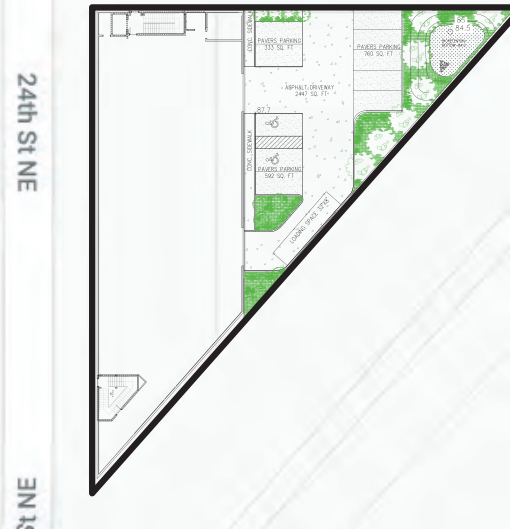


Douglas St NE



Douglas St NE



## 16,000 SF. Industrial

Delivering Spring, 2019

### 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

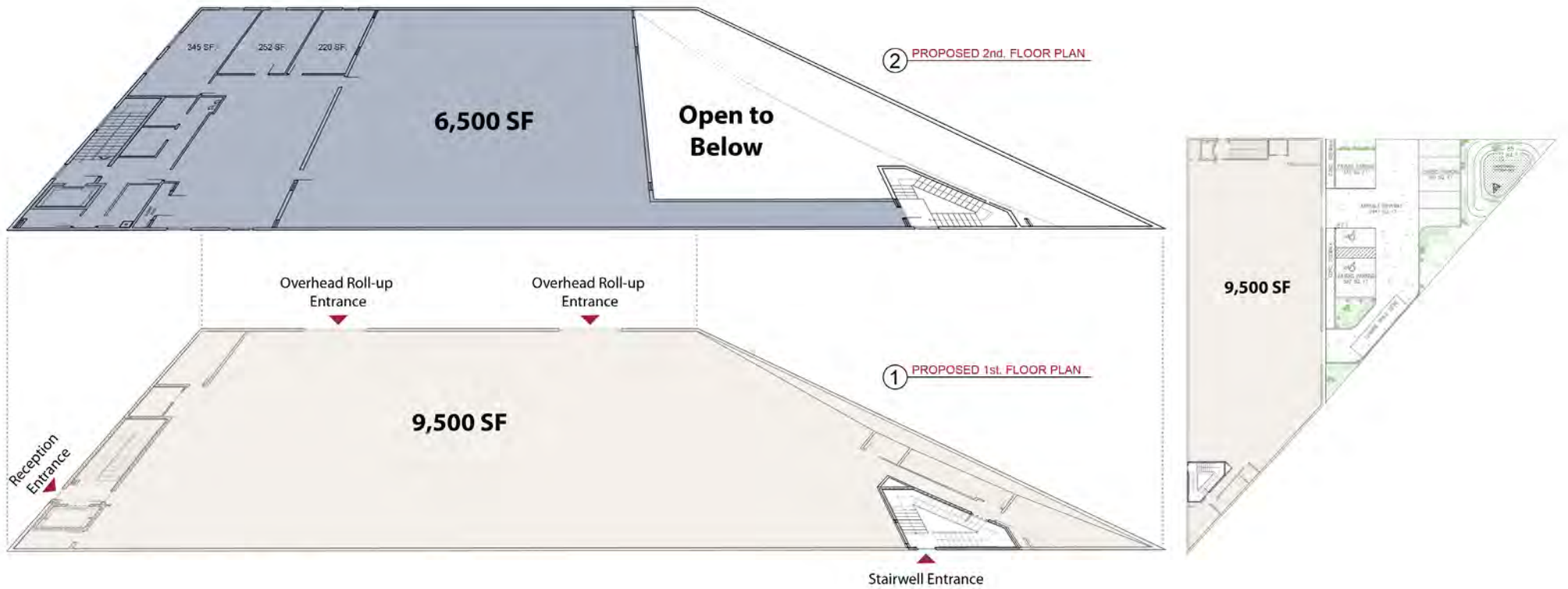
### Space Details:

