

# For Sale | Infill Industrial

100% Leased | Mission Critical Tenant | PDR-2 Zoning



2260 25th Place NE  
Washington, DC 20018

# INVESTMENT HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- **100% Leased with Stable Cash Flow** - Fully occupied by M.C. Dean, Inc., providing consistent in-place income.
- **Below-Market Rents (~\$21/SF Gross)** - Estimated to be \$2–\$3/SF below market on a NNN basis, presenting a clear path to revenue growth at lease rollover.
- **Lease Structure Upside (Gross → NNN)** - Limited expense reimbursements (~\$4.56/SF) creates an opportunity to increase NOI through lease restructuring or retenanting.
- **Infill Washington, DC Industrial Location** - Positioned within the NE Industrial Corridor, serving contractor, service, and last-mile users with immediate access to Route 50, I-295 and Baltimore-Washington Parkway.
- **Functional Small-Bay Industrial Asset** - 20' clear heights, drive-in and dock-high loading support a wide range of service-industrial users.
- **Supply-Constrained DC Industrial Market** - Limited availability of comparable product supports long-term rent growth and strong tenant demand.



**100% Occupied  
Stable Income**



**Commercial &  
Industrial  
Uses Allowed**



**Mark to Market  
Upside**



**Strategic  
Location**

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

**2260 25th Place NE** a fully leased, infill industrial/flex asset located within Washington, DC's NE Industrial Corridor. The property offers stable in-place income with near-term upside through mark-to-market rent growth and potential lease restructuring. The asset's functional design and strategic location support strong demand from service-industrial and contractor users.

## KEY PROPERTY DETAILS

<b>Building Size:</b>	8,183 SF
<b>Clear Height:</b>	18 Feet
<b>Loading:</b>	1 Drive-In & 1 Dock High
<b>Land Area:</b>	0.23 Acres
<b>Parking:</b>	5 Surface Spaces
<b>Zoning:</b>	PDR-2
<b>Utilities:</b>	Standard Commercial Service

2025 Actual Expenses		
Expense	Annual	PSF
Real Estate Taxes	\$17,100	\$2.08
Insurance	\$1,430	\$0.17
Repairs & Maintenance	\$2,400	\$0.29
Management Fee	\$8,900	\$1.09
Utilities	\$7,630	\$0.93
	<b>\$37,500</b>	<b>\$4.56</b>

## TENANT INCOME PROFILE

Tenant	SF	Lease Exp.	Rent
M.C. Dean, Inc	8,183 SF	Feb 2027	<b>\$21.17 PSF</b> <i>(Mod. Gross)</i>

### Lease Notes:

- Modified Gross lease structure with reimbursements (tenant covers water/sewer)
- 2025 operating expenses: ~\$4.56 / SF
- Renewal Option: One (1) Two (2) Year option with 12 months PWN at prevailing market rent

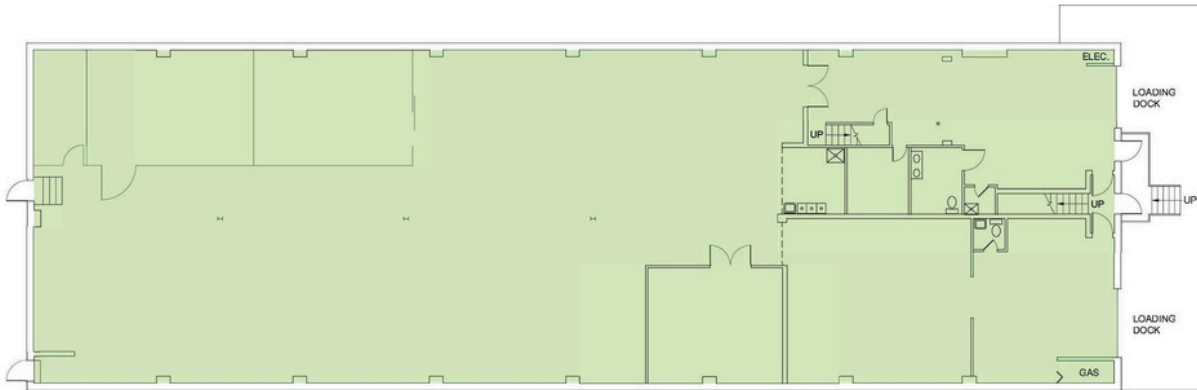
## INCOME OVERVIEW

- 2025 NOI: ~\$141,000
- Below-Market Rents: \$2~\$3 PSF below market (NNN basis)
- Lease Structure Upside Opportunity to convert from gross to NNN
- Embedded NOI Growth

