



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



FLYER

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

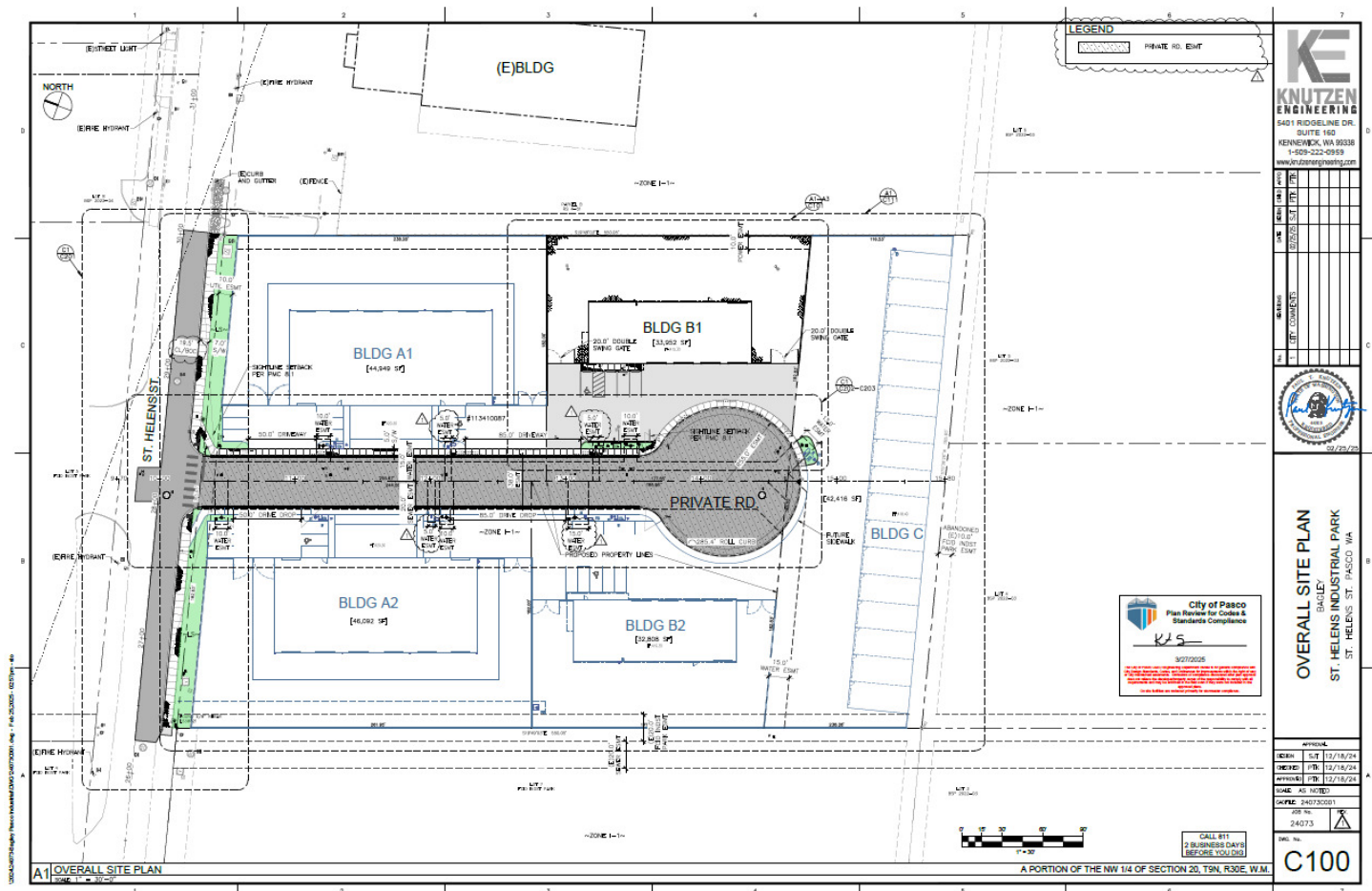
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



