

28,634± SF FOR LEASE
DC INDUSTRIAL



3000 V
STREET NE

Washington, DC
20018-1527

PROPERTY HIGHLIGHTS

- Total of 28,634± SF available
- 6,847± SF of finished office on 1st and 2nd floors
- Total of six dock doors - four recessed docks in front and two docks in rear
- One oversized drive-in door 14'x14' on the left side of the building
- 20' clear height
- 0.25± acres of fenced, paved, and secured storage yard/parking
- Functional layout suitable for warehousing, light manufacturing, and service users
- Immediate access to Route 50 (New York Avenue)
- Quick connectivity to the Baltimore–Washington Parkway and the Capital Beltway (I-495 / I-95)
- Ideal location for serving downtown Washington, DC and Maryland suburbs



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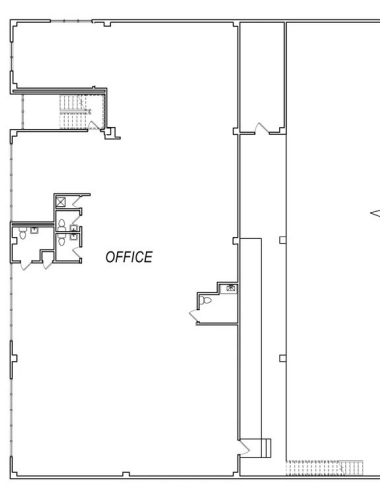


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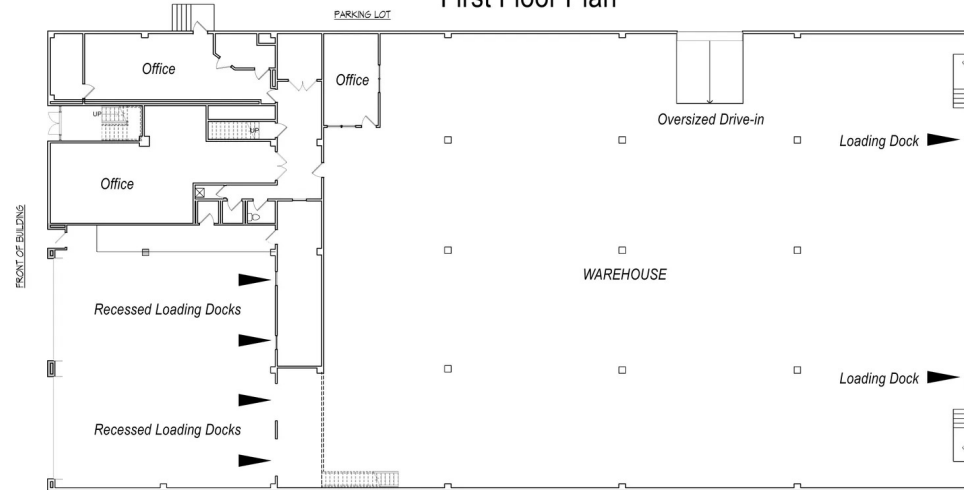
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28,634± SF Industrial for Lease
GATEWAY BUSINESS PARK