**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:**

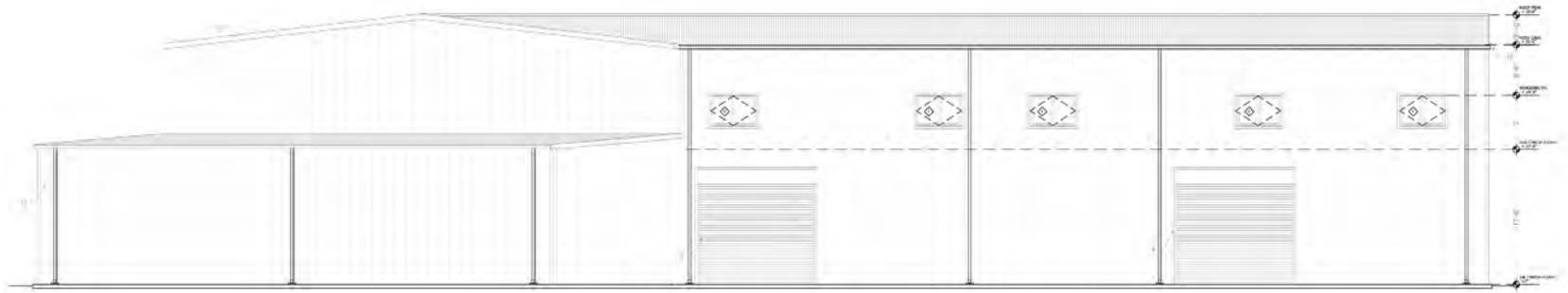
**Building Square:** 4,282 SF  
**Ground Floor:** 9,478 SF  
**2nd Floor:** 8,478 SF  
**Building Height:** 31'-2"  
**First Floor Height:** 17'-8"  
**Second Floor Height:** 13'-6"

**FIRST FLOOR SPECS:**

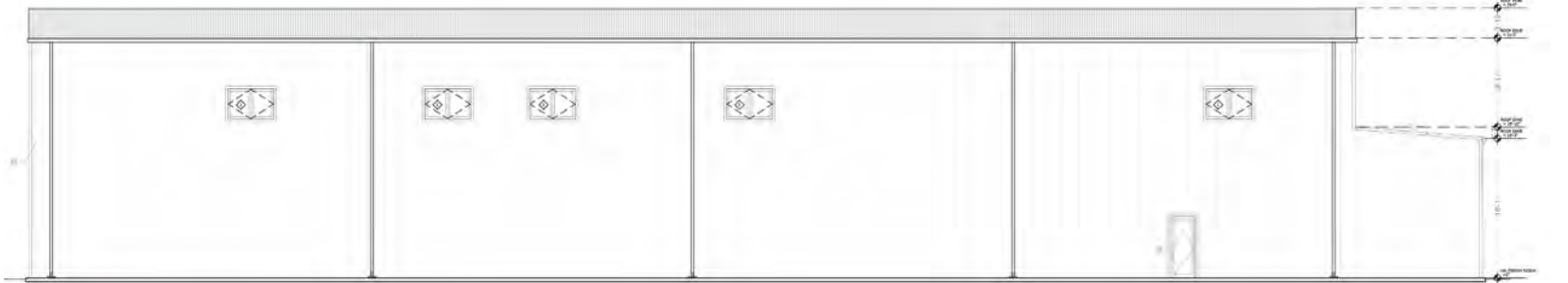
**Max Area Diagonal:** 195'-1"  
**Exit Remoteness:** 151'-3"  
**Entrance Space (x2):** 15'-4"  
**Left side:** 61'-4"  
**Top:** 121'-5"  
**Bottom:** 188'  
**Right:** 90"-9 5/8"

