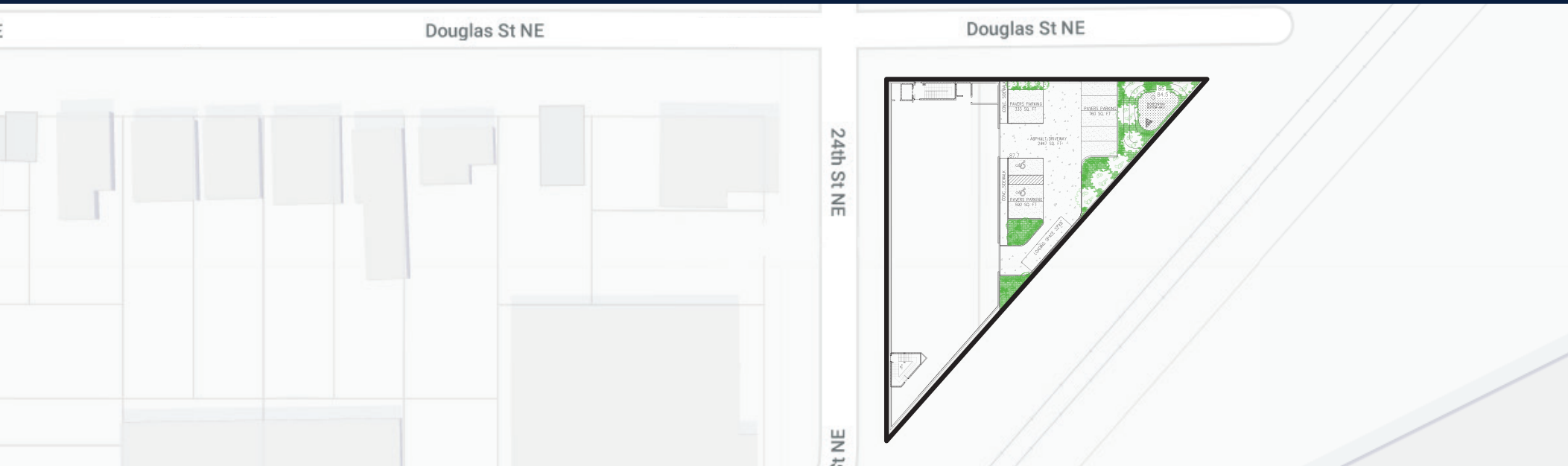




16,000 SF. Industrial

Delivering July, 2018

Property Highlights:

- 2 Level Space, Divisible
- 2 Overhead Roll-up Door (14'-2" HT x 15'4" W)
- Ceiling Height (17'8" on 1st Floor, 13'6" on 2nd Floor w/10' clear)
- Ideal for Storage, Breweries, Government Agencies, Commercial Kitchen
- 2nd Floor Space w/Elevator Access
- Fully compliant ADA Restrooms and Entryways
- +11 Parking Spaces
- Certified "Green" Warehouse with Washington, DC

Space Details:

