



# RARE DC LAND REDEVELOPMENT OPPORTUNITY

60,136 SF PDR-4 ZONED LAND

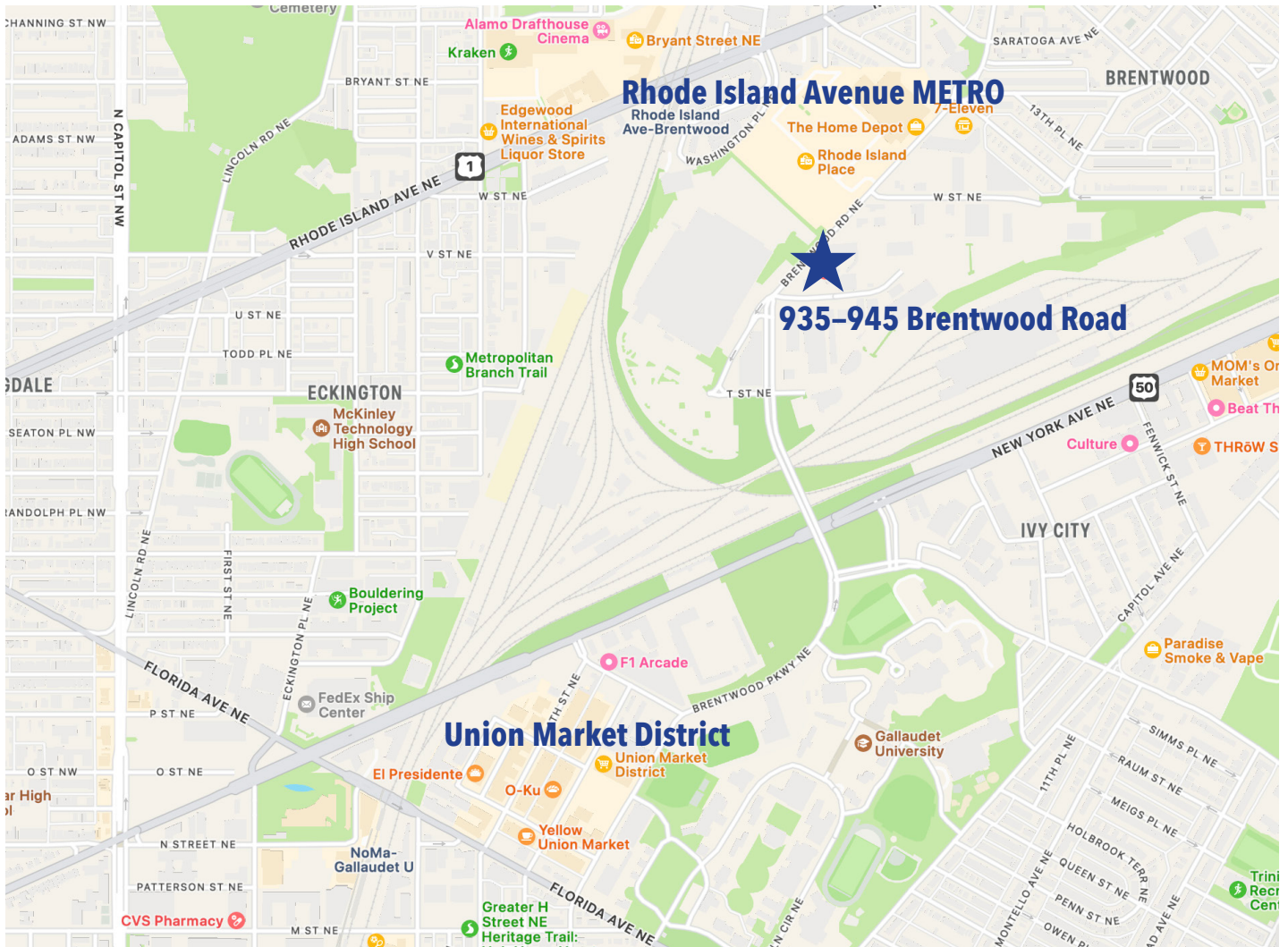
**HEAVY INDUSTRIAL**

6 F.A.R. OR 90' HEIGHT LIMIT

**HUBZONE**

935-945 BRENTWOOD ROAD, NE

WASHINGTON, DC 20002



## Sales Price: \$8,500,000

**JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.



## RARE DC LAND REDEVELOPMENT OPPORTUNITY

60,136 SF PDR-4 ZONED LAND

**HEAVY INDUSTRIAL**

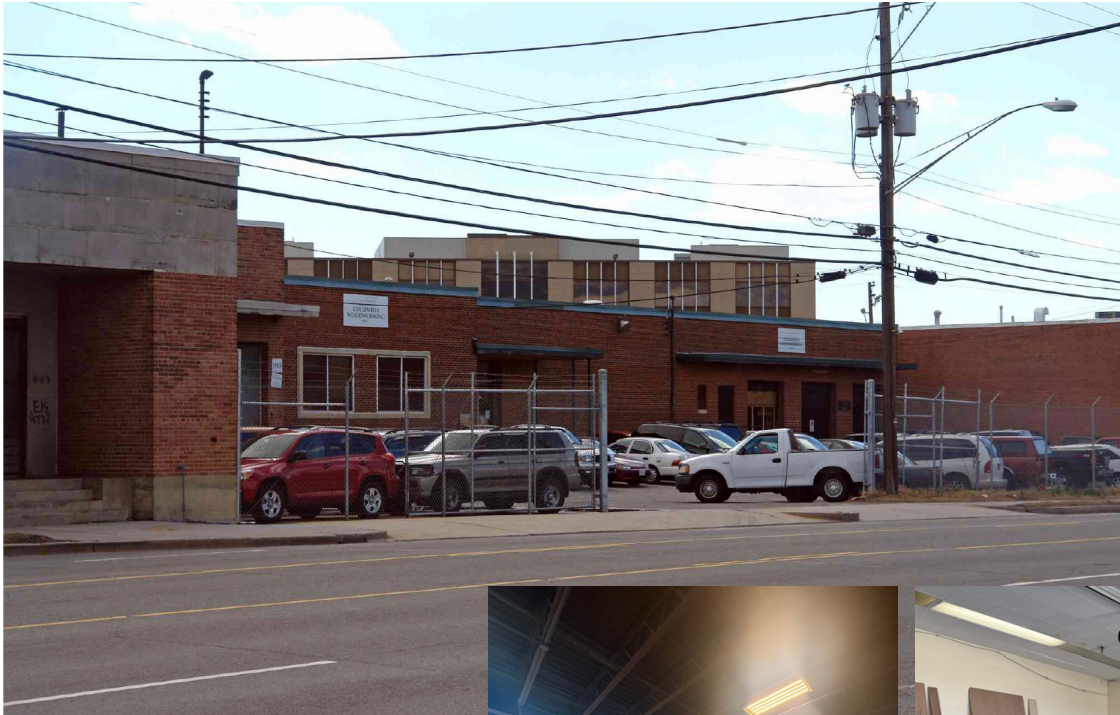
6 F.A.R. OR 90' HEIGHT LIMIT

**HUBZONE**

935-945 BRENTWOOD ROAD, NE

WASHINGTON, DC 20002

### 935 Brentwood Road, NE — Property Description



12,734 Square Feet  
Built 1956  
14' Ceiling height  
3 Docks & Ramped Drive In  
Heavy Electric — 600 AMP/3 Phase  
Partially Sprinklered  
Tenant expected to vacate Late  
Summer/Early Fall 2025



Office + Warehouse with  
fenced yard.

#### JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS

3075 CANAL STREET, NW, WASHINGTON, DC 20007

202.965.3400 | 202.437.0700 | 540.364.7300 | [jghuar@yahoo.com](mailto:jghuar@yahoo.com) | [rogeruhar@yahoo.com](mailto:rogeruhar@yahoo.com)

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.