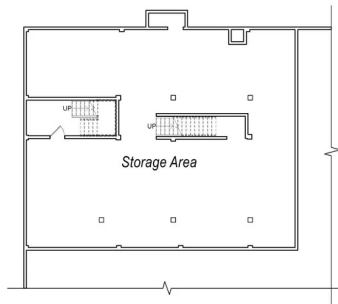
Second Floor Plan



First Floor Plan



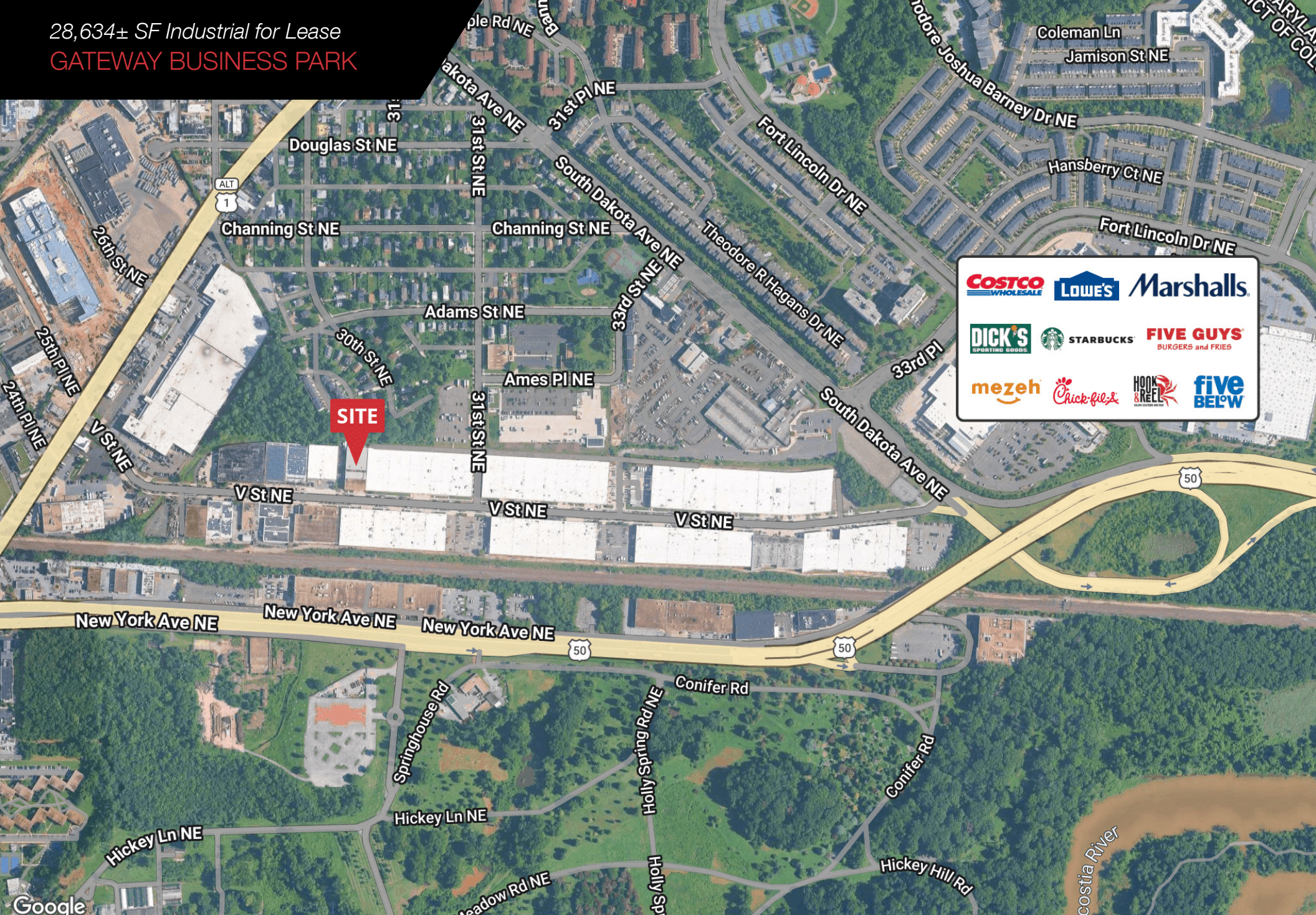
Lower Level



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 3000 V St NE	28,634 SF	NNN	Negotiable	Total of four dock doors - two recessed docks in front and two docks in rear One oversized drive-in door 14'x14' on the left side of the building

