

FOR SALE



**1703 - 1715 & 1729 - 1731 Bladensburg Road NE
Washington, DC 20002**

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **100% Occupied Industrial / Auto-Use Portfolio** – Two adjacent PDR-1 zoned sites totaling ±0.99 acres with four tenants providing stable in-place income.
- **Flexible Industrial / Auto Configuration** – Multiple buildings and fenced yards support automotive, contractor, equipment, and light industrial uses.
- **Re-Tenancing & Lease-Up Upside** – Landlord termination rights allow an investor to reset rents to market and convert leases to true NNN.
- **Strong NE DC Location** – High-visibility Bladensburg Road corridor with proximity to Route 50, Ivy City, Rhode Island Ave, and major NE industrial/logistics nodes.
- **Future Redevelopment Optionality** – PDR-1 zoning with 3.5 FAR allows meaningful long-term density potential while maintaining stable industrial cash flow today.



**100% Occupied
Stable Income**



**Industrial
Automotive
IOS Uses Allowed**



**Strong NE DC
Location**

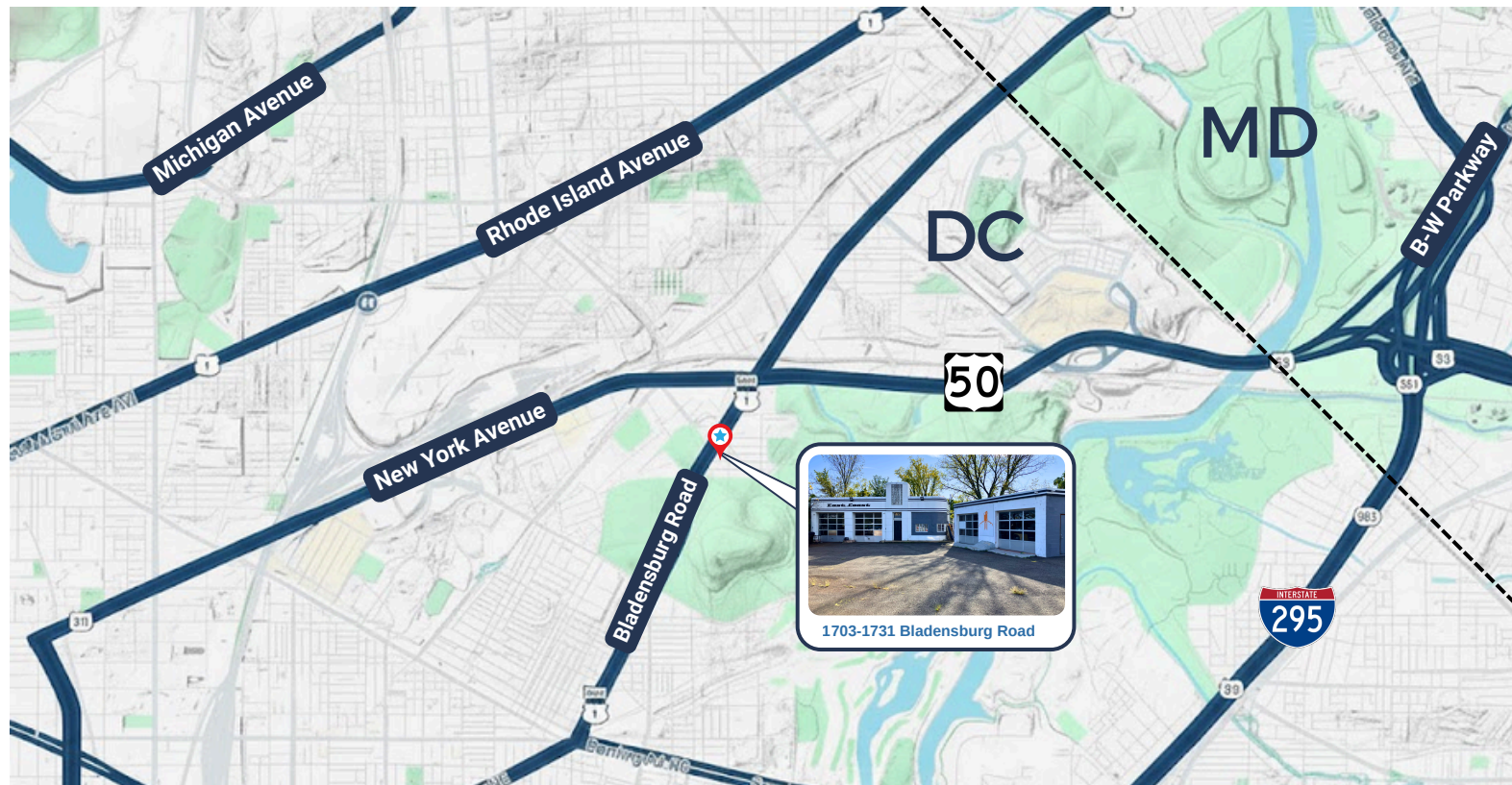


**Future
Redevelopment
Potential**

SITE PLANS



MAP



Disclaimer:

The information contained herein has been obtained from sources deemed reliable. The accuracy of the information contained herein is not guaranteed by advisoRE LLC and/or its representatives, brokers or agents. The Property is being offered without warranties of any kind. All rights reserved advisoRE LLC 2025.