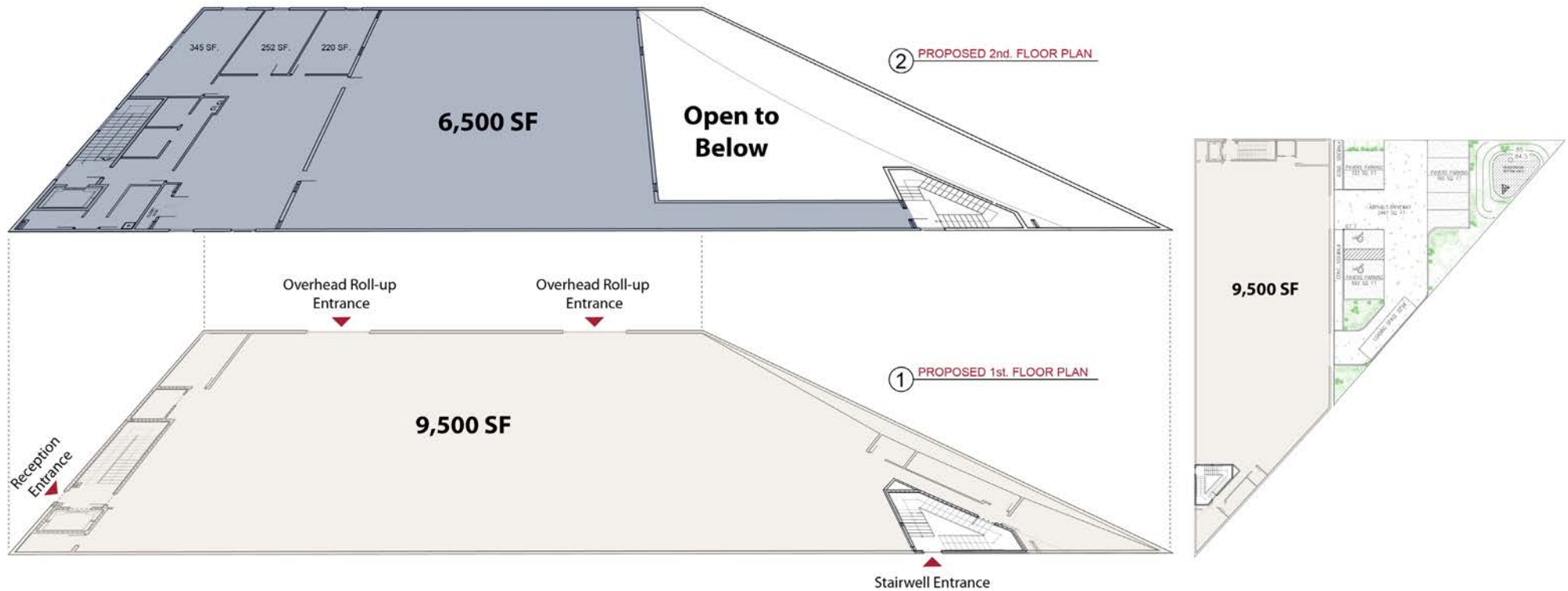
Lot Size: 16,188 SF

1st Floor Space: 9,500 SF

2nd Floor Space: 6,500 SF

Zoning: PDR-1

Production, Distribution and Repair Zone



FLOOR PLAN

Space Details:

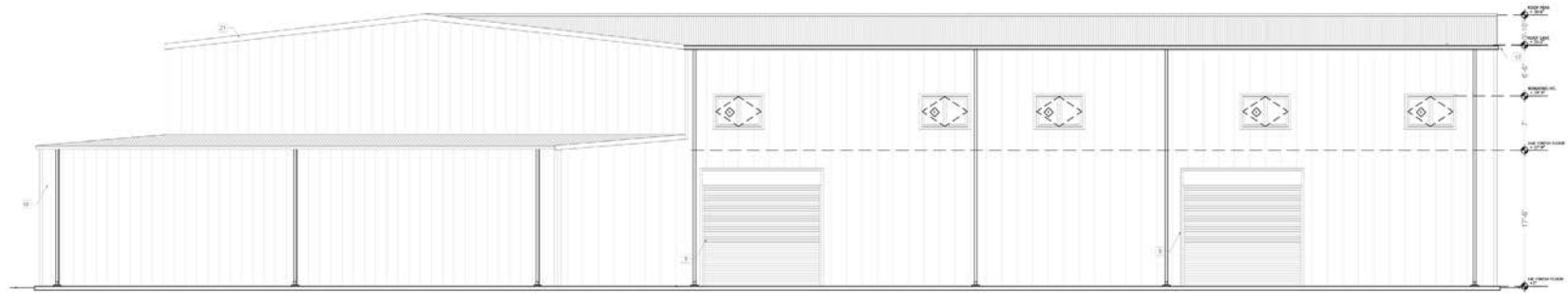
Building Square: 4,282 SF
Ground Floor: 9,478 SF
2nd Floor: 8,478 SF
Building Height: 31'-2"
First Floor Height: 17'-8"
Second Floor Height: 13'-6"

