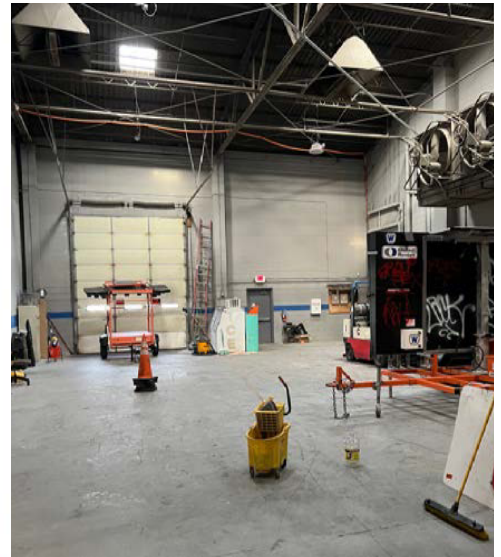




HUB ZONE at Deanwood Metro

**1419 Kenilworth Avenue, NE
Washington, DC 20019**

OFFICE/SHOP/YARD FACILITY WITH REDEVELOPMENT OPTIONS



BUILDINGS: 9,812 +/- Square Feet total in two (2) Buildings

- 7,812 SF office/shop building. New offices added. Old offices completely remodeled.
- Shop has 1 x 16' overhead doors, hoist, tool area and bathrooms with gas fired radiant space heaters, compressed air system, heavy electric
- Also included is a 2,000 SF two (2) bay clear span drive in metal building with two (2) overhead drive-in doors and a small shop with one drive-in door

LAND: 61,353 +/- Square Feet or 1.41 Acres

- Zoned PDR-1, allowing a wide variety of industrial and other uses
- PDR-1 allows for three 3.5 stories as a matter of right
- Future land use maps plan shows "CMOD" + "REMD" zoning with increased F.A.R.

LOCATION:

- Terrific exposure on Kenilworth Avenue/I-295
- Direct access to Metro's Deanwood Station on Metro's Orange Line

SALES PRICE: \$9,500,000

JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS

3075 CANAL STREET, NW, WASHINGTON, DC 20007

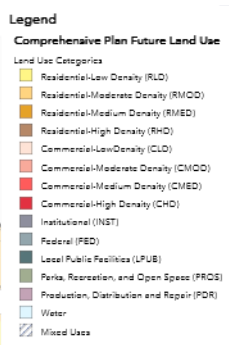
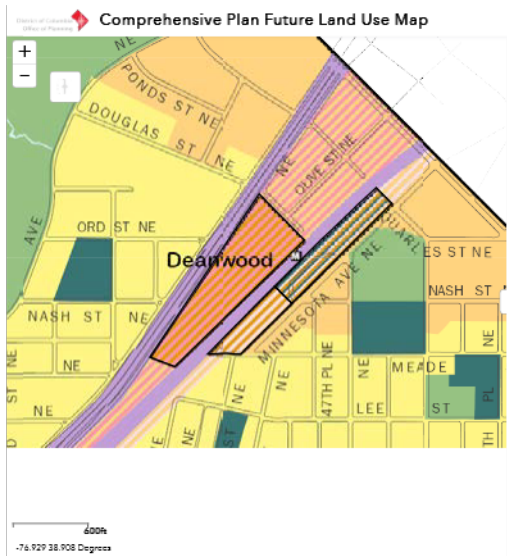
202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com



HUB ZONE at Deanwood Metro

**1419 Kenilworth Avenue, NE
Washington, DC 20019**

OFFICE/SHOP/YARD FACILITY WITH REDEVELOPMENT OPTIONS



SALES PRICE: \$9,500,000

JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS

3075 CANAL STREET, NW, WASHINGTON, DC 20007

202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com