

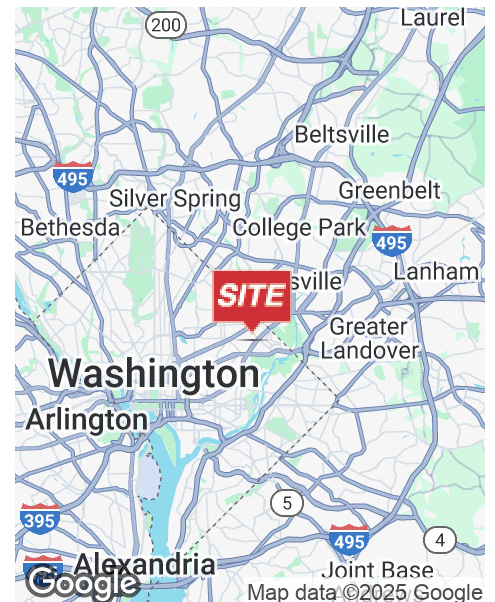
INDUSTRIAL LAND FOR SALE OR LEASE



2715 26TH STREET NE Washington, DC 20018

PROPERTY HIGHLIGHTS

- Industrial storage yard totaling 0.31± acres
- Fully fenced yard with gated entrance
- 2,750± SF freestanding service shed
- Drive-in door capable
- Ceiling heights approx. 10' clear
- Zoned PDR-1 (Production, Distribution, and Repair), making it ideally suited for a wide range of industrial and commercial users
- Strategically positioned in one of Washington, DC's established industrial corridors
- Offers excellent accessibility to New York Avenue, Bladensburg Road, and the Baltimore-Washington Parkway.
- Public transit access, with the nearest Metro station (Brookland-CUA on the Red Line) approximately a 16-minute walk away and bus stops directly adjacent to the property



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