

1342 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

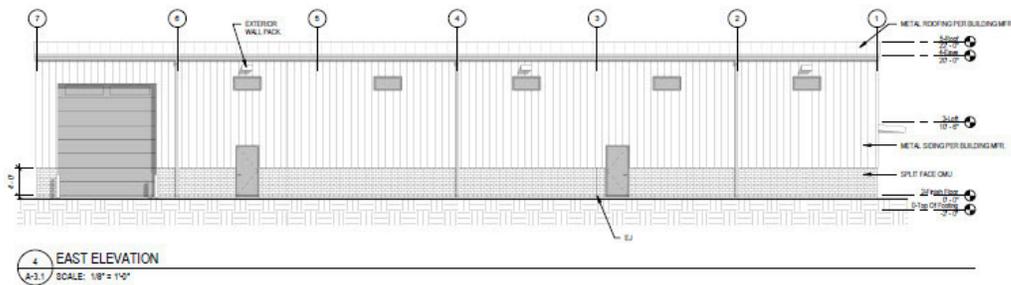
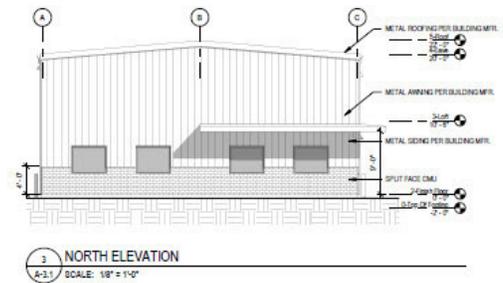
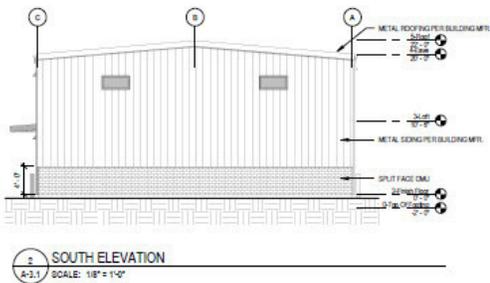
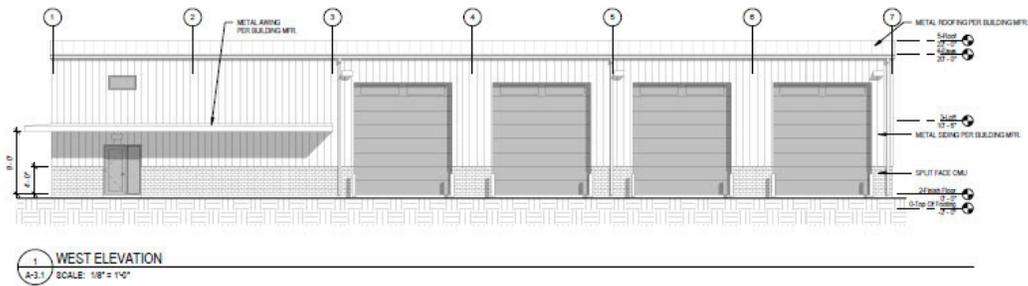
Offering Summary

