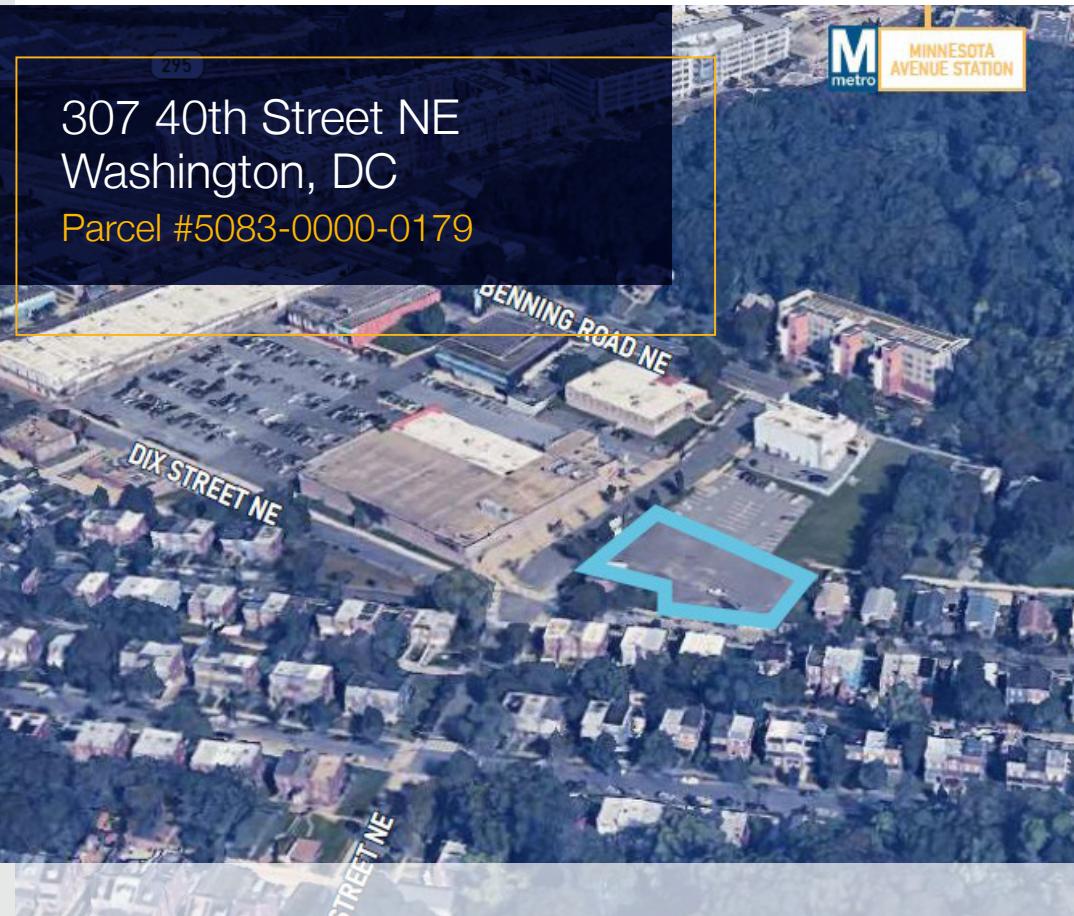


PRIME NE DC LAND OPPORTUNITY



307 40th Street NE
Washington, DC
Parcel #5083-0000-0179



For Lease or Use

0.615
acres

26,789
square feet

MU-7B
zoning

Negotiable
Price

Now
Availability

LOCATION FEATURES

- 0.4 mile walk (10 minutes) to the Minnesota Avenue WMATA Metrorail station on the Orange Line
- 0.6 mile walk (15 minutes) to the Benning Road WMATA Metrorail station on the Blue and Silver Lines
- 1.5 mile drive (7 minutes) to the Commanders Stadium site, The Fields at RFK Campus, and Kingman and Heritage Islands Park via Benning Road Bridge or Whitney Young Memorial Bridge via East Capitol Street
- Frontage on two streets (40th Street and Clay Place NE)
- Located adjacent to a shopping center anchored by a Safeway with a CVS and the Dorothy Height/Benning Neighborhood Library
- Across Benning Road from Fort Mahan Park and the campus of Friendship Collegiate High School and Global Citizens Public Charter School

Contacts



Josh Freedenberg
Senior Vice President
jfreedenberg@cresa.com
301.538.0939



Sam Heiber
Managing Principal
sheiber@cresa.com
202.783.3889

Cresa
1800 M Street, NW
Suite 300 N
Washington, DC 20036
202.628.0300

307 40th Street NE
Washington, DC
Parcel #5083-0000-0179

0.615 acres

26,789 square feet

MU-7B zoning

Negotiable price

Now availability

PHOTOS



Contacts



Josh Freedenberg
Senior Vice President
jfreedenberg@cresa.com
301.538.0939



Sam Heiber
Managing Principal
sheiber@cresa.com
202.783.3889

Cresa
1800 M Street, NW, Suite 300 N
Washington, DC 20036
202.628.0300

307 40th Street NE
Washington, DC
Parcel #5083-0000-0179

0.615 acres

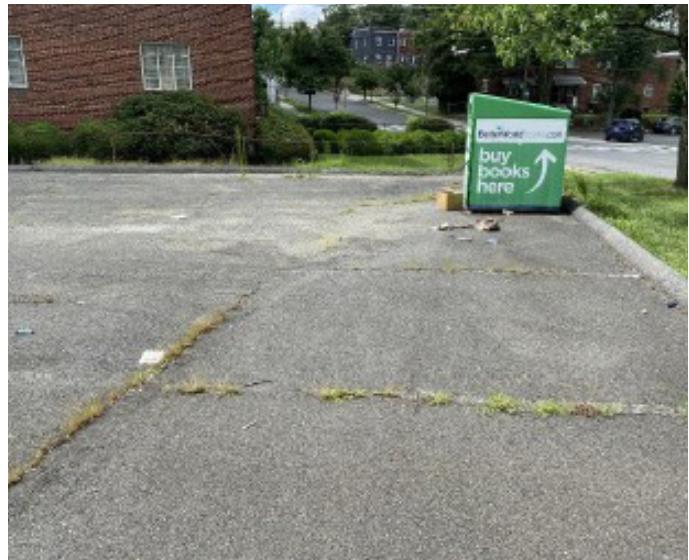
26,789 square feet

MU-7B zoning

Negotiable price

Now availability

PHOTOS



Contacts



Josh Freedenberg
Senior Vice President
jfreedenberg@cresa.com
301.538.0939



Sam Heiber
Managing Principal
sheiber@cresa.com
202.783.3889

Cresa
1800 M Street, NW, Suite 300 N
Washington, DC 20036
202.628.0300

307 40th Street NE
Washington, DC
Parcel #5083-0000-0179

0.615 acres

26,789 square feet

MU-7B zoning

Negotiable price

Now availability

MAP



Contacts



Josh Freedenberg
Senior Vice President
jfreedenberg@cresa.com
301.538.0939



Sam Heiber
Managing Principal
sheiber@cresa.com
202.783.3889

Cresa
1800 M Street, NW, Suite 300 N
Washington, DC 20036
202.628.0300