FIRST FLOOR SPECS:

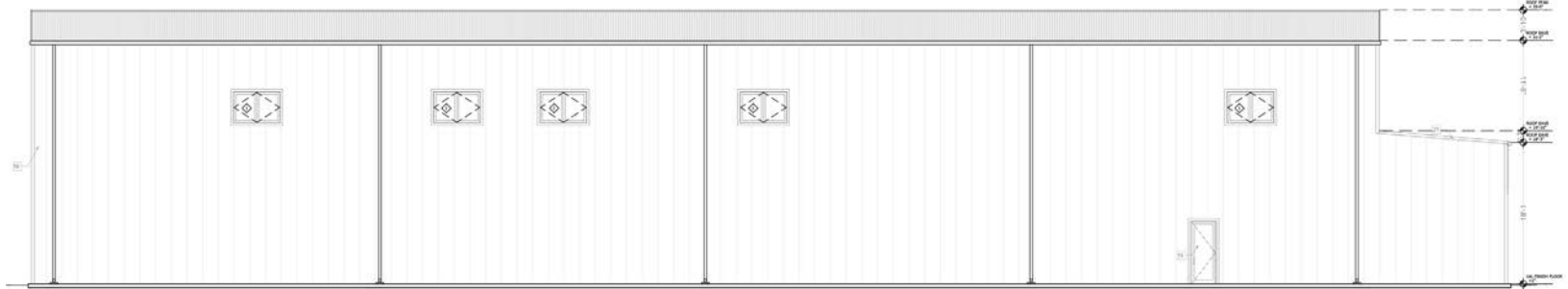
Max Area Diagonal: 195'-1"
Exit Remoteness: 151'-3"
Entrance Space (x2): 15'-4"
Left side: 61'-4"
Top: 121'-5"
Bottom: 188'
Right: 90" - 9 5/8"

SECOND FLOOR SPECS:

Max Area diagonal: 120'-10"
Exit remoteness: 137'-2"
Left side: 61'-4"
Top: 95'-.85"
Bottom: 188'
Right: 90" - 9 5/8"

