



2838 Bladensburg Rd NE 20018

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We Deliver.
You Thrive.

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EXCLUSIVELY LISTED BY



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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

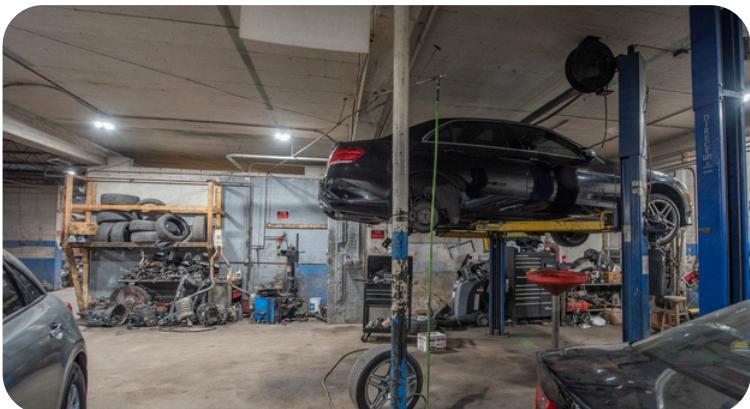


**8865 rentable sqft;
0.4 acre lot**



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

PROPERTY PHOTOS



AERIAL MAP



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SRG Commercial
Real Estate

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PROPERTIES