

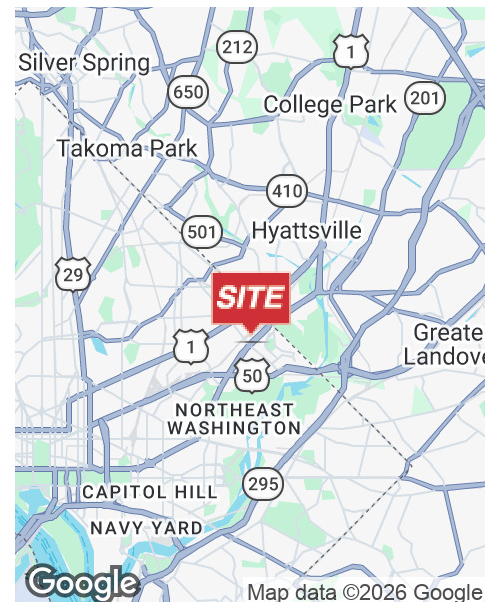
# Flex / Industrial FOR LEASE



## 3020 YOST PLACE NE Washington, DC 20018

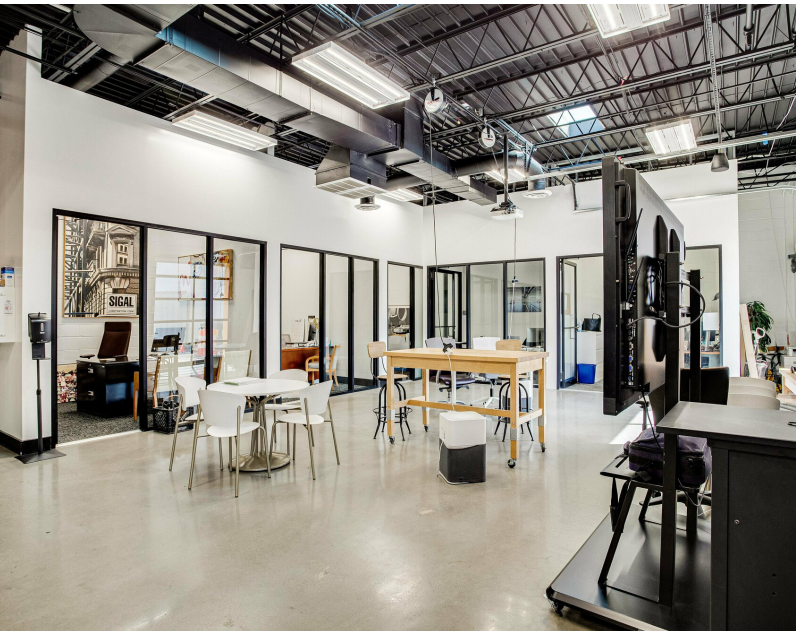
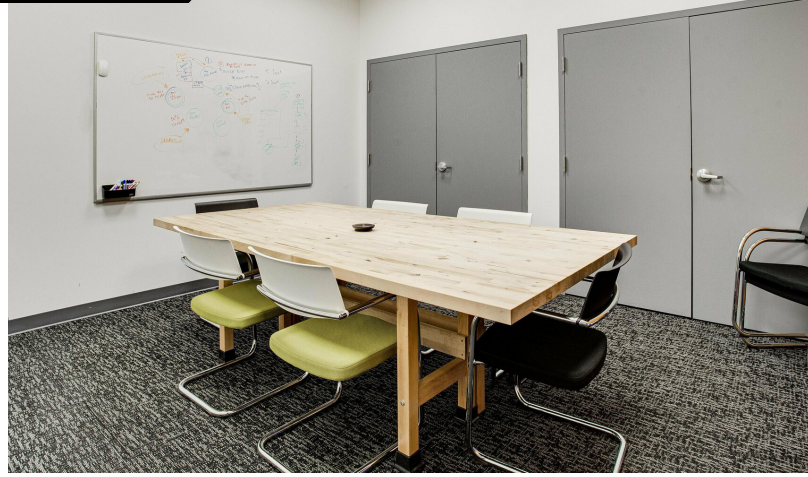
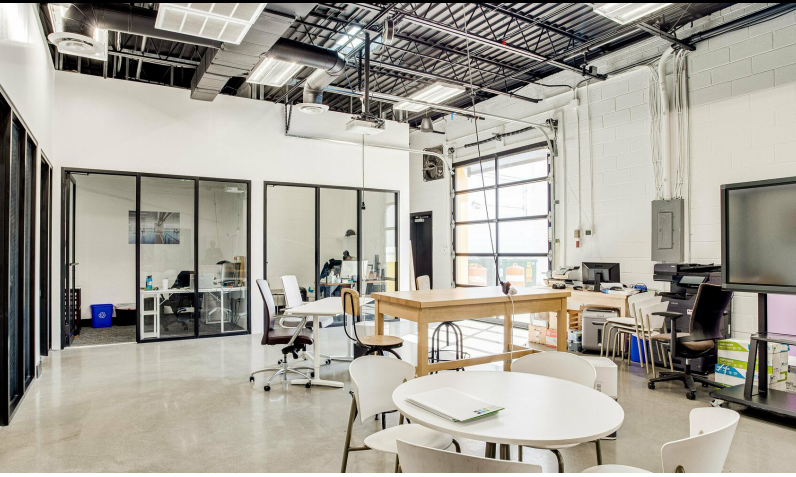
### PROPERTY HIGHLIGHTS

