

FOR SALE

Industrial Property

IN THE VIBRANT LANGDON NEIGHBORHOOD

2405 22ND STREET. NE WASHINGTON, DC 20018

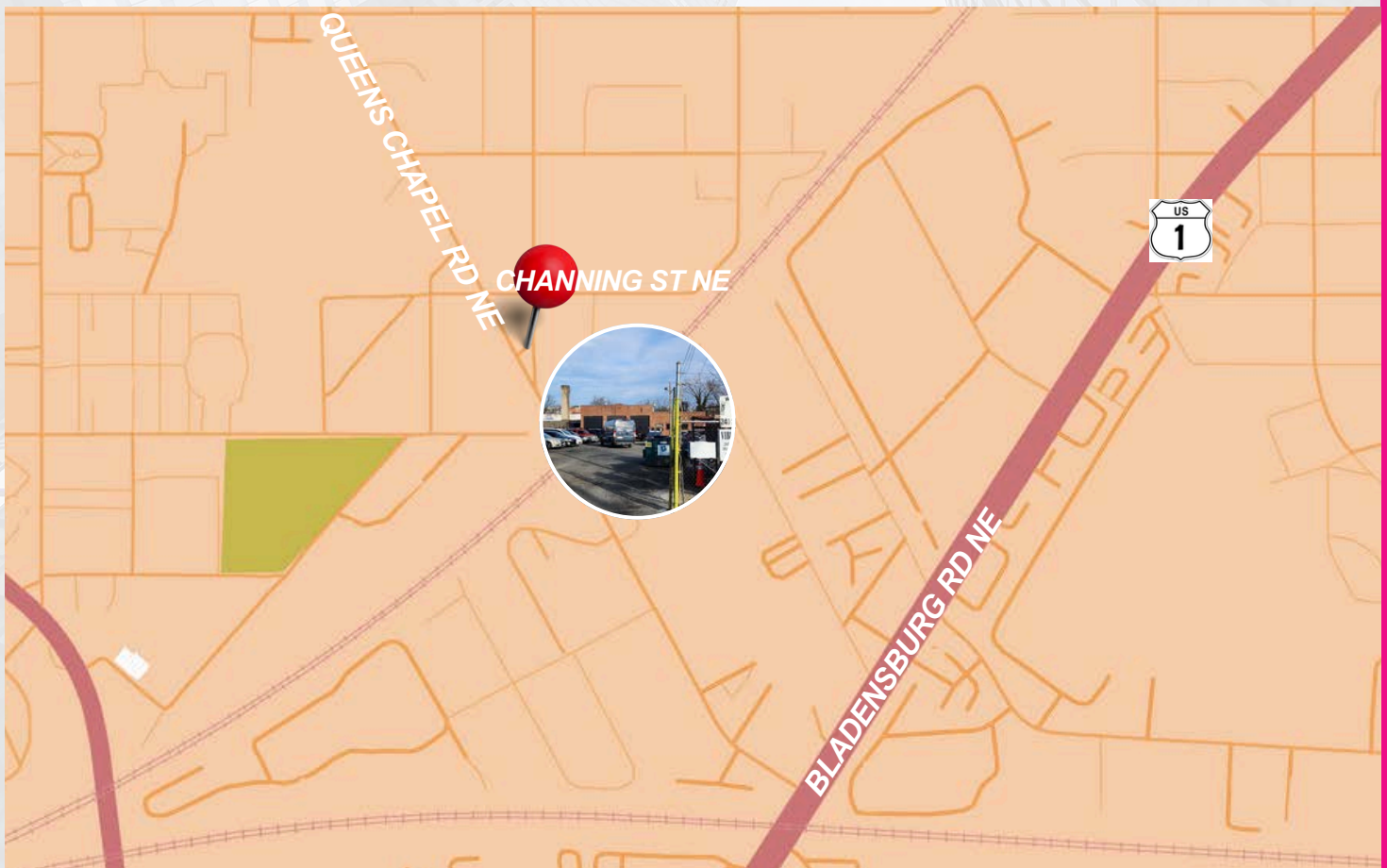
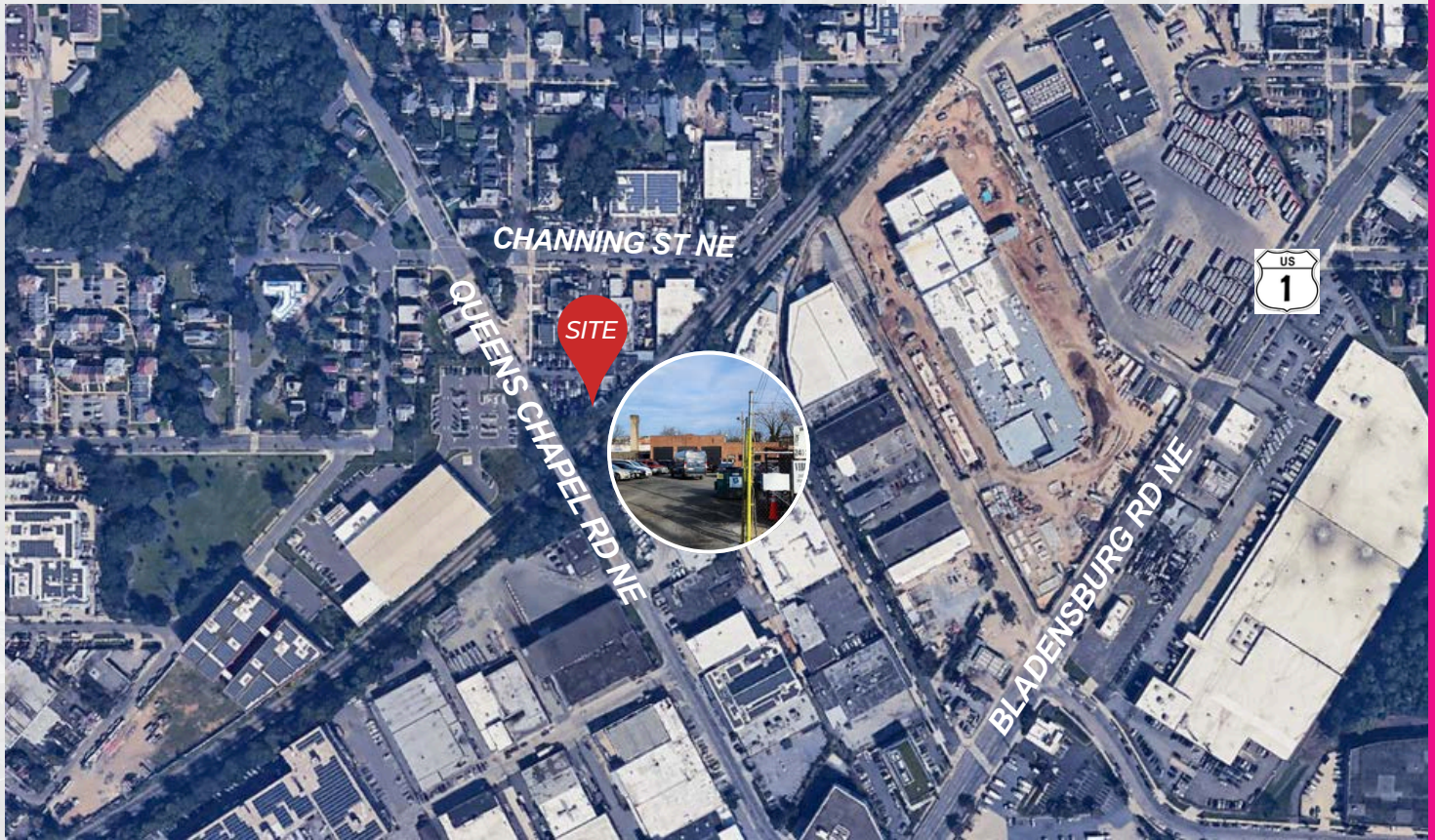


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ABOUT THE PROPERTY

PRIME INDUSTRIAL OPPORTUNITY IN WASHINGTON, DC

An exceptional opportunity to acquire an industrial property in Washington, DC's high-demand Brentwood industrial corridor.

2405 22nd St NE offers a strategic location, excellent accessibility, and a versatile layout suitable for a wide range of industrial uses, including warehousing, distribution, light manufacturing, and flex space.

Property Highlights:

- **Functional Industrial Space** – Ideal for owner-users or investors
- **Drive-In/Loading Access** – Streamlined logistics for operations
- **Strategic Location** – Near Route 50, New York Ave, and I-295
- **High Demand Submarket** – Limited industrial inventory in DC
- **Zoning Flexibility** – Potential for various industrial and commercial uses

Unmatched Connectivity & Growth Potential

Situated in NE Washington, DC, this property provides direct access to **major transit routes, Union Market, and the city's core business districts**—a rare opportunity in a tight industrial market.

Whether you are an end-user looking for a new facility or an investor seeking strong long-term appreciation, this property is a must-see.

Contact us today for pricing details and to schedule a tour of 2405 22nd St NE!

Land Area: 26,206 SF

Building Area: 3,432 SF

Zoning: PDR-1

Asking Price: Negotiable