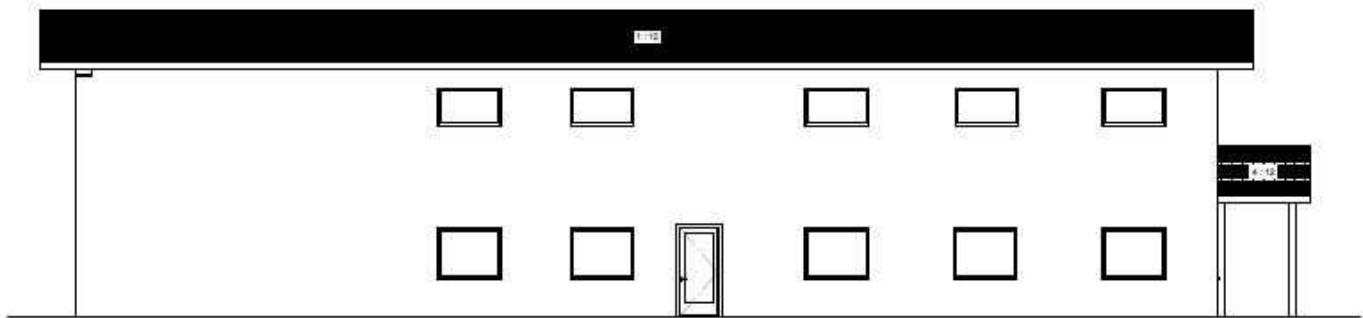




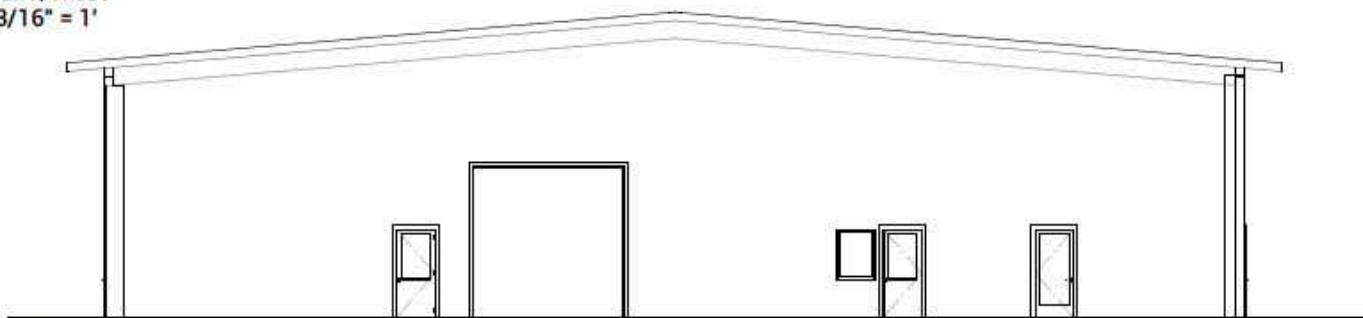
FRONT/SOUTH  
3/16" = 1'



RIGHT/EAST  
3/16" = 1'

