

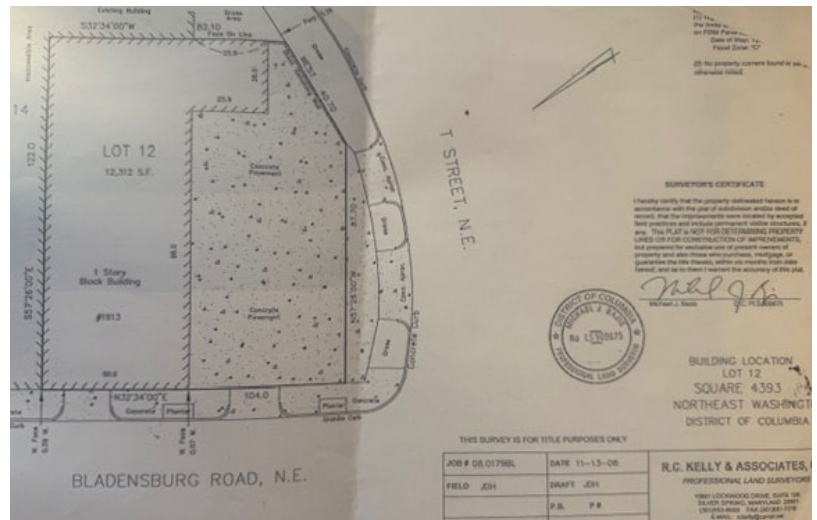


WAREHOUSE/OFFICE/YARD FOR SALE OR LEASE

1913 BLADENSBURG ROAD, NE,
WASHINGTON, DC 20002



- 6,773 SF Warehouse on a 12,187 square foot lot, fenced and paved.
- Built 1966
- Four (4) Drive In Doors
- Approximately 400 SF Office w/ 1 bathroom
- Clear Span construction - No Columns
- Zoning: PDR-1 (Production, Distribution, and Repair) Max FAR of 3.5)
- Ceiling Height: 13'6"
- Formerly used as a automotive tow lot and Earl Scheib Auto Body & Paint location.
- Over 25,000 VPD traffic count



Sales Price: \$3,000,000
LEASE RATE: \$15,000 PER MONTH NNN.
NO AUTOMOTIVE OR CANNABIS LEASES.

JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS

3075 CANAL STREET, NW, WASHINGTON, DC 20007

202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com

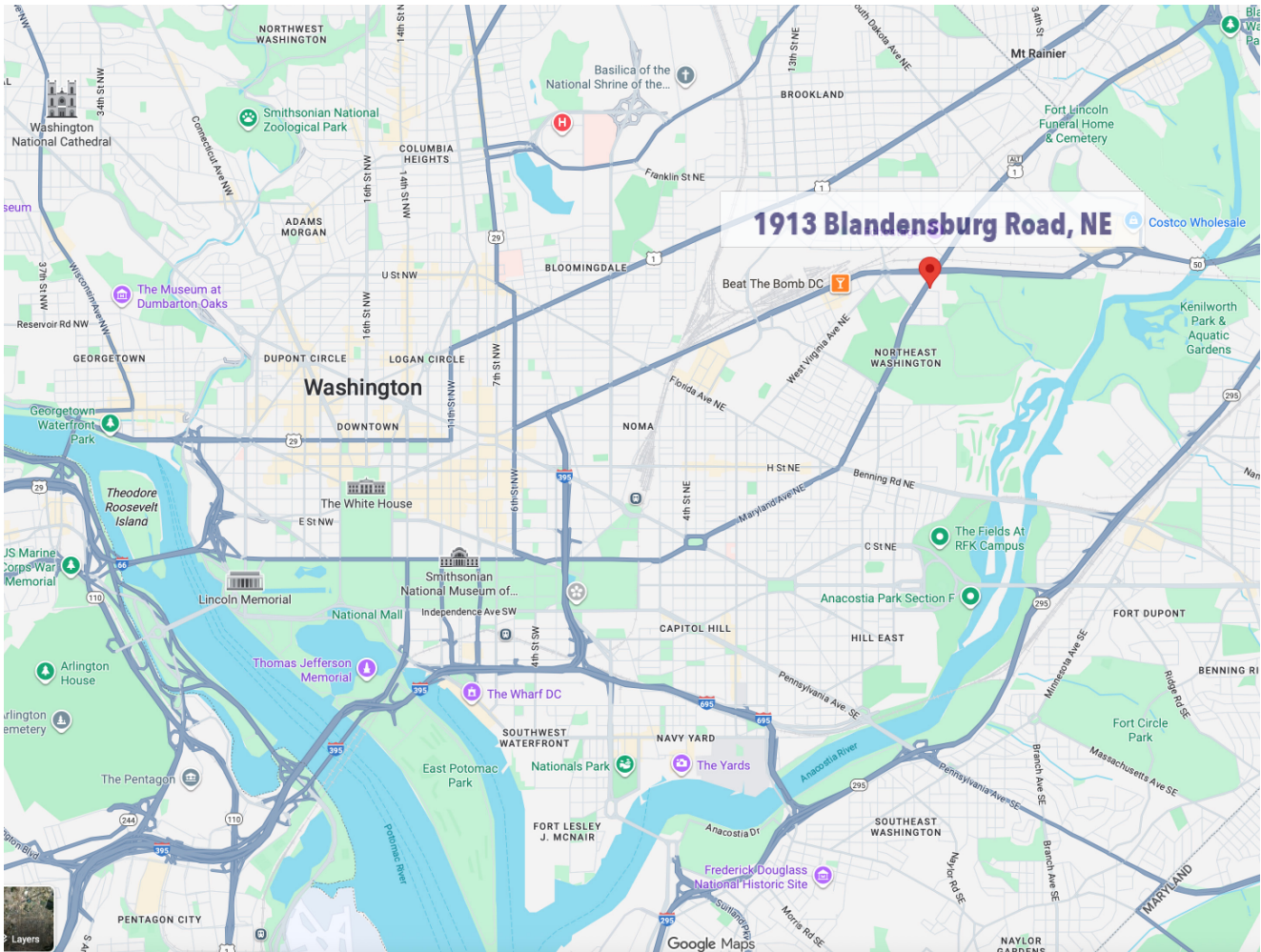
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UHAR & CO.
INCORPORATED



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