

FOR SALE

1849 PROVIDENCE ST NE, WASHINGTON, DC 20002



Owner/User Warehouse in Ivy City

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HIGHLIGHTS

- Opportunity to acquire a +/- 3,600 SF single user warehouse building
- Pre-fab drive-in ramp with overhead door (access via Gallaudet St)
- Additional lower level storage (access via Providence St)
- The building was owner occupied for many years & now leased on a m-t-m basis to a Seafood Wholesaler
- Conveniently positioned just off New York Avenue within steps of The Hect Warehouse at Ivy City
- The property's central location with quick access to New York Ave/US-50, I-295 is well suited for warehouse, distribution, contractor, service, and last-mile users seeking quick access throughout the Washington metropolitan area
- Nearby retailers include Target, Mom's Organic Market, Petco and Planet Fitness

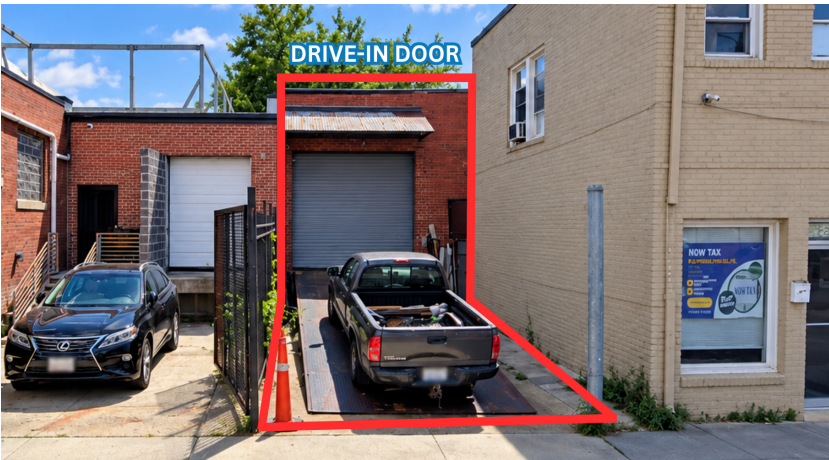


OFFERING



FOR SALE WAREHOUSE

Price	\$2,000,000
Building Size	+/- 3,600 SF
Drive-ins	1 (10' high)
Clear Height	Approx. 15.5'
Heat	Gas
Zoning	PDR-1



RETAILER MAP



CONTACT

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