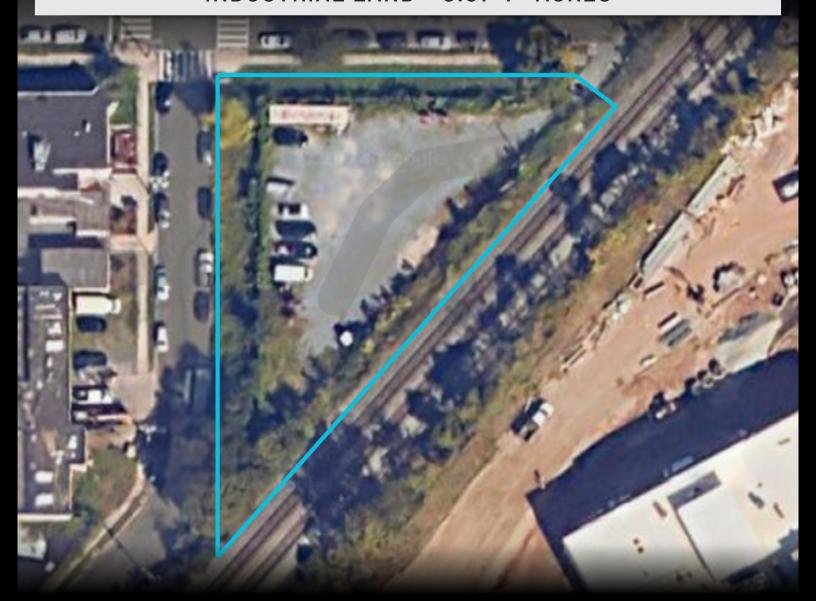
# JUST LISTED

## 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

C E N T U R Y 2 1

# 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 or Stephen Karbelk, DC Real Estate Licensee, RealMarkets, a CENTURY 21 Commercial New Millennium team, at 571-481-1037 and stephen@realmarkets.com.

## **HIGHLIGHTS**

**Location:** Discrete, secure location in the Lanadon 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

## 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











## STEPHEN KARBELK

### DIRECTOR/TEAM LEADER

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