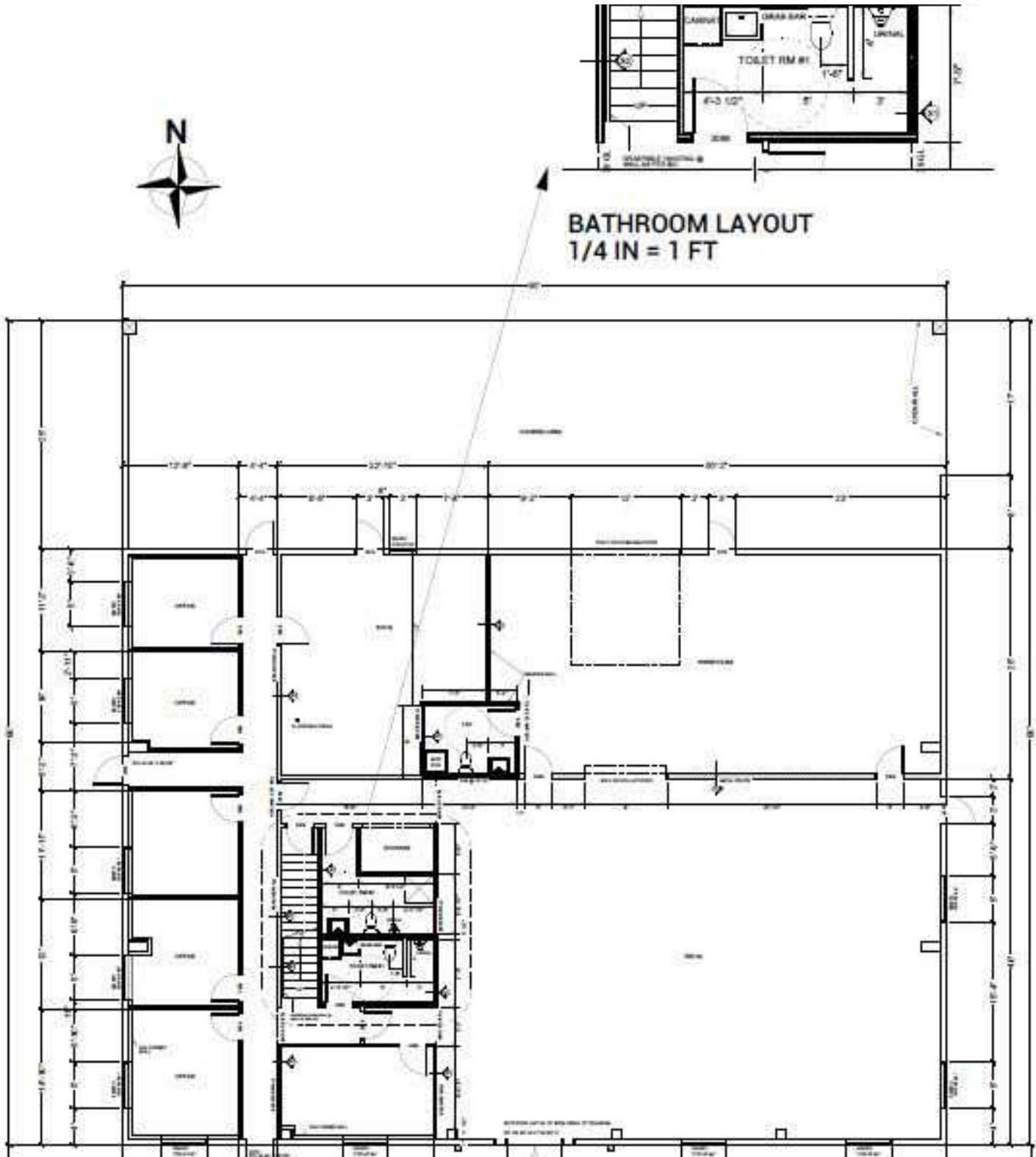


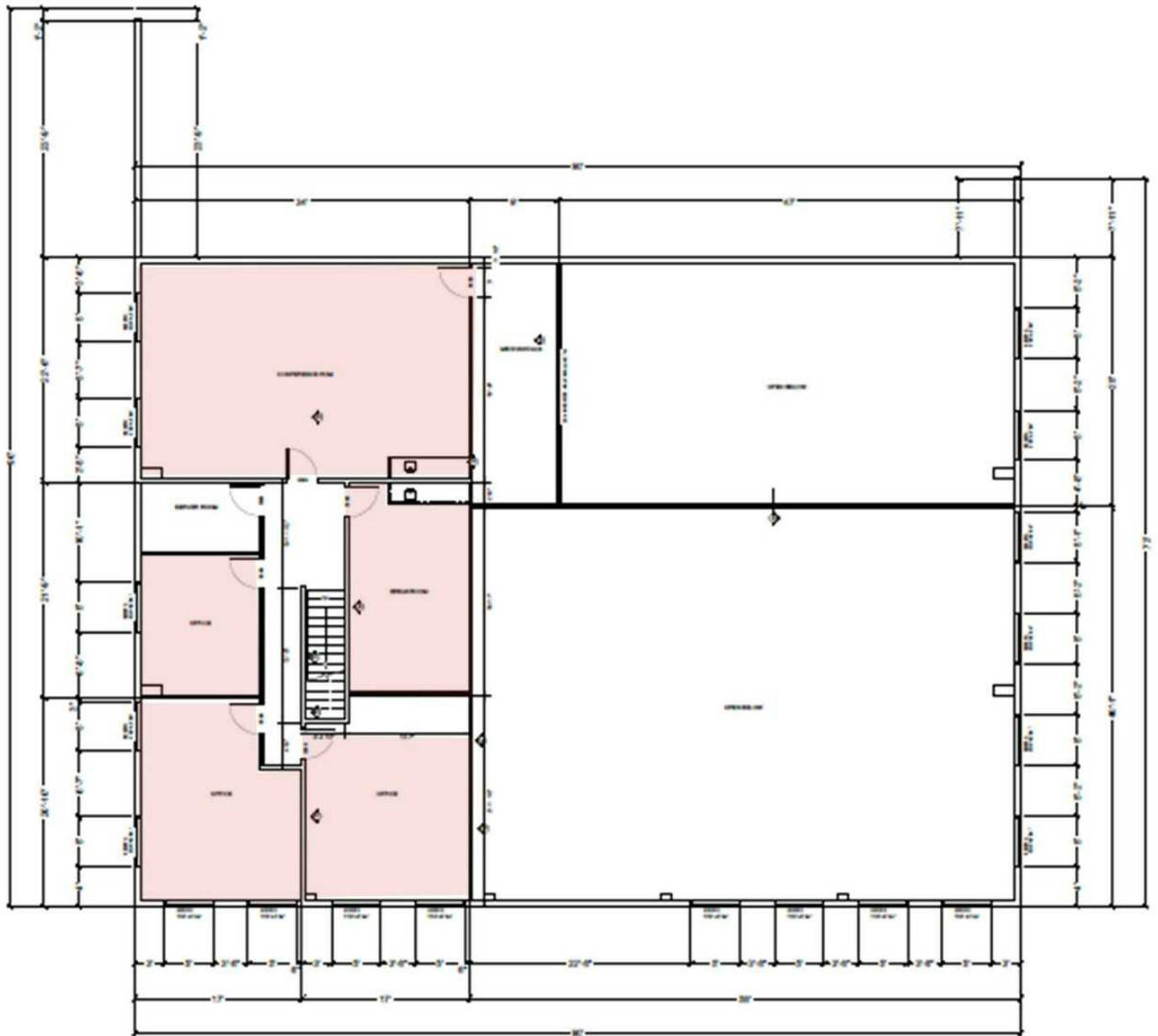
LEFT/WEST  
3/16" = 1'



BACK/NORTH  
3/16" = 1'

