



## 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

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

### For More Information

#### Vicki Monteagudo

Designated Broker/Principal  
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vicki@naitcc.com



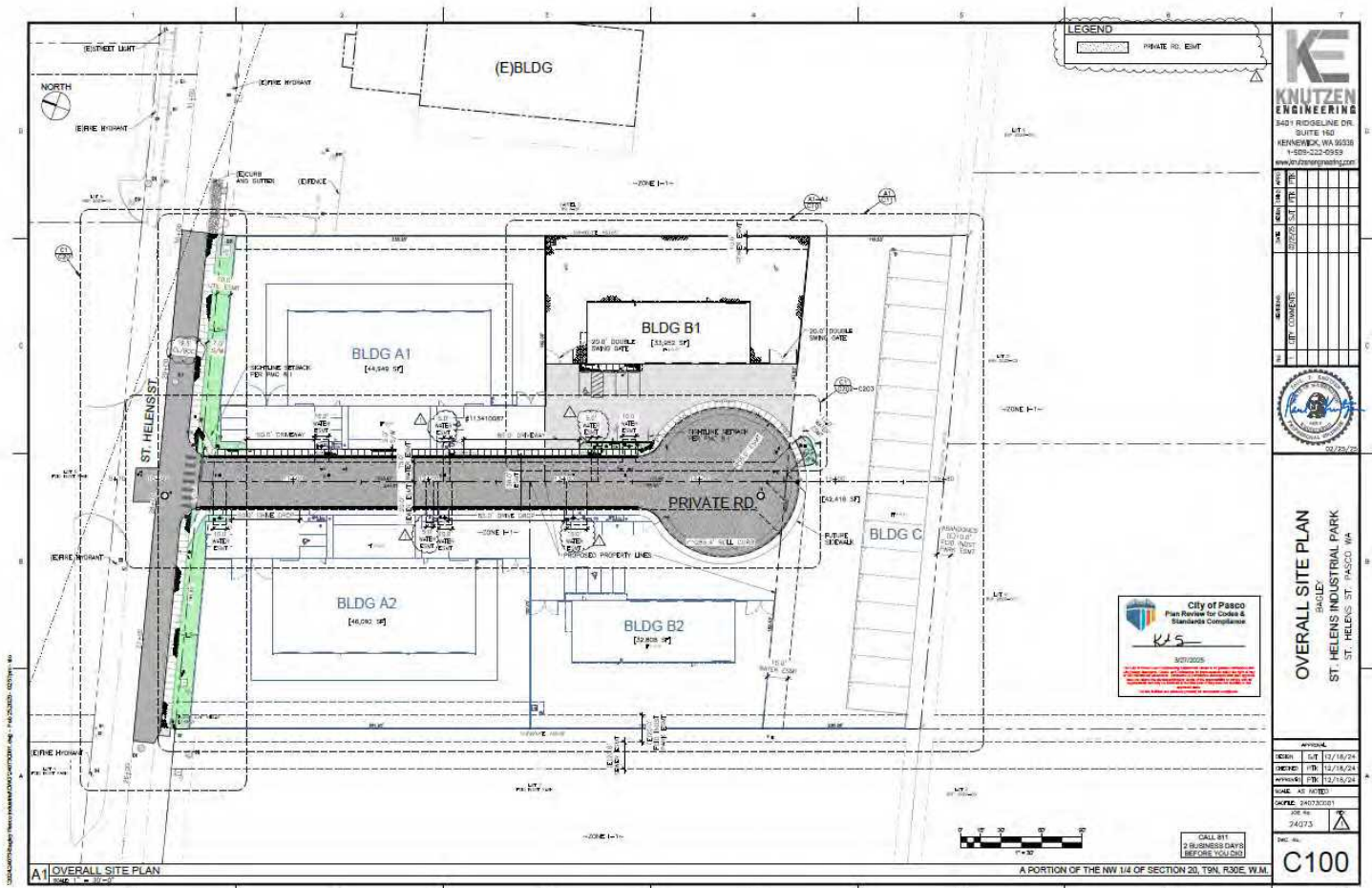