- Freestanding 3,069± SF warehouse on 0.19± acres
- PDR-1 zoning (Production, Distribution & Repair)
- Fully paved site with fenced outdoor storage
- Dedicated on-site parking
- Flexible office and warehouse configuration with high-end office finishes
- Two drive-in loading doors
- Approximately 12.5' ceiling heights
- Fully conditioned space
- Skylights providing significant natural light
- Along the busy Bladensburg Road corridor in NE DC
- Ideal for serving downtown DC and suburban Maryland



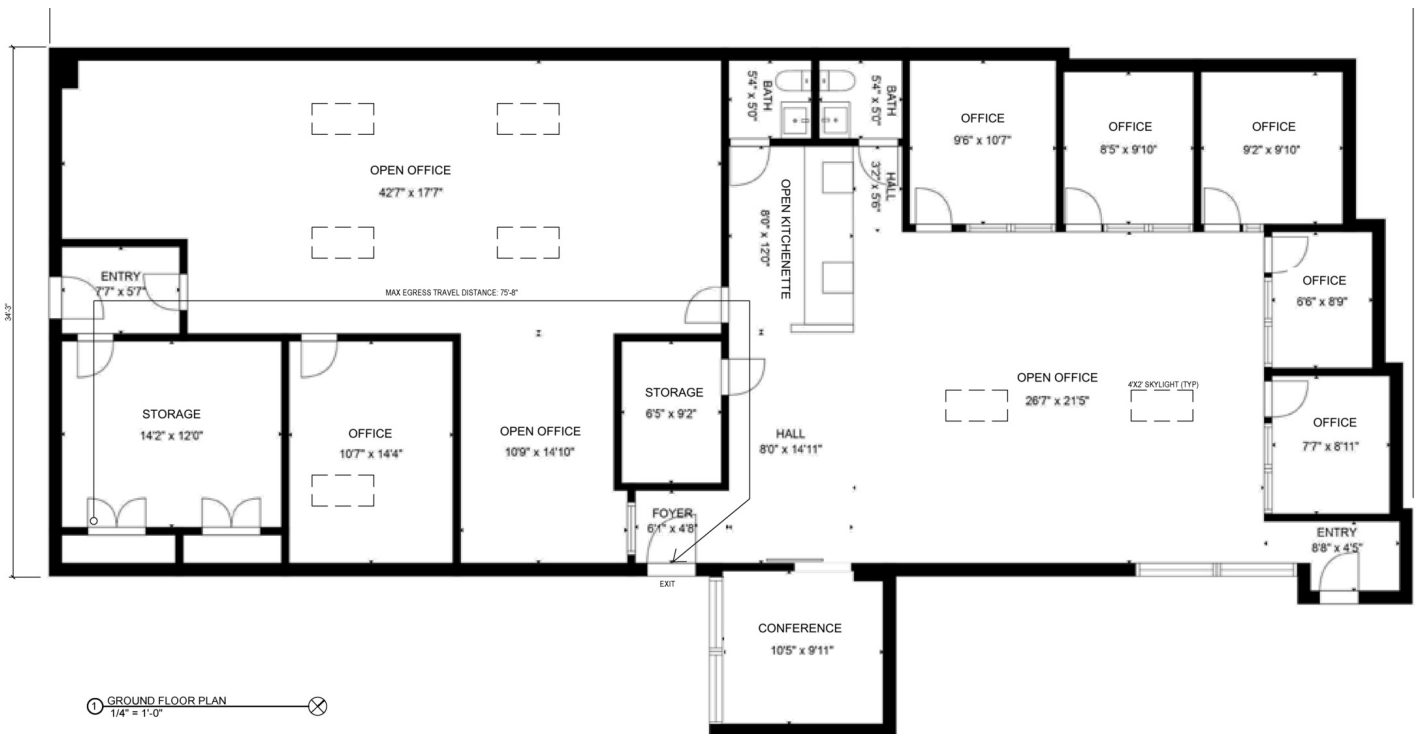
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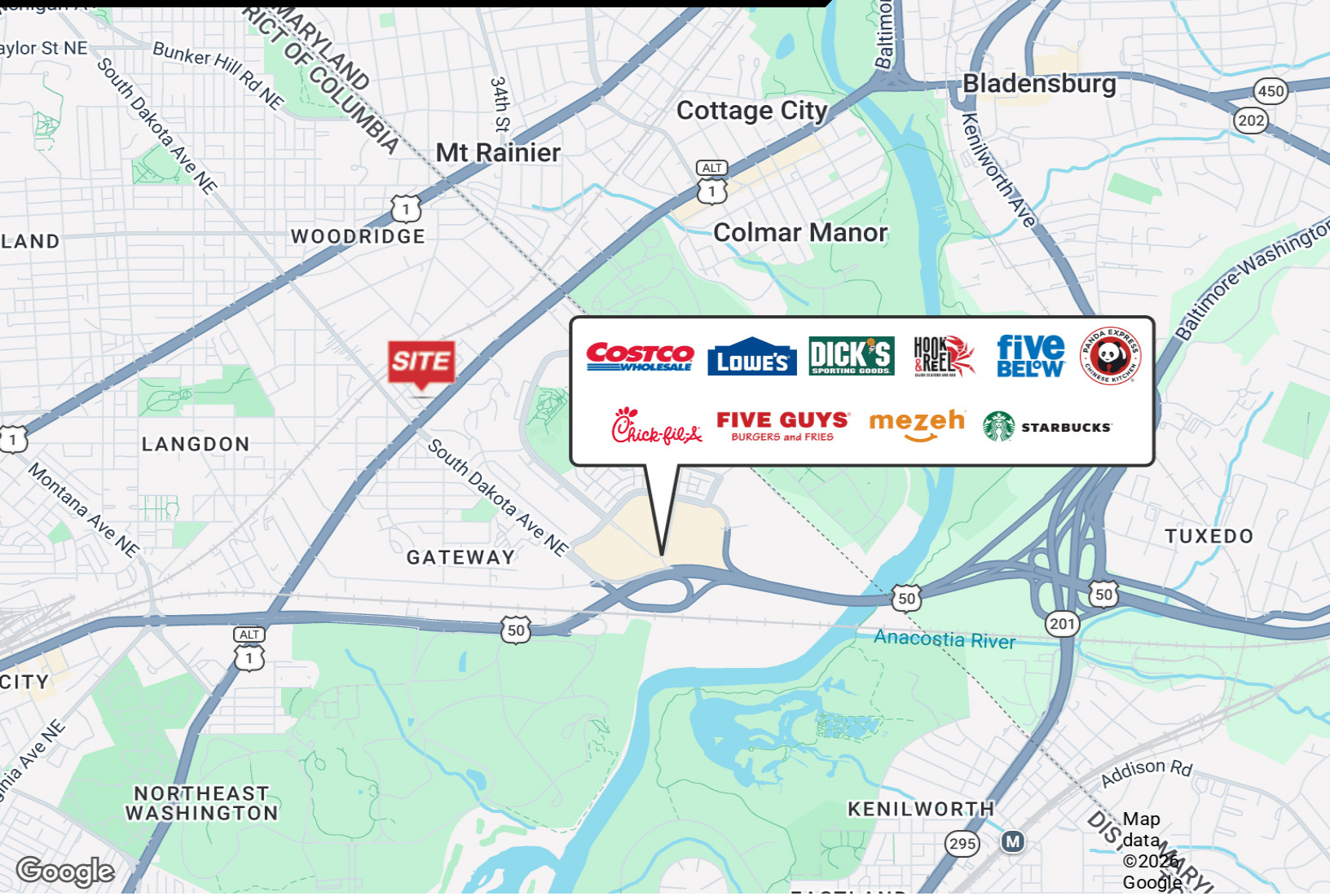
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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

0.5 Miles	4,193	2,125	\$138,624
1 Mile	16,048	7,194	\$123,694
1.5 Miles	37,405	16,361	\$119,783

2023 American Community Survey (ACS)

