

**FOR  
LEASE**

**2838 Bladensburg Rd NE 20018**

## CONFIDENTIALITY & CONDITIONS

**We Deliver.**  
**You Thrive.**

The information contained in this leasing memorandum is proprietary and strictly confidential. It is intended solely for review by the party to whom it was provided by Samson Properties/SRG Commercial and may not be shared with any other person or entity without the prior written consent of Samson Properties/SRG Commercial. By accepting and reviewing this information, the recipient agrees to treat all contents in the strictest confidence and further agrees not to photocopy, reproduce, or distribute any portion of this leasing memorandum. If you have no interest in the subject property, please promptly return this memorandum to Samson Properties/SRG Commercial. This leasing memorandum has been prepared to provide summary, unverified physical and operational information to prospective tenants and is intended only to generate preliminary interest in the available space. The information presented is not a substitute for a comprehensive due diligence review. Samson Properties/SRG Commercial has not conducted any investigation and makes no warranties or representations regarding operating expenses, projected performance of the property, square footage or dimensions, environmental conditions (including the presence or absence of contaminants, PCBs, or asbestos), compliance with governmental regulations, the physical condition of the improvements, or the financial condition or business prospects of any current or future occupants. All information contained herein has been obtained from sources believed to be reliable; however, Samson Properties/SRG Commercial has not verified and will not verify any of the information provided and makes no warranty or representation regarding its accuracy or completeness. Prospective tenants are advised to independently verify all information contained in this memorandum and shall be responsible for all costs and expenses associated with their review and investigation of the property.



**EXCLUSIVELY LISTED BY**



**Ahmad Azzarkani**  
(571) 359-9047  
ahmad@srg-commercial.com



**Khaled Al Hajbeh**  
(571) 230-5456  
khaled@srg-commercial.com

srg-commercial.com

## LISTING SUMMARY

SRG Commercial is pleased to offer 2838 Bladensburg Rd NE for lease, a highly functional industrial building with strong visibility and versatile zoning in Northeastern Washington, DC. Situated on **0.4 acres within the PDR-1 zoning district**, the property accommodates a broad range of commercial and industrial uses—including auto repair, contractor operations, warehousing, distribution, restaurant/food production, and more. Located in the rapidly developing Brookland submarket, the property benefits from its proximity to major mixed-use projects such as The Villages at Dakota Crossing, RIA DC, and the Franklin & Reed Development—bringing significant daytime traffic, residents, and long-term demand to the corridor. Positioned directly along Alt Route 1, with approximately **18,000 VPD**, the site offers excellent visibility and signage potential. The building features **4 drive-in doors, 6 bays, and a dedicated paint booth**, previously operated as a successful auto repair/body shop for 18 years, making it ideal for a wide range of industrial or service-oriented tenants seeking immediate functionality and strong market access. This is a rare opportunity allowing for auto service/sales as well as a tow lot.

**\$24/sqft NNN**

**Multiple tenancy available**



**PDR 1  
Zoned lot**



**4 drive-ins  
6 bays  
Rare Paint Booth**



**Taxes & Insurance  
\$1.81/sqft**



**18k VPD**



**8865 rentable sqft;  
0.4 acre lot**



**Tow Lot, Auto sales  
& Service; Tire shop**



## PROPERTY PHOTOS





# AERIAL MAP



**EXCLUSIVELY LISTED BY**



**Ahmad Azzarkani**

(571)359-9047

ahmad@srg-commercial.com



**Khaled Al Hajbeh**

(571)230-5456

khaled@srg-commercial.com

**We Deliver.**  
**You Thrive.**

**SRG** Commercial  
Real Estate

**SAMSON**  
PROPERTIES