

For Sale

Total 13,500 SF Warehouse in the Heart of Union Market with 6,700 SF on Second Floor

Rare Opportunity

Union Market Warehouse

**1310-1314 5TH ST NE,
WASHINGTON, DC 20002**



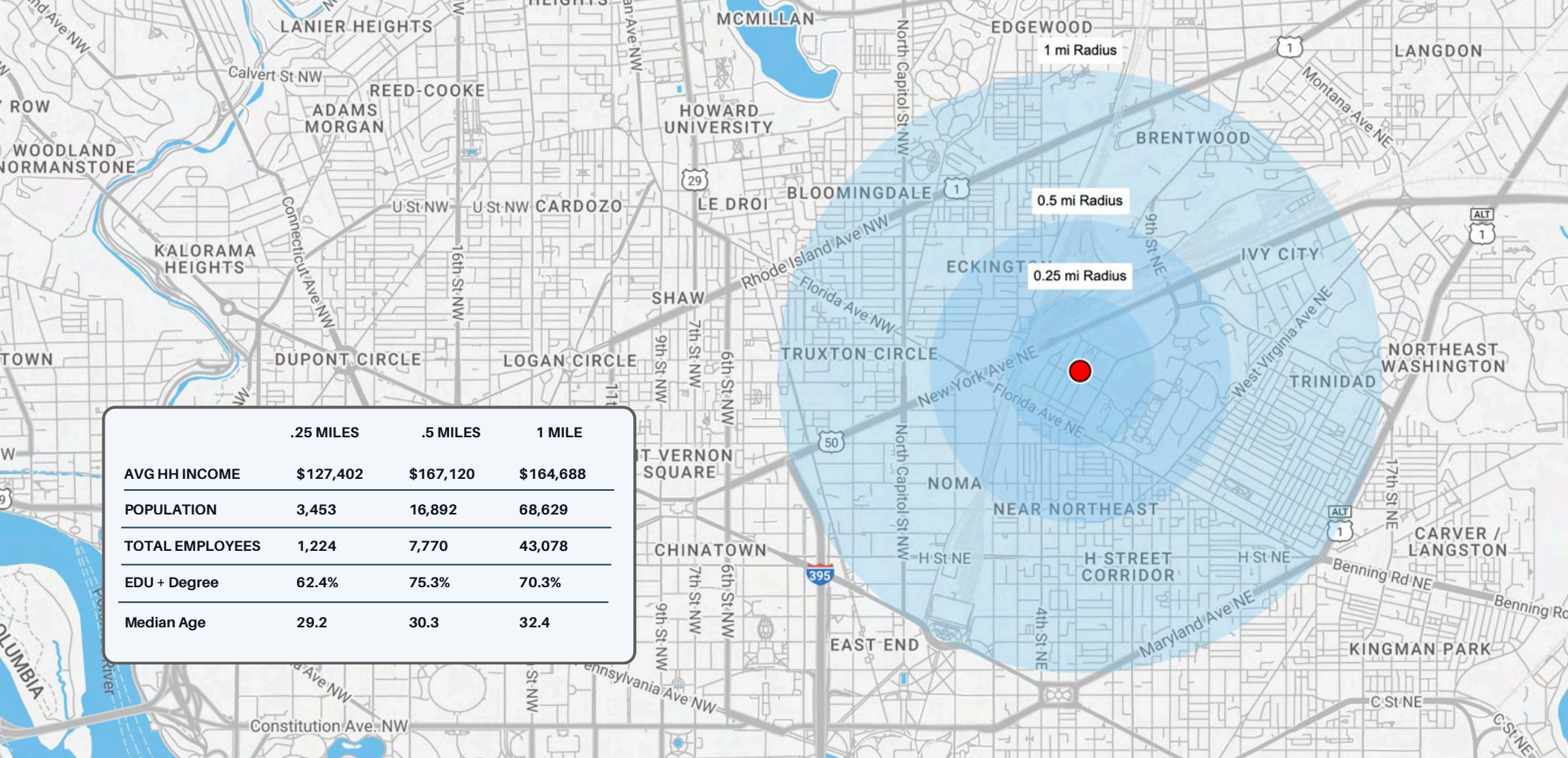
Alan Tan

D: 571.765.4440

M: 202.888.3045

atan@renaudconsulting.net





PROPERTY OVERVIEW

- Existing retail building on 3 contiguous parcels
- ±0.47 acres (20,473 SF)
- ±11,700 SF, two-story building
- PDR-1 Zoning (Production, Distribution & Repair)
- 20 on-site parking spaces
- 100% leased (income during hold period)

INVESTMENT HIGHLIGHTS

- Large, combined lot in the fast-growing NoMa / Near Northeast submarket
- Flexible zoning supporting commercial, residential, or mixed-use redevelopment
- FAR 3.31 with expansion potential
- Strong foot traffic and excellent access to transit, retail, and employment centers

DEVELOPMENT POTENTIAL

- Mixed-use (retail + residential or office)
- Boutique multi-family
- Retail or restaurant conversion, including potential rooftop use
- Owner-user redevelopment opportunity

