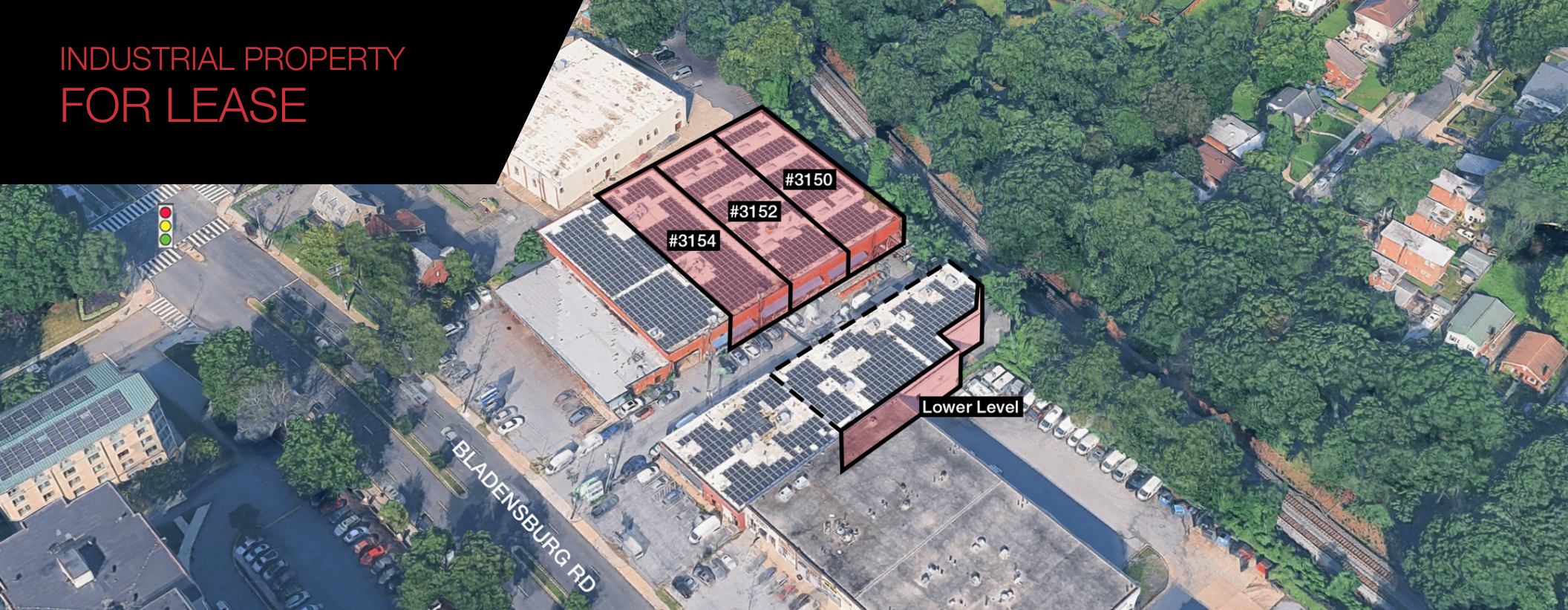


INDUSTRIAL PROPERTY FOR LEASE

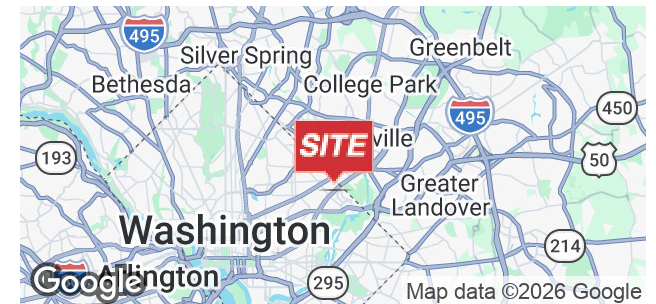


3152 BLADENSBURG ROAD NE

Washington, DC
20018

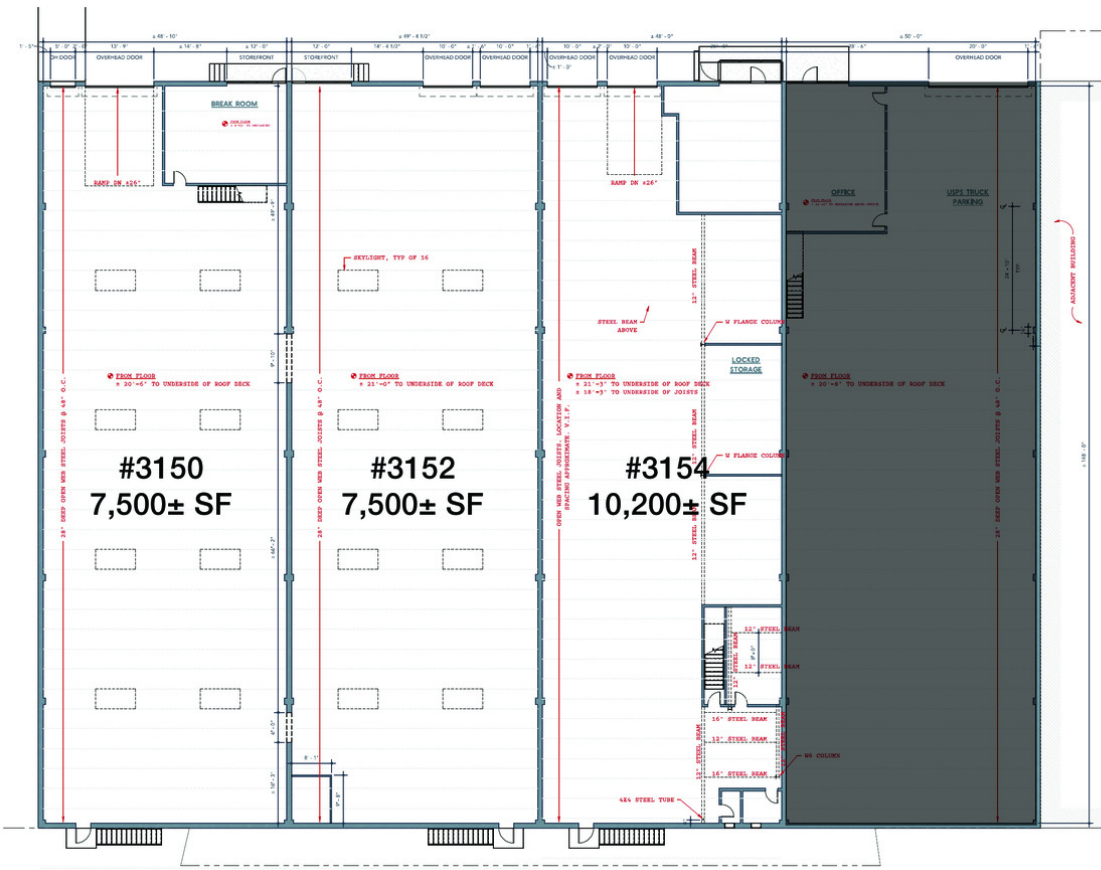
PROPERTY HIGHLIGHTS

- 7,500± SF to 34,435± SF available
- PDR-1 zoning (Production, Distribution & Repair)
- Heavy power
- Dock-high and drive-in loading
- 18' clear ceiling height (12'–14' clear in lower level)
- Functional industrial layout suitable for a variety of uses
- Along the busy Bladensburg Road corridor in NE DC