FLYER

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

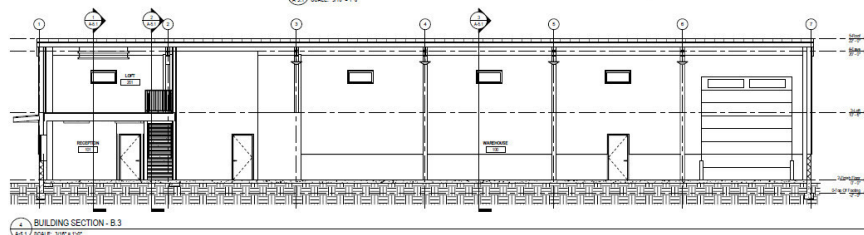
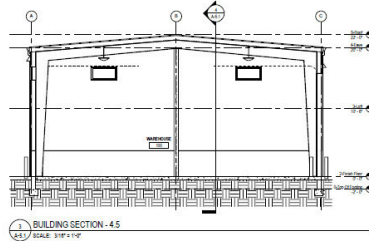
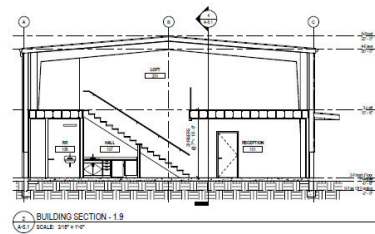
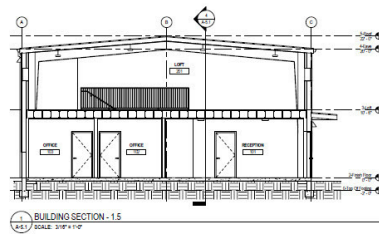
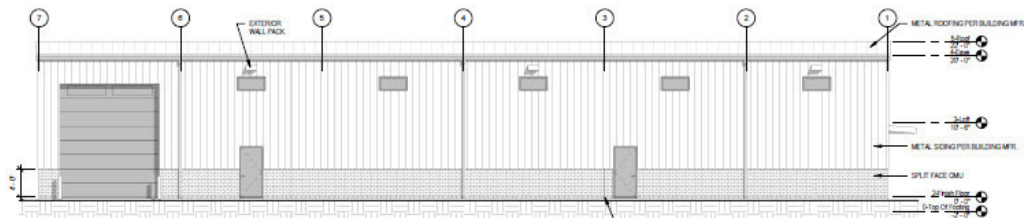
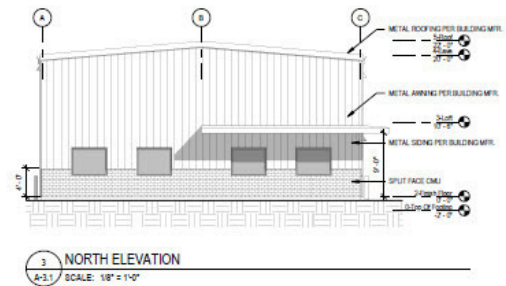
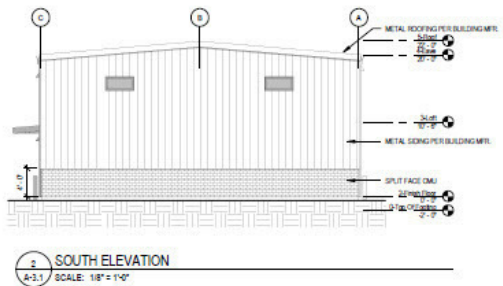
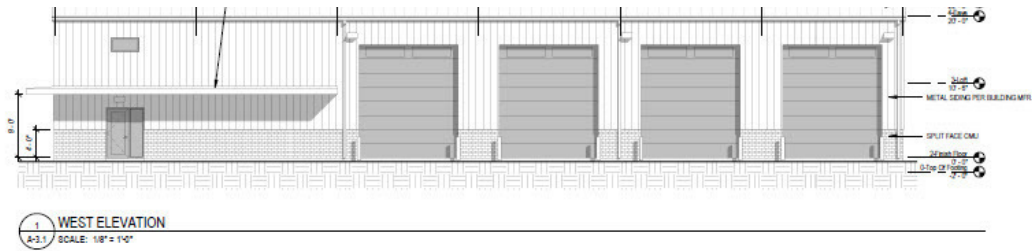
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