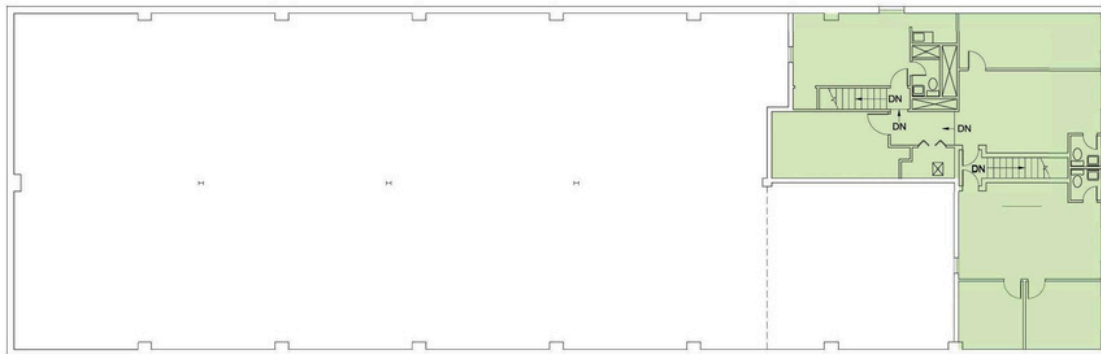
## ASSET POSITIONING

- Infill DC industrial asset in supply-constrained NE Industrial Corridor
- Strong demand drivers supporting long-term rent growth
- Functional small-bay layout suited for contractor and service users
- Low-management, easy-to-own urban industrial asset

# FLOOR PLAN



**1st Floor**



**2nd Floor**

**25th Place, NE**

4923 Bethesda Avenue, Suite 200  
Bethesda, Maryland 20814  
301 795-4966  
[www.advisoRE.com](http://www.advisoRE.com)

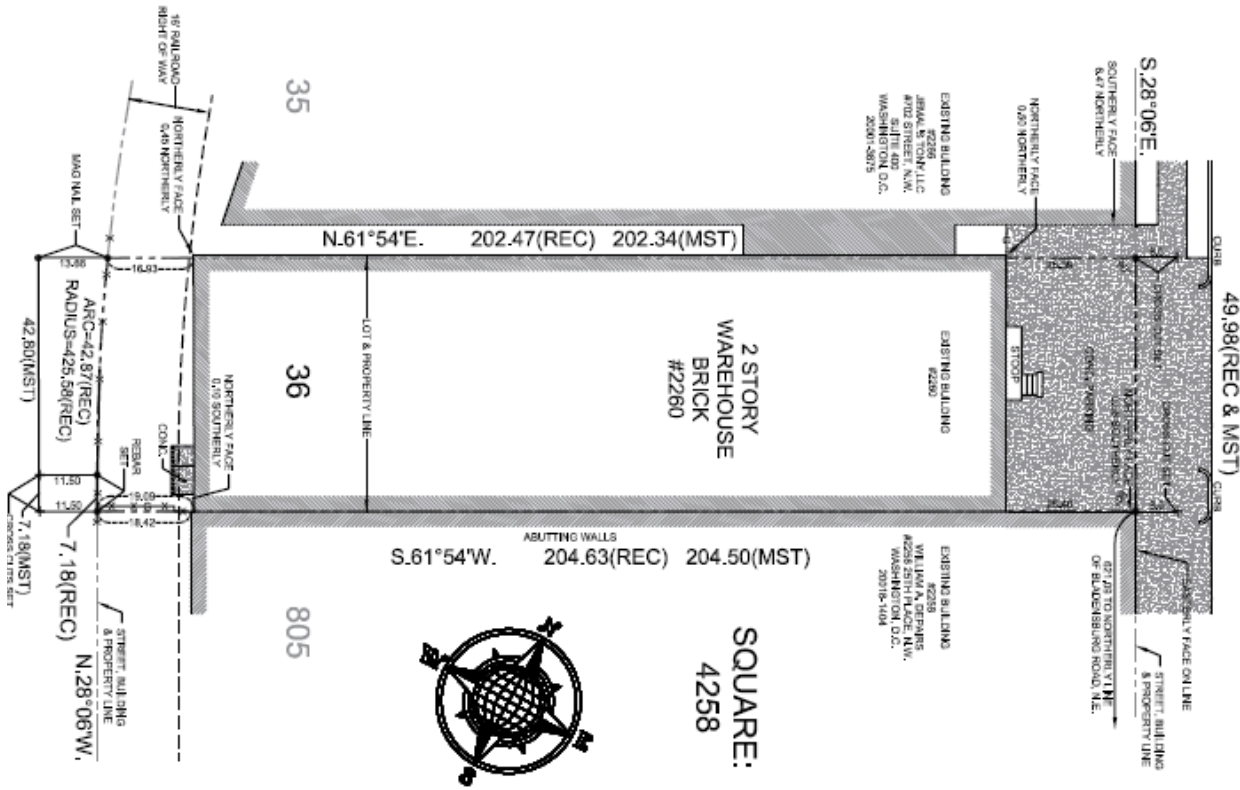
**ALEX ALPERSTEIN**  
301 795-4966  
Alex@advisoRE.com

**CLARK TURNER**  
301 795-4966  
CTurner@advisoRE.com



# SITE PLAN

## 25th Place, N.E.



# MAP



2260 25th Place NE

New York Avenue / Rte 50

25th Place

Bladensburg Road



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