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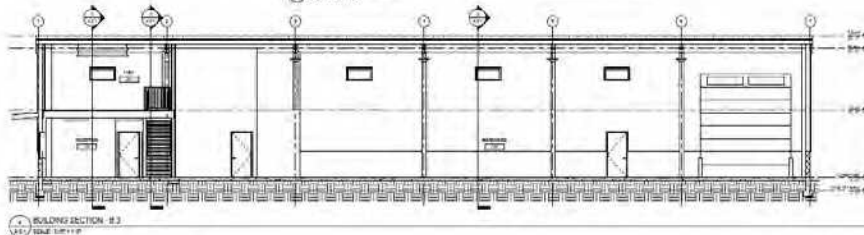
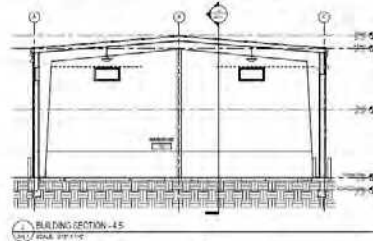
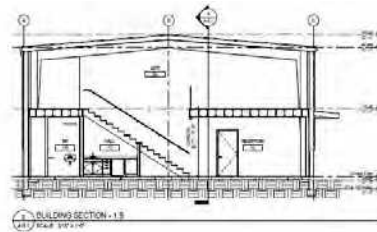
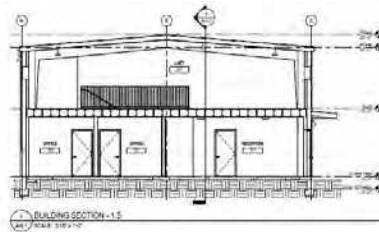
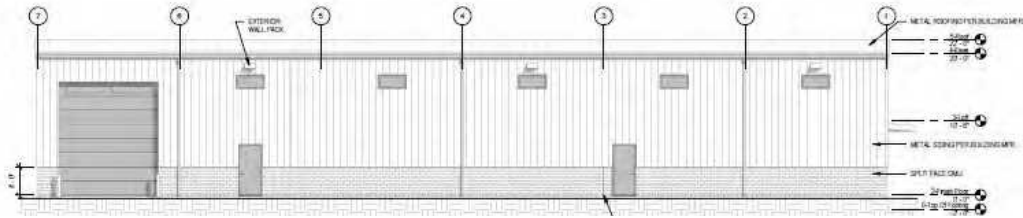
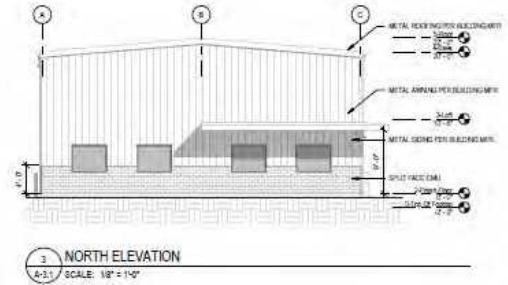