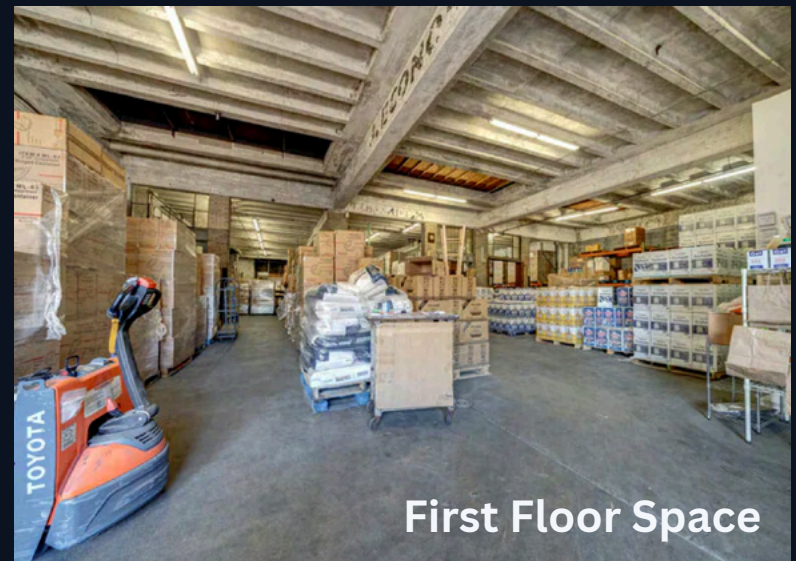
MARKET OPPORTUNITY

NoMa/Near Northeast continues to experience strong redevelopment momentum driven by residential growth, transit access, and demand for modern mixed-use projects.

SITE VISUALS

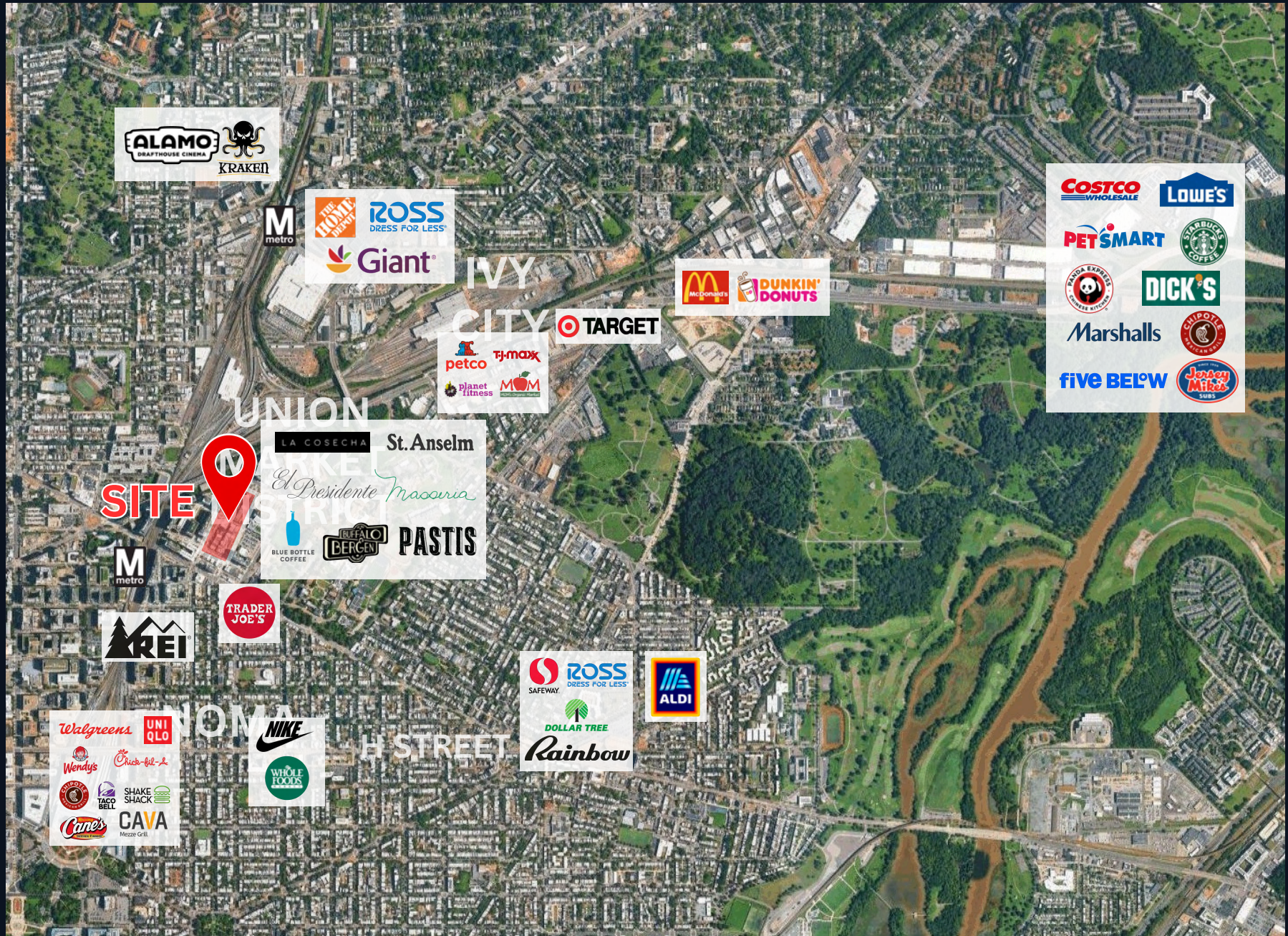


Second Floor Space



First Floor Space

MARKET AERIAL





CONTACT

Alan Tan

D: 571.765.4440

M: 202.888.3045

atan@renaudconsulting.net