**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"

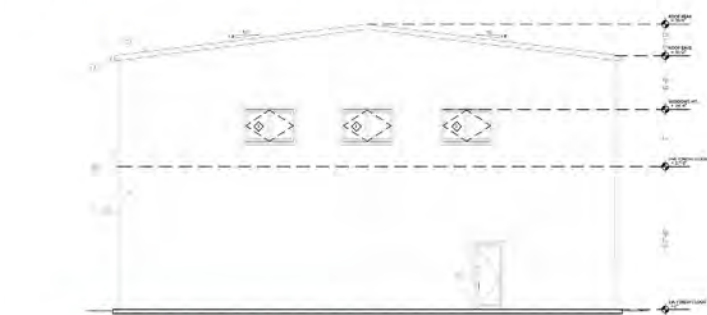


① PROPOSED WEST ELEVATION PLAN



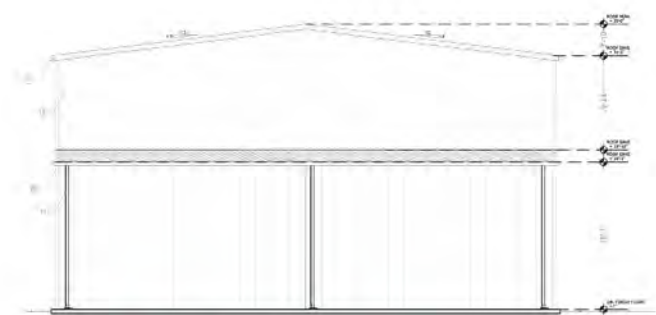
② PROPOSED EAST ELEVATION

24th St Entrance



③ PROPOSED NORTH ELEVATION