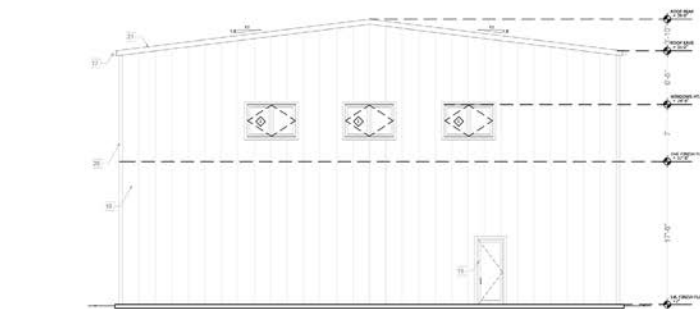


① PROPOSED WEST ELEVATION PLAN



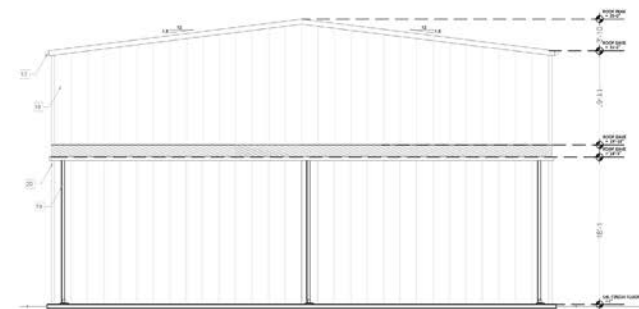
② PROPOSED EAST ELEVATION

24th St Entrance



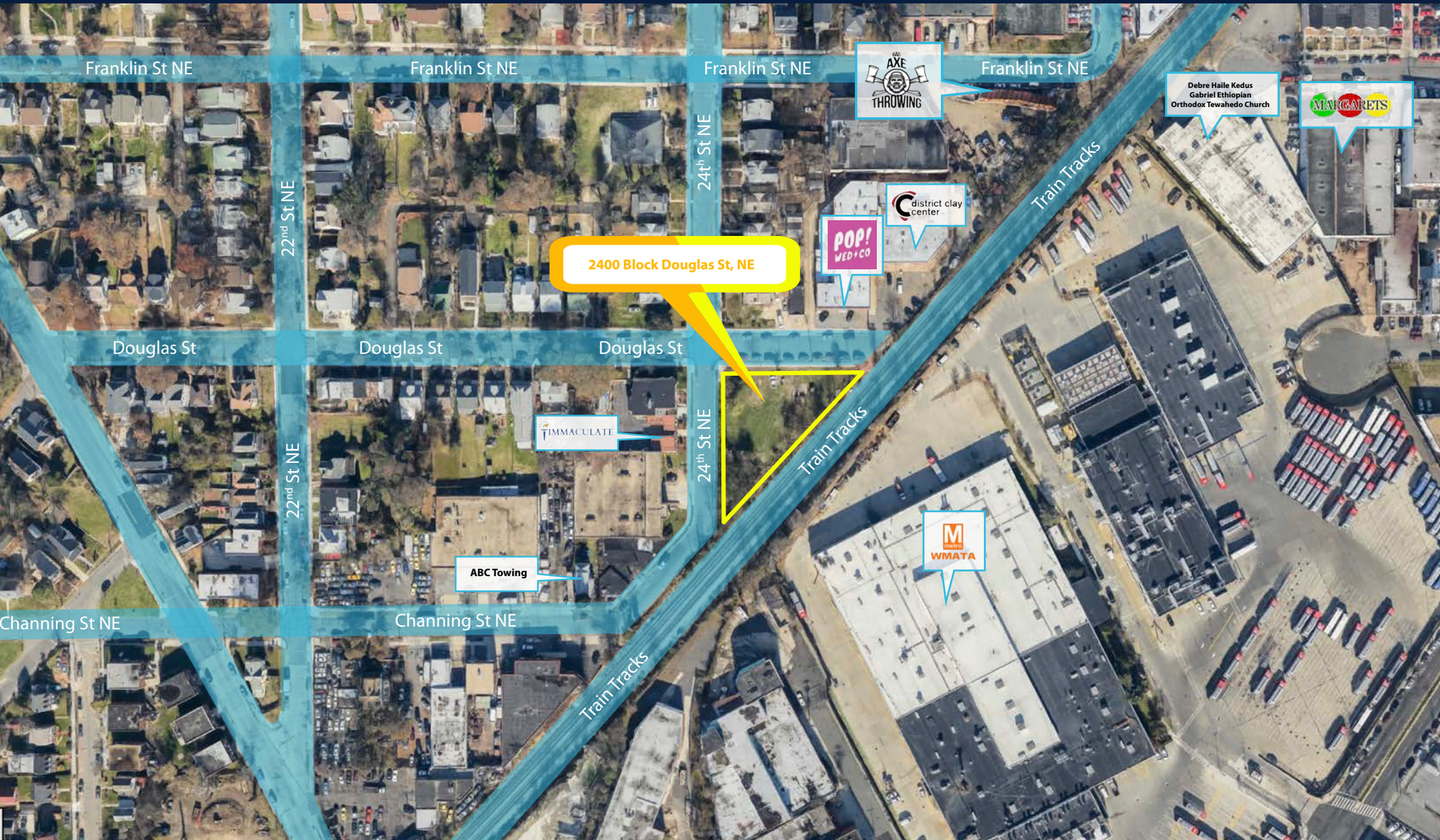