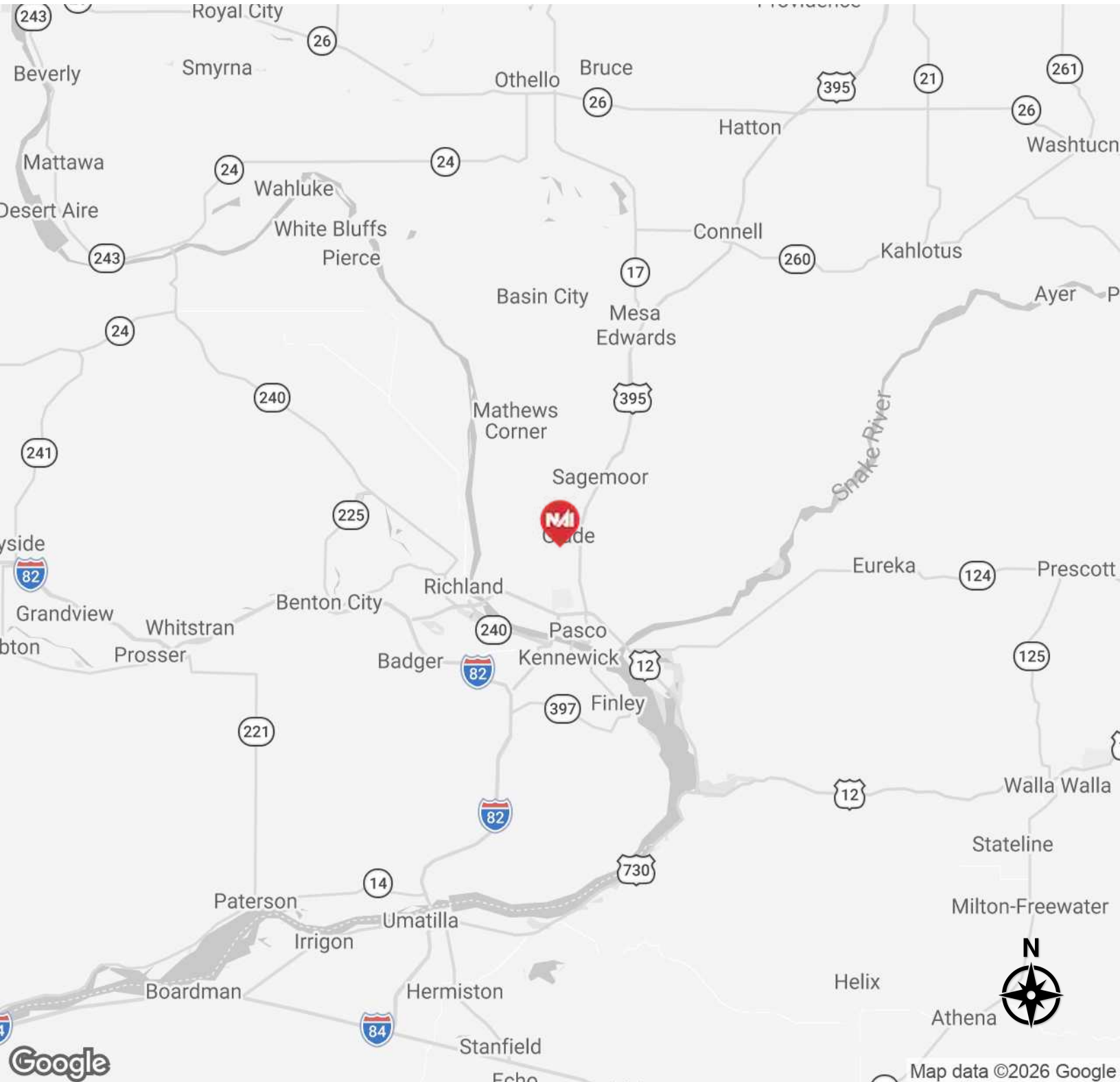
For Lease  
871 SF | \$2,674 per month  
Industrial Space





