

# JUST LISTED

## 2405 DOUGLAS ST, NE

WASHINGTON, DC 20018

FOR SALE / FOR LEASE  
INDUSTRIAL LAND - 0.37+/- ACRES



FOR SALE  
**\$2,950,000**

FOR LEASE  
**\$15,000**  
NNN/Month

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## 2405 DOUGLAS STREET, NE WASHINGTON, DC 20018

### FOR SALE / FOR LEASE

This unique 16,188+/- SF industrial parcel is ideally located just minutes from New York Avenue in the Langdon area of Ward 5. Nestled in a discreet industrial and residential neighborhood, the property is perfect for truck or vehicle storage, equipment and material storage, or other uses permitted under the Production, Distribution, and Repair (PDR-1) zoning. For the long-term development option, you can construct up to a 16,000+/-SF industrial building, giving this property significant upside potential.

The property is currently secured with steel construction fencing, featuring a gated entrance and security cameras for added protection. The lot is flat, mostly gravel, and fully graded, ready for immediate use.

In addition, this parcel is well-suited for a DC-licensed Medical Cannabis Manufacturer or Cultivation Center. The owner is open to leasing to medical cannabis-related purposes tenant, subject to all applicable ABCA regulations and licensing requirements.

Currently, the property is tenant-occupied on a month-to-month basis, with the tenant open to extending their lease.

For more information, please contact Venita Jacobson, DC Real Estate Licensee, at 240-305-3449 and [venita.jacobson@c21m.com](mailto:venita.jacobson@c21m.com) or Stephen Karbelk, DC Real Estate Licensee, RealMarkets, a CENTURY 21 Commercial New Millennium team, at 571-481-1037 and [stephen@realmarkets.com](mailto:stephen@realmarkets.com).

### HIGHLIGHTS

**Location:** Discrete, secure location in the Langdon neighborhood

**Zoning:** Production, Distribution, and Repair (PDR-1) zoning

**Tax Id:** Square 4282/Lot 0003

**Property:** 0.37+/- acres, level and graded

**2024 Real Estate Taxes:** \$14,771.46

**Potential Uses:** Ideal for Truck/Vehicle Storage, Equipment/Material Storage, DC-licensed Medical Cannabis Manufacturer or Cultivation Center.

**Features:** Fully fenced, heavy steel-grade fencing, backs to railroad and woods, discrete location

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**2405 DOUGLAS STREET, NE  
WASHINGTON, DC 20018**

**FULLY FENCED, 16,188+/- SF INDUSTRIAL PARCEL FOR  
SALE OR FOR LEASE NEAR INTERSECTION OF  
NEW YORK AVENUE, NE AND BLADENSBURG ROAD, NE**



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