- Ideal for serving downtown DC and suburban Maryland

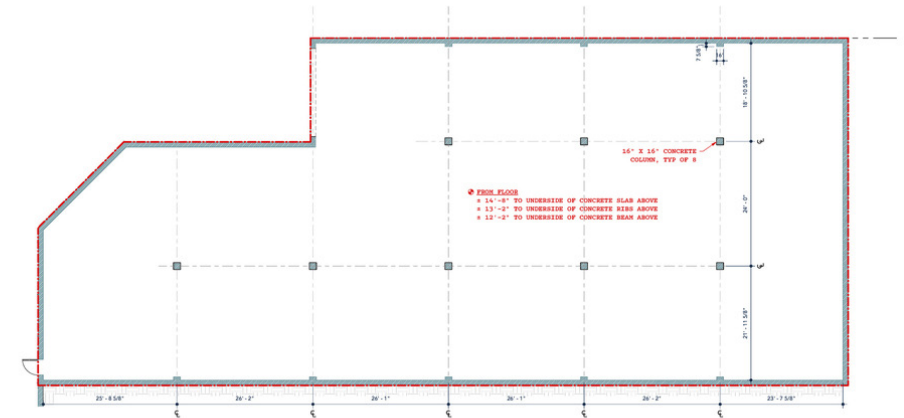


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#3160 - Lower Level Area - 9,235± SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 3150 Bladensburg Road	Available	7,500 SF	NNN	Negotiable	-
■ 3152 Bladensburg Road	Available	7,500 SF	NNN	Negotiable	-
■ 3154 Bladensburg Road	Available	10,200 SF	NNN	Negotiable	Incl. 2,700± SF mezzanine office
■ 3160 Bladensburg Road	Available	9,235 SF	NNN	Negotiable	Lower level space with drive-in access