

HEAVY INDUSTRIAL FACILITY NEAR RHODE ISLAND METRO
FOR LEASE, SALE, OR LEASE WITH OPTION

515 V Street, NE
Washington, DC 20002

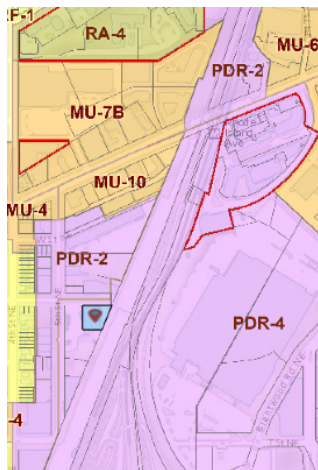


- 19,289 SF Manufacturing Facility currently used as an IAM union machine shop
- 20' clear ceilings
- Sprinklered + air conditioned warehouse
- 3 Phase Power
- 1 x 14' drive in overhead door and 1 x 14' ramped drive in door
- Direct Frontage on Capital Bike Trail .3 miles from Rhode Island Ave Metro
- Ample parking in front of the building and on a secure gated lot
- Located on .58 acre (25,265 square feet) of Land Zoned PDR-4 with a 6 F.A.R. or 90' Height
- Maximum potential buildout of over 151,590 +/- Square Feet

Lease Rate \$18.65/sf NNN. 2021 Taxes \$1.75/sf
Sales Price \$7,500,000, all cash. Terms
possible.

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	Floor Area Ratio (max.) ^{1,2}	Height (ft.) ^{3,4}	Development Standards			Green Area Ratio (min.)	Zoning Regulation Reference
			Transition Setback	Rear Setback (ft.)	Side Setback (ft.)		
PDR-4	6.0	90	See Subtitle J § 207	See Subtitle J § 205	None unless abutting a residential zone or lot developed for residential use (see Subtitle J § 206)	0.30 (see Subtitle J § 208)	Subtitle J, Chapter 2
	1.0 (max. for restricted uses)						
Use Permissions		Courts	Parking	Loading	Alley Lots	Inclusionary Zoning	
Subtitle U, Chapter 8		Subtitle J, § 209	Subtitle C, Chapter 7	Subtitle C, Chapter 9	Subtitle J, Chapter 3	Subtitle C, Chapter 10	

25,265 SF of IPDR-4 Zoned Land with a 6 F.A.R and/or 90' height allows up to 151,590 SF for self storage and/ or switch hotel. Or other uses requiring DC's most intense industrial zoning.

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