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GATEWAY BUSINESS PARK



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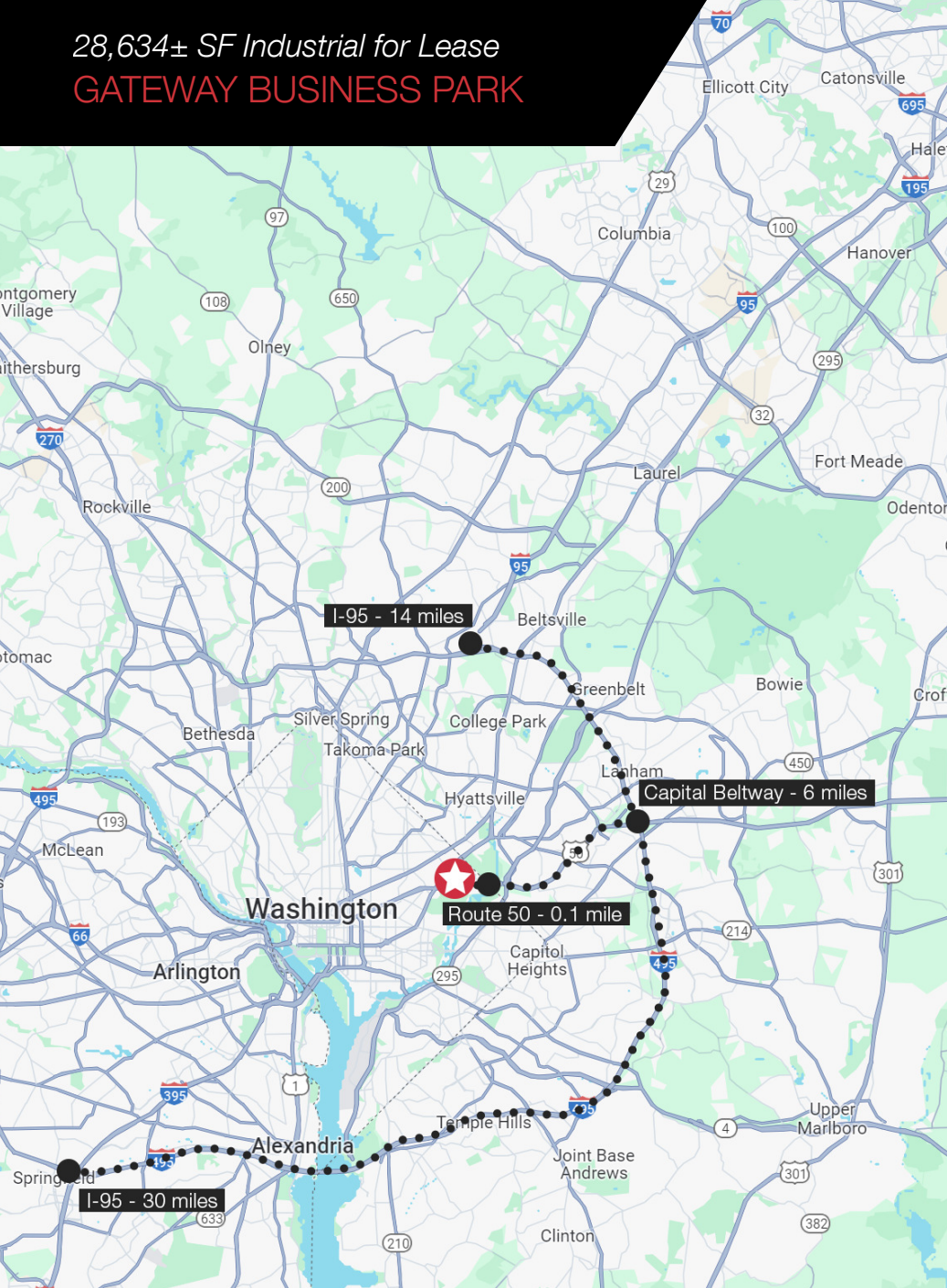
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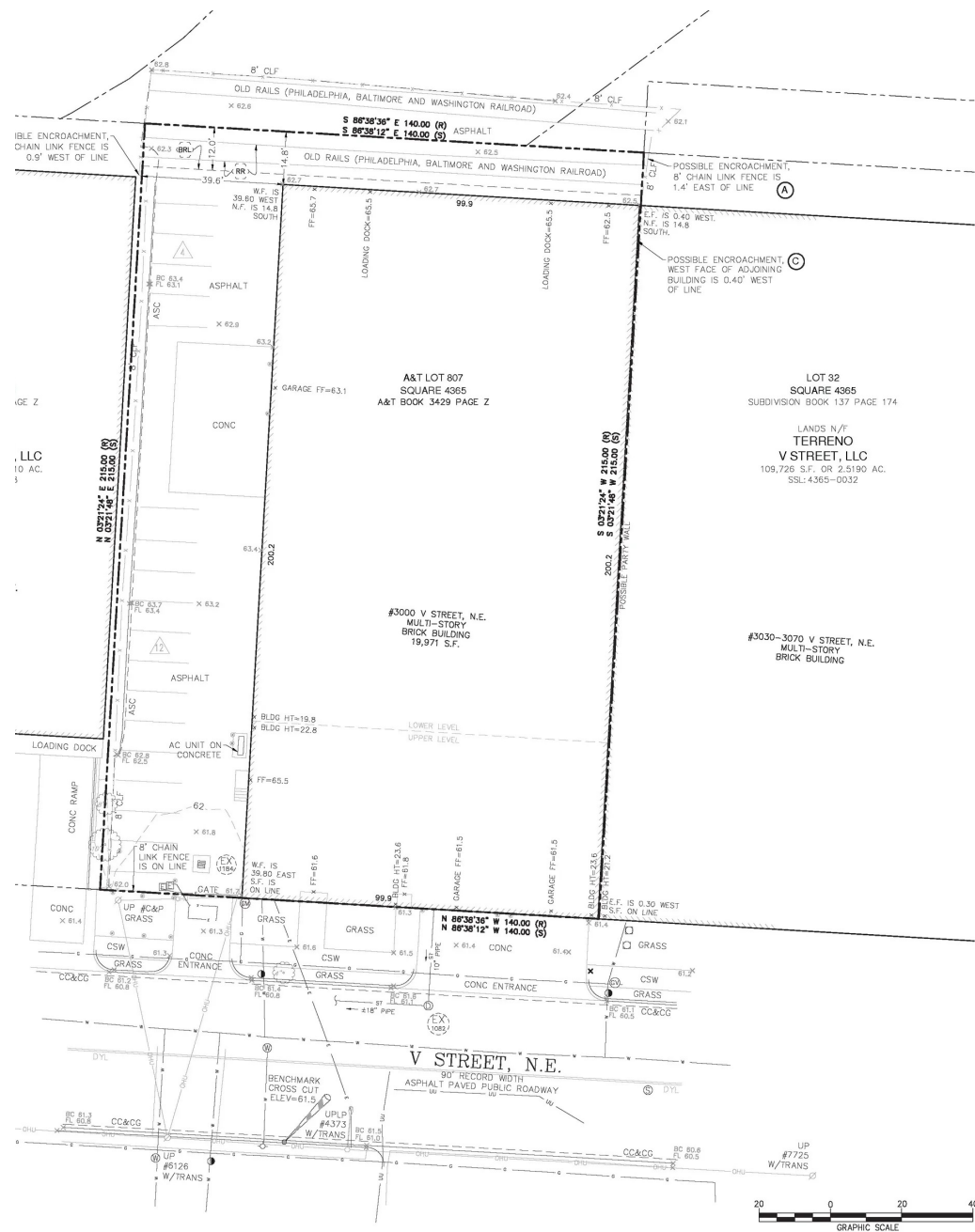
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GATEWAY BUSINESS PARK