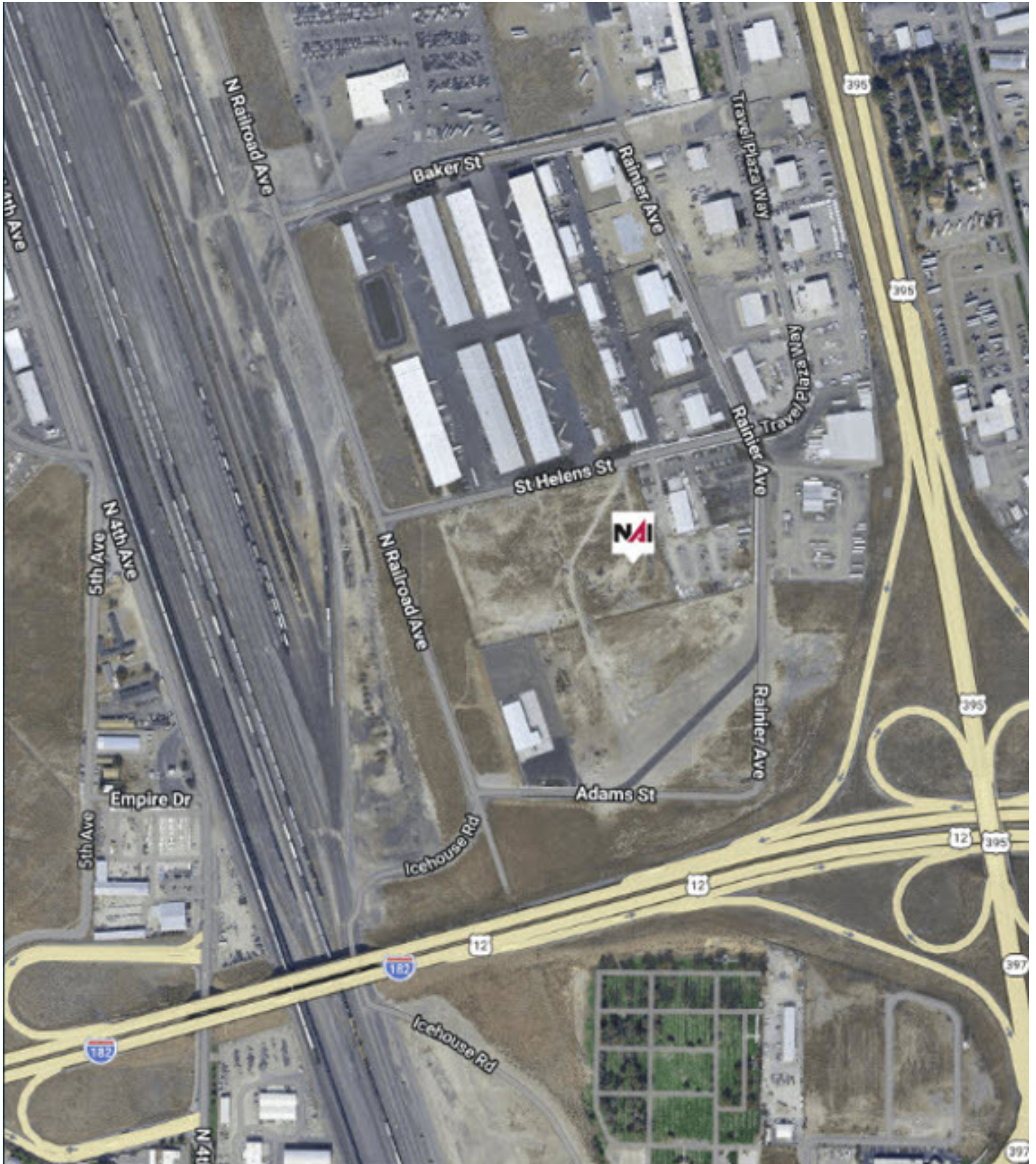


FLYER

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

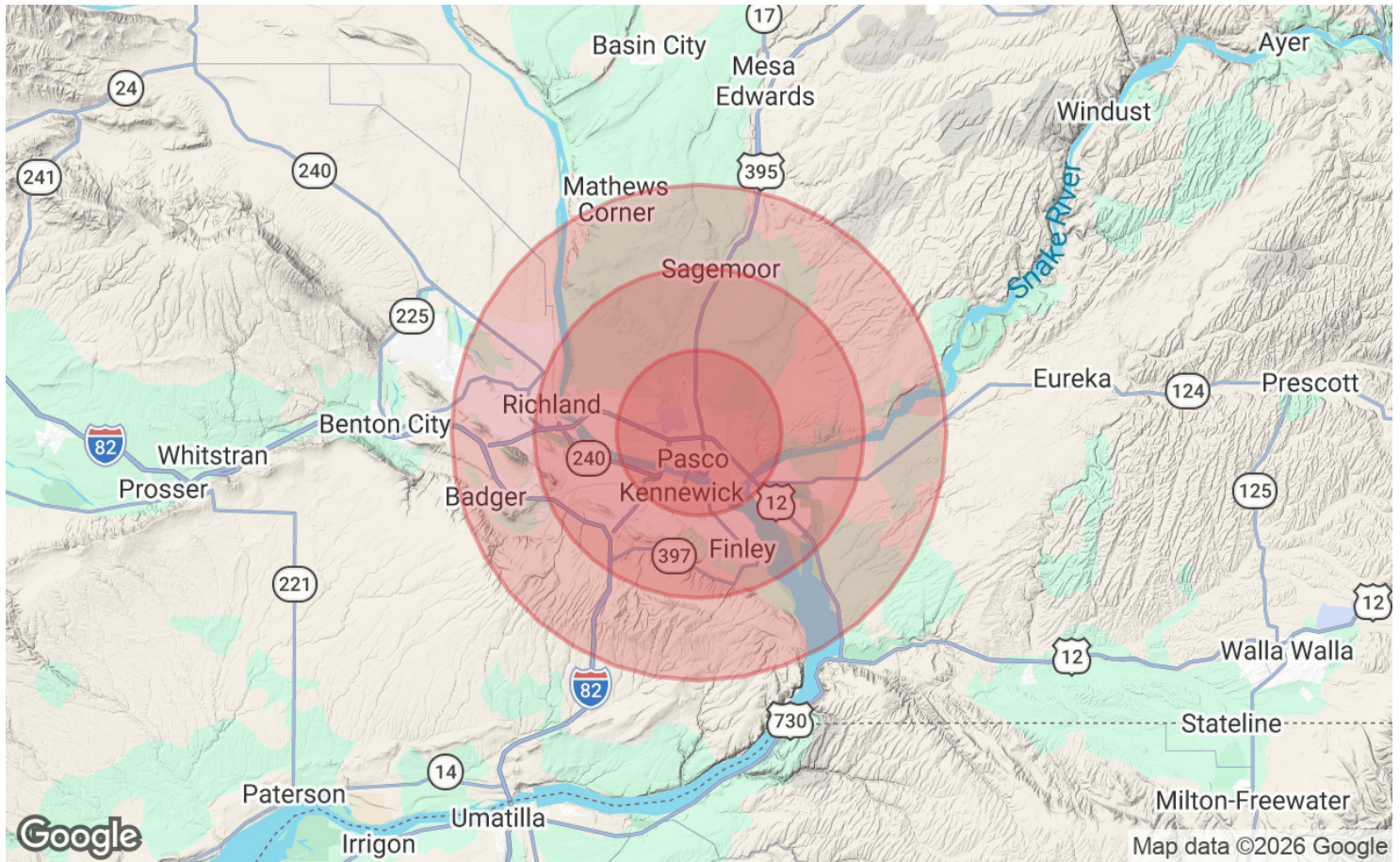
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





FLYER

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



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)