③ PROPOSED NORTH ELEVATION

Douglas St Entrance

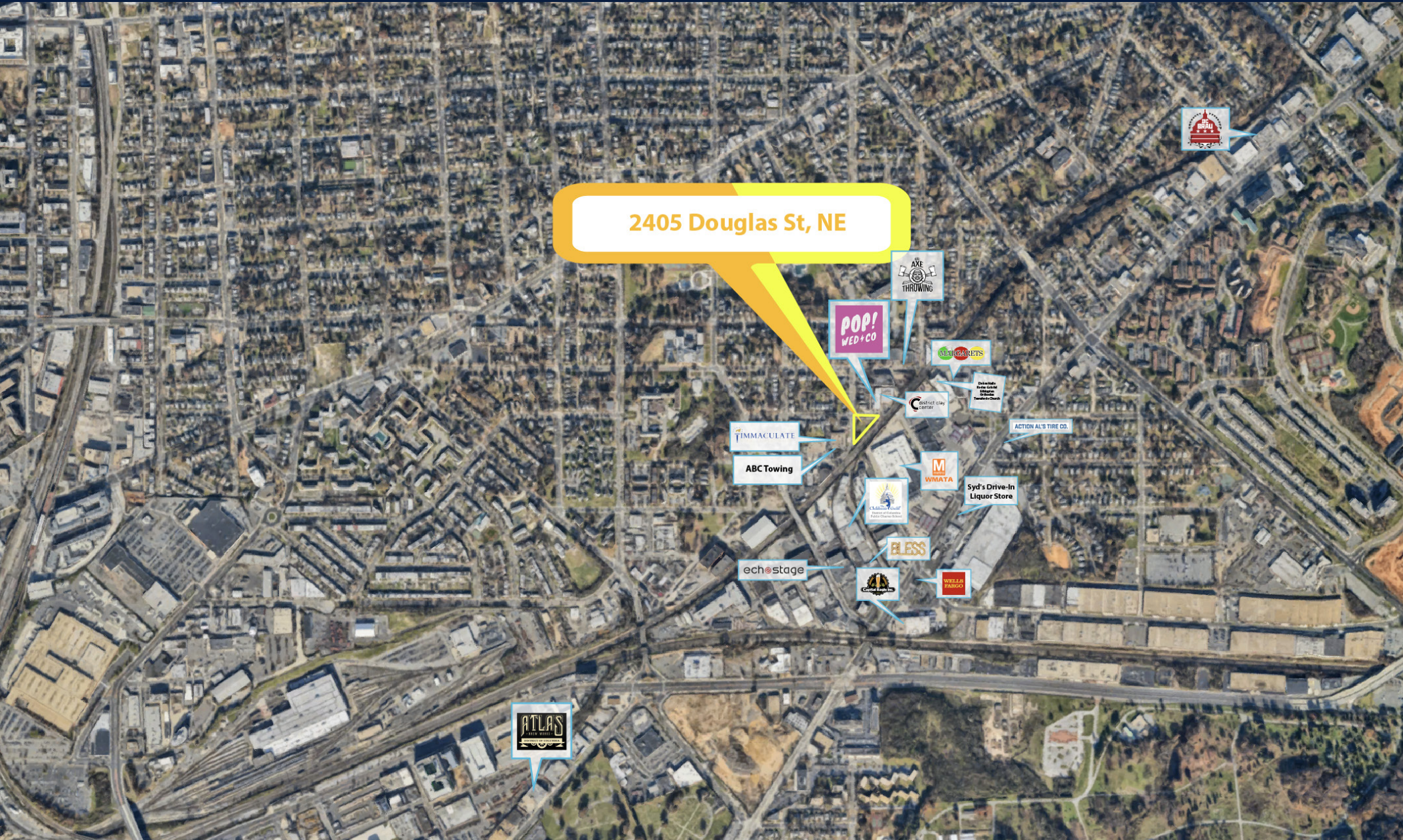


④ PROPOSED SOUTH ELEVATION

PROPOSED ELEVATION PLANS



AERIAL VIEW



AERIAL VIEW



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