Close to major highways



3000 V Street warehouse



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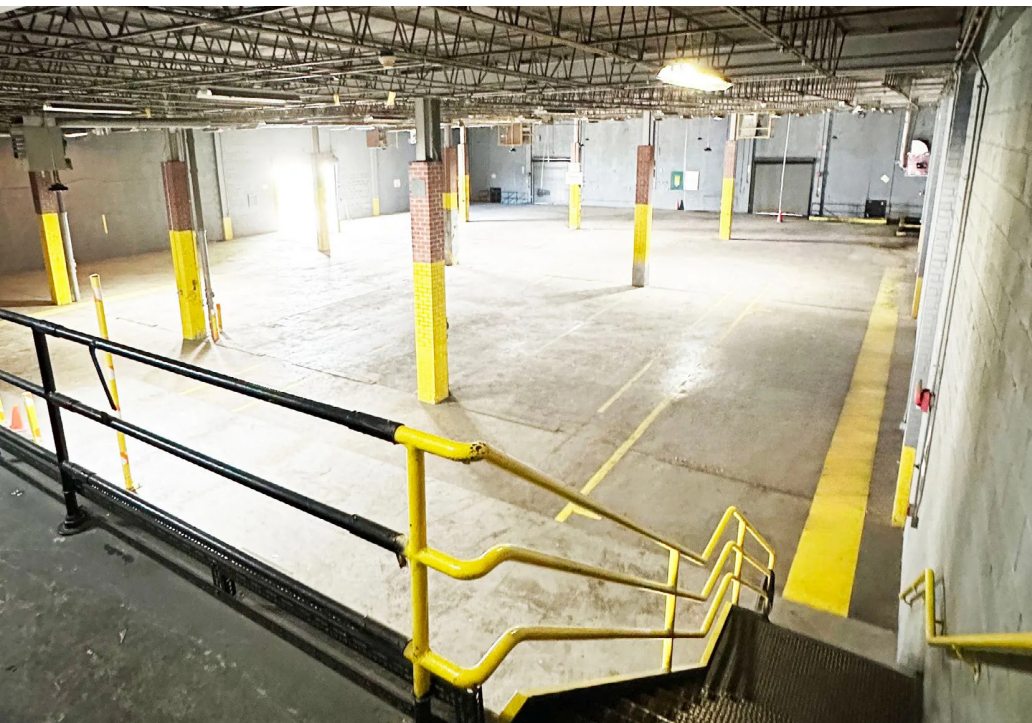
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Industrial Property For Lease
3000 V STREET NE, WASHINGTON, DC 20018-1527



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