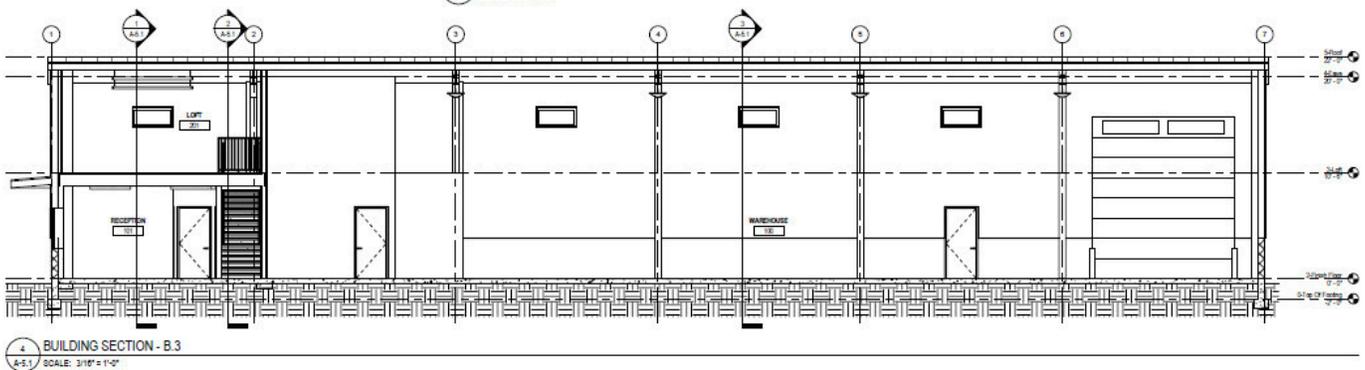
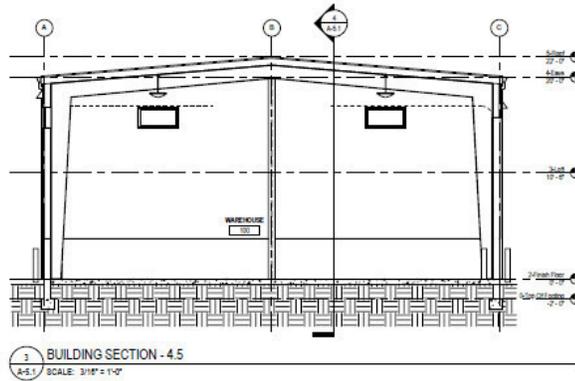
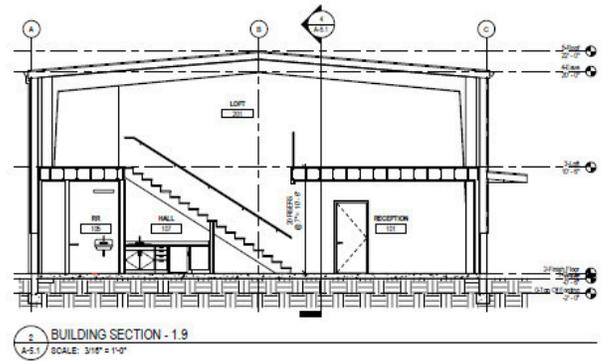
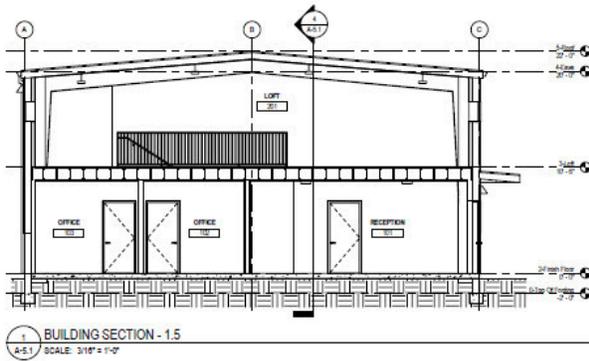
Lease Rate:	\$7,385/Mo. + (NNN)
Available SF:	±5,400 SF
Lot Size:	0.77 Acres