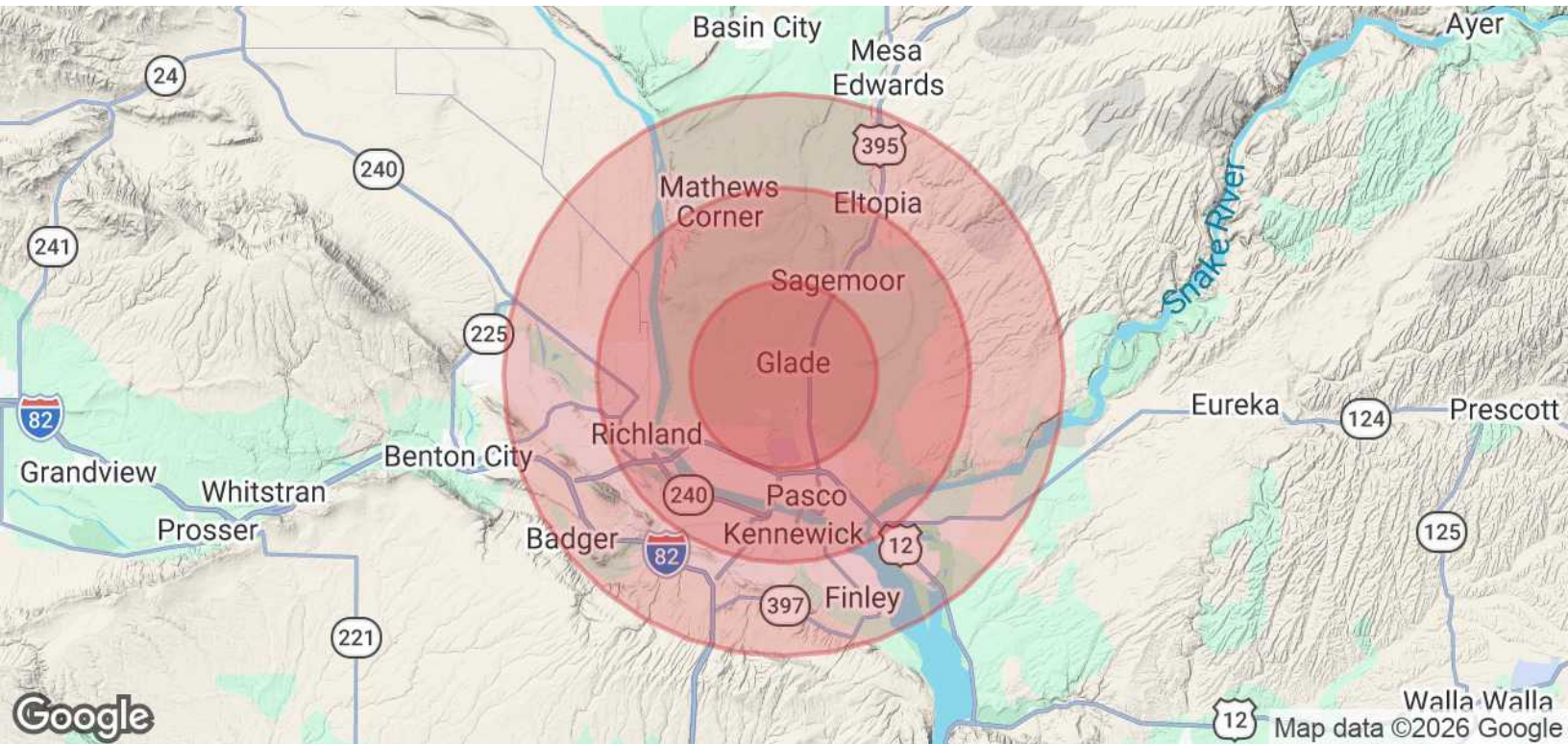
**2ND FLOOR**  
**1/8 IN = 1 FT**

WALL SCHEDULE	
	EXTERIOR WALL - METAL FRAMING AS PER PLAN
	INTERIOR WALL - METAL STUD FRAMING
	INTERIOR WALL - 2X4 #2 DF @ 16" OC
	INTERIOR WALL - 2X4 #2 DF @ 16" OC W/ SOUND INSULATION
	INTERIOR PLUMBING WALLS: 2X6 #2 DF @ 16" OC W/ SOUND INSULATION



**FLYER** | 3251 N Glade Road, Ste C Pasco, WA 99301

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Population	5 Miles	10 Miles	15 Miles
Total Population	27,859	200,749	270,565
Average Age	30.1	34.0	35.2
Average Age (Male)	31.7	33.8	35.0
Average Age (Female)	29.1	34.7	35.9
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	8,381	70,661	94,568
# of Persons per HH	3.3	2.8	2.9
Average HH Income	\$124,030	\$98,193	\$110,804
Average House Value	\$432,484	\$354,469	\$389,015

2023 American Community Survey (ACS)