

258 35th Street NE, Washington, DC

Rare urban warehouse offered for sale



MICHEL DALEY
REALTY

\$2,500,000

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Property Highlights:

- Opportunity Zone
- 3,485 SF industrial warehouse
- Renovated in 2019
- Zoned CM-1 (PDR-1)
- Two loading docks
- Approximately 20-foot clear ceiling height
- One-story masonry construction
- Flexible warehouse / distribution / contractor / storage use
- Two parking spaces
- Convenient access to Benning Road, Route 50, I-295, and downtown Washington, DC
- Minutes from Minnesota Avenue Metro Station