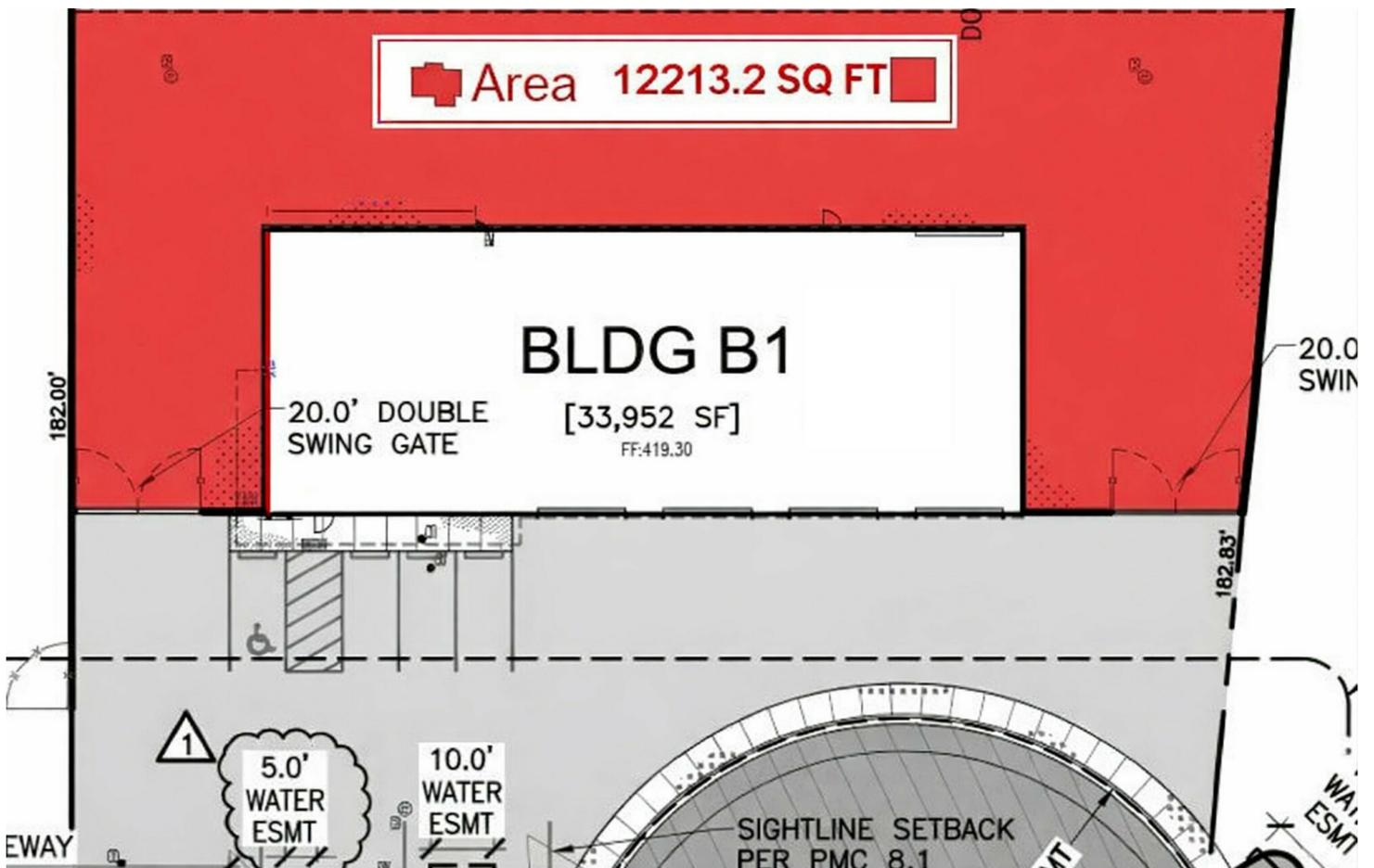
For More Information

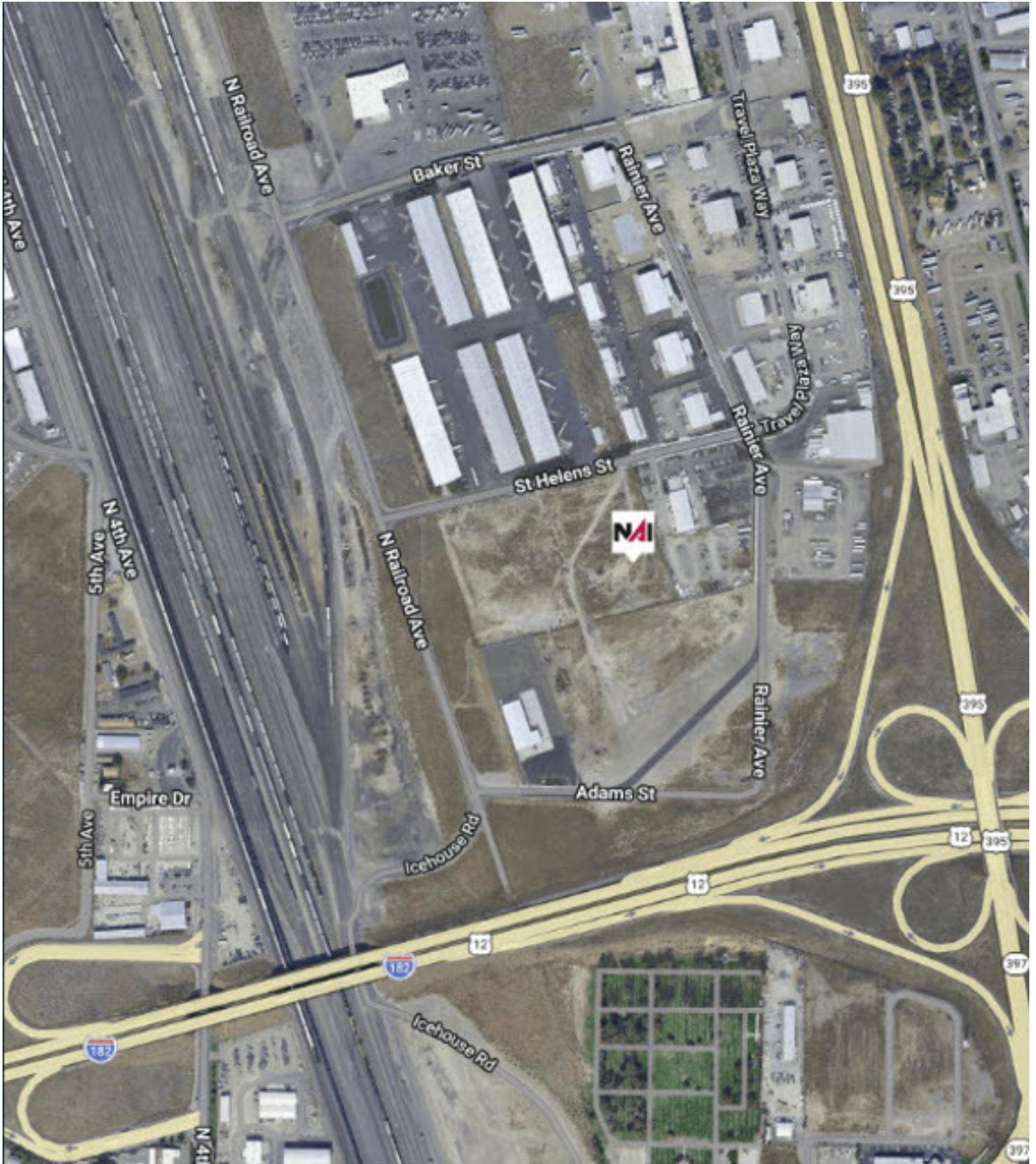
Vicki Monteagudo

Designated Broker/Principal
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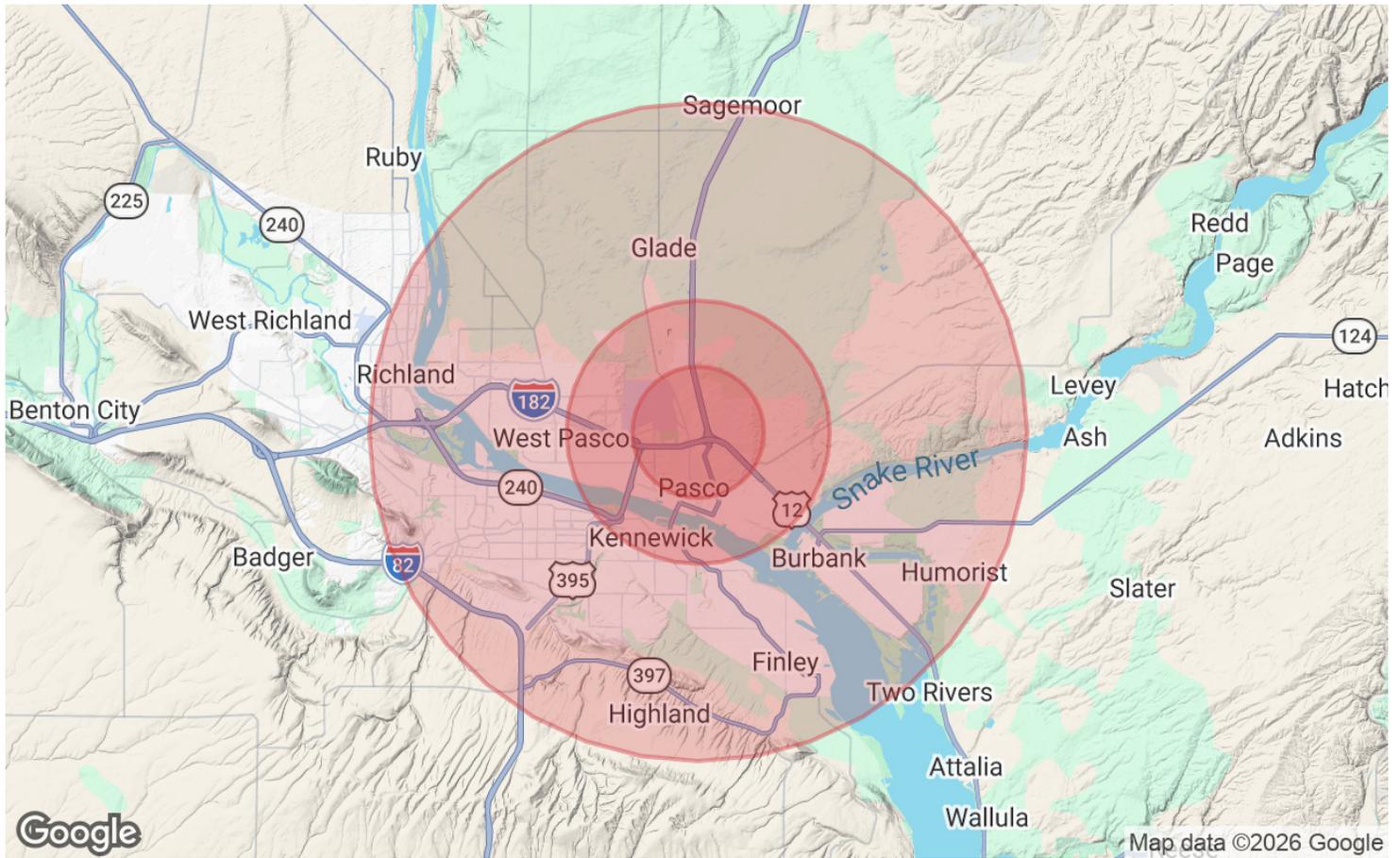






FLYER

1342 Saint Helens St., Bldg B1, Pasco, WA 99301



Population	2 Miles	4 Miles	10 Miles
Total Population	25,028	65,182	235,461
Average Age	32	34	37
Average Age (Male)	32	33	36
Average Age (Female)	33	34	37
Households & Income	2 Miles	4 Miles	10 Miles
Total Households	7,231	19,960	82,828
# of Persons per HH	3.5	3.3	2.8
Average HH Income	\$75,876	\$101,296	\$106,265
Average House Value	\$251,663	\$319,396	\$376,833

Demographics data derived from AlphaMap