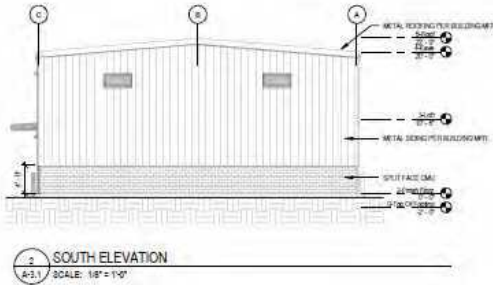
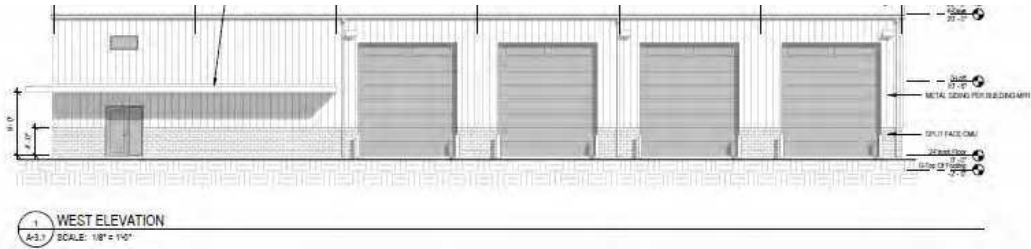
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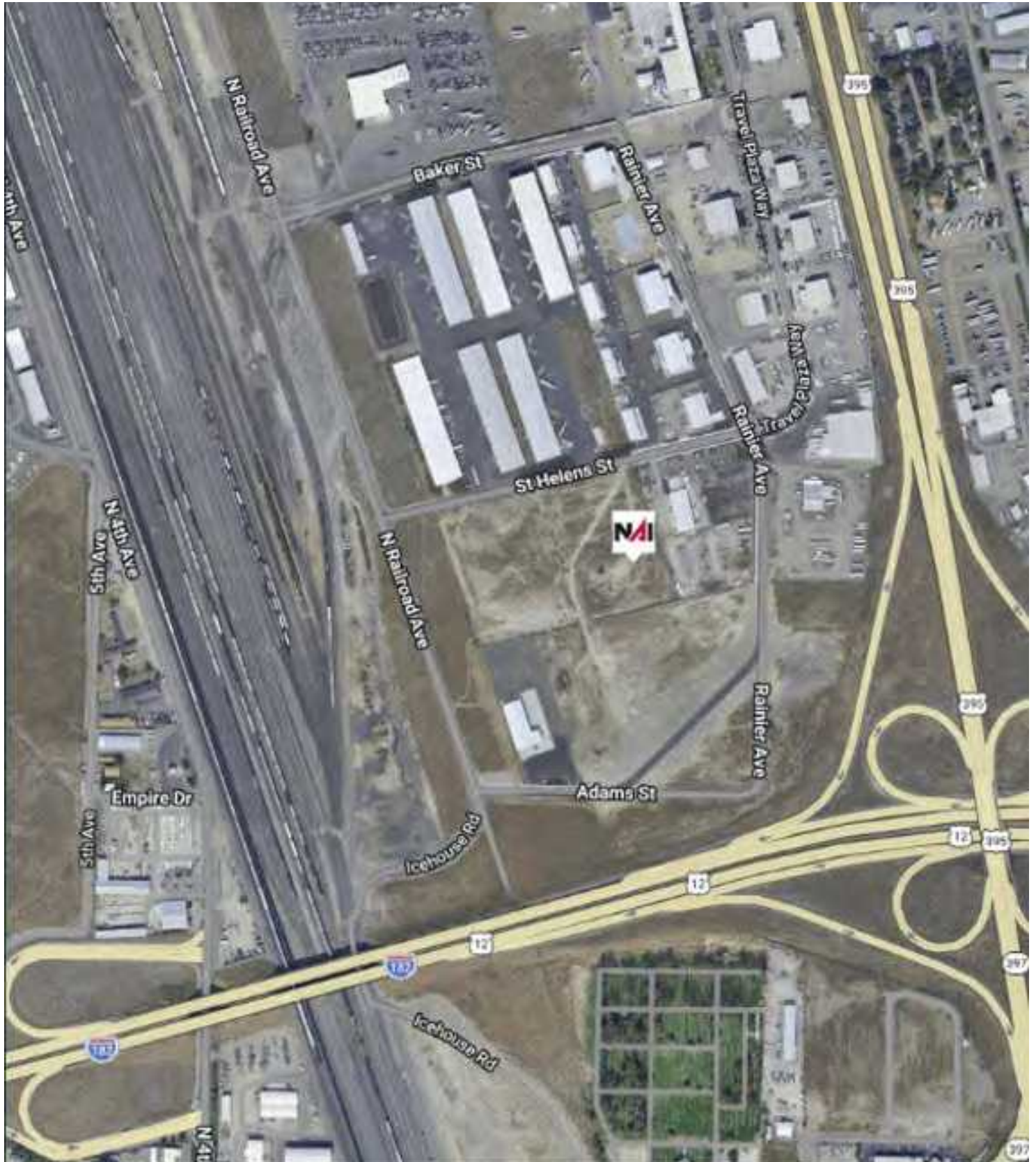
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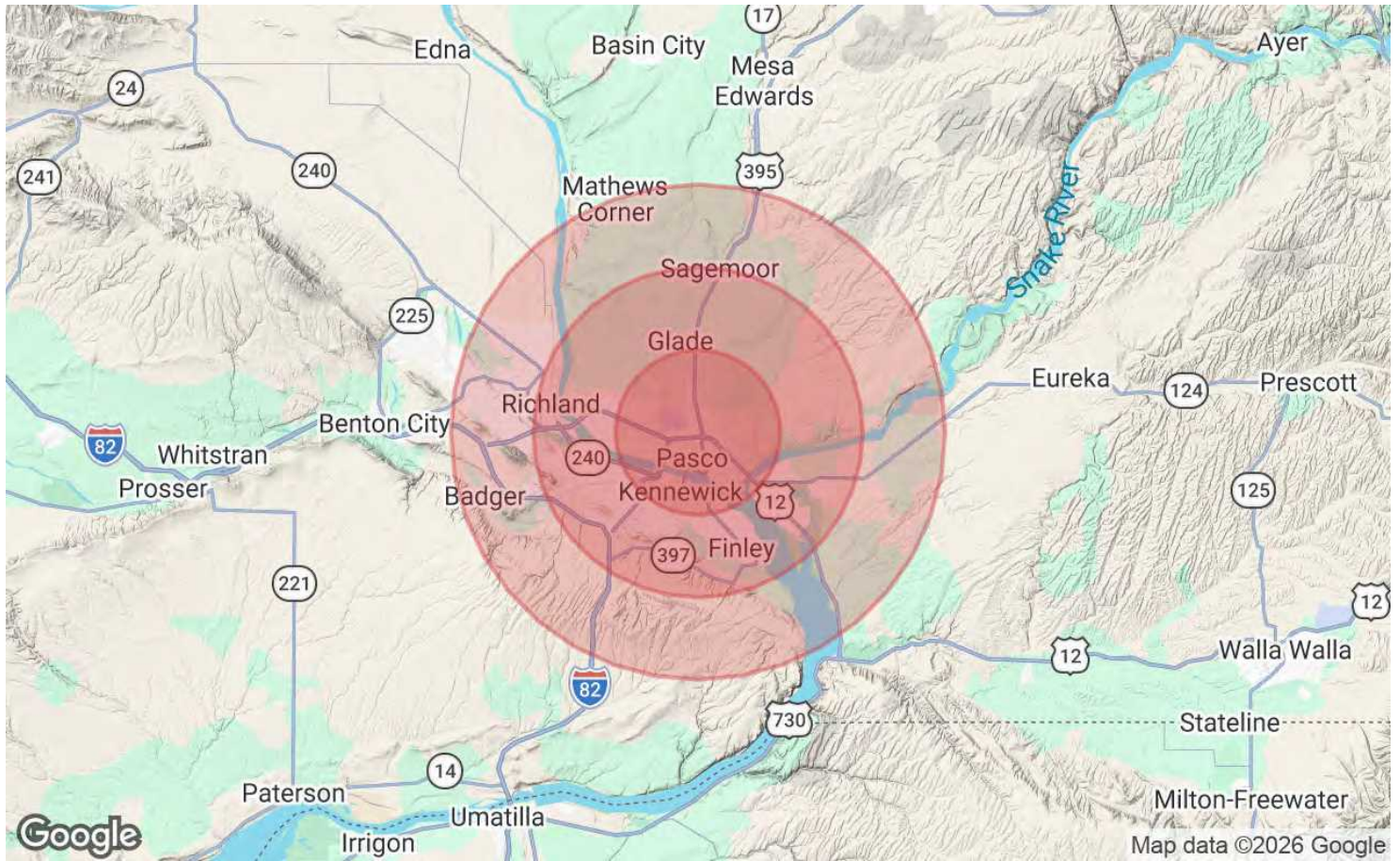
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Population	5 Miles	10 Miles	15 Miles
<b>Total Population</b>	96,799	220,011	270,939
<b>Average Age</b>	31.1	34.9	35.2
<b>Average Age (Male)</b>	31.6	34.8	35.1
<b>Average Age (Female)</b>	31.0	35.6	35.8

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

2023 American Community Survey (ACS)