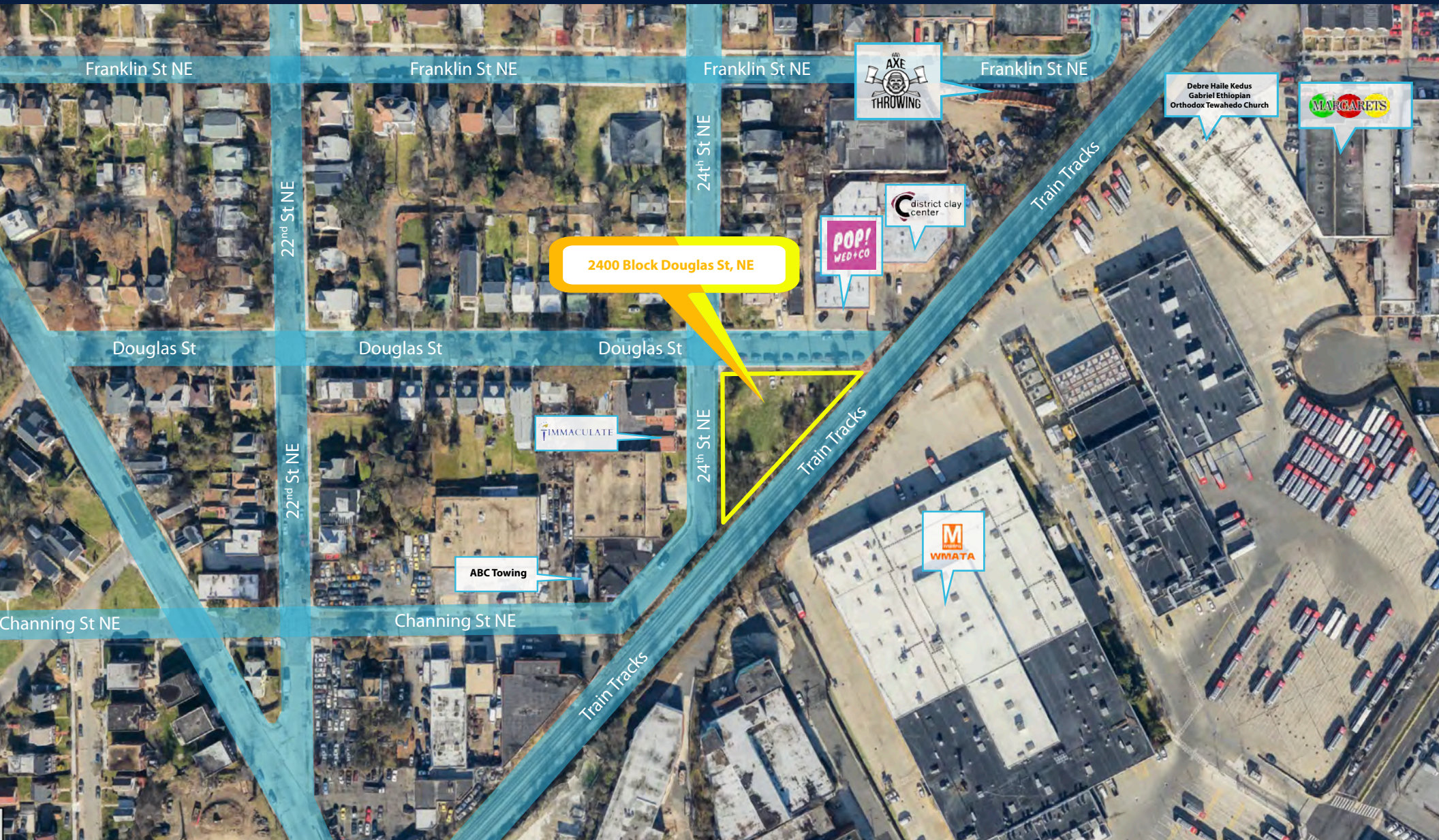
Douglas St Entrance



④ PROPOSED SOUTH ELEVATION

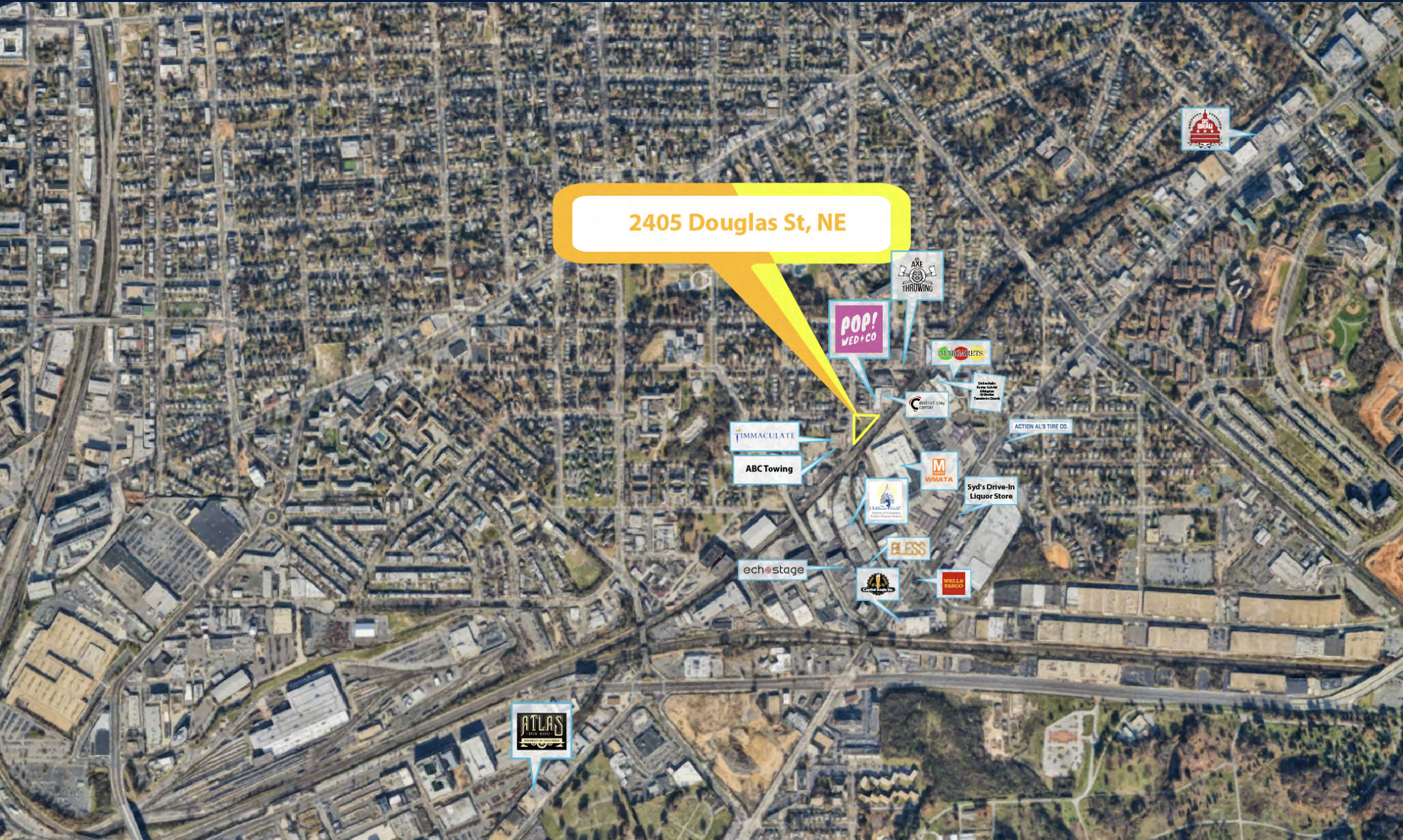
**PROPOSED ELEVATION PLANS**

# || 2405 Douglas St NE, Washington, DC 20018



AERIAL VIEW

|| 2405 Douglas St NE, Washington, DC 20018



AERIAL VIEW