## **RARE DC LAND REDEVELOPMENT OPPORTUNITY**

**60,136 SF PDR-4 ZONED LAND**

**HEAVY INDUSTRIAL**

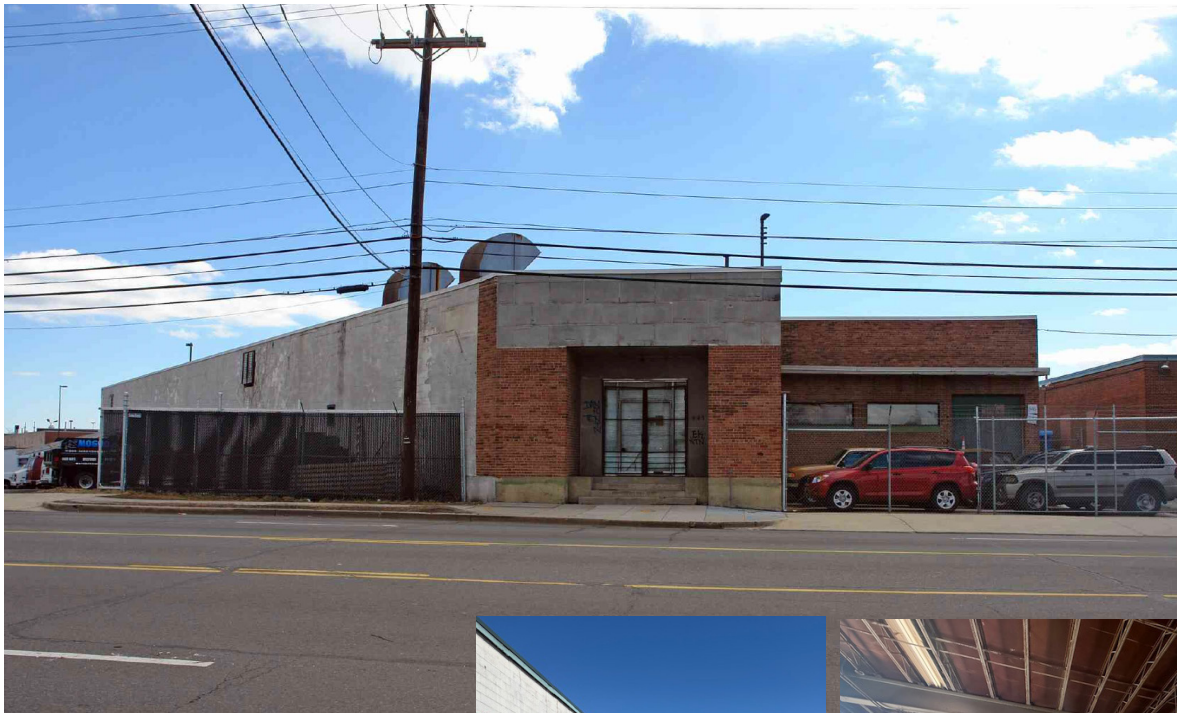
**6 F.A.R. OR 90' HEIGHT LIMIT**

**HUBZONE**

**935-945 BRENTWOOD ROAD, NE**

**WASHINGTON, DC 20002**

### **945 Brentwood Road, NE — Property Description**



**17,500 Square Feet**  
**Built 1956**  
**18' Ceiling height**  
**Dock & 16' Wide Ramped Drive In**  
**Heavy Electric — 600 AMP/3 Phase**  
**Fully Sprinklered**  
**Tenant expected to vacate Late**  
**Summer/Early Fall 2025**



#### **JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | [jguhar@yahoo.com](mailto:jguhar@yahoo.com) | [rogeruhar@yahoo.com](mailto:rogeruhar@yahoo.com)**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.



# RARE DC LAND REDEVELOPMENT OPPORTUNITY

60,136 SF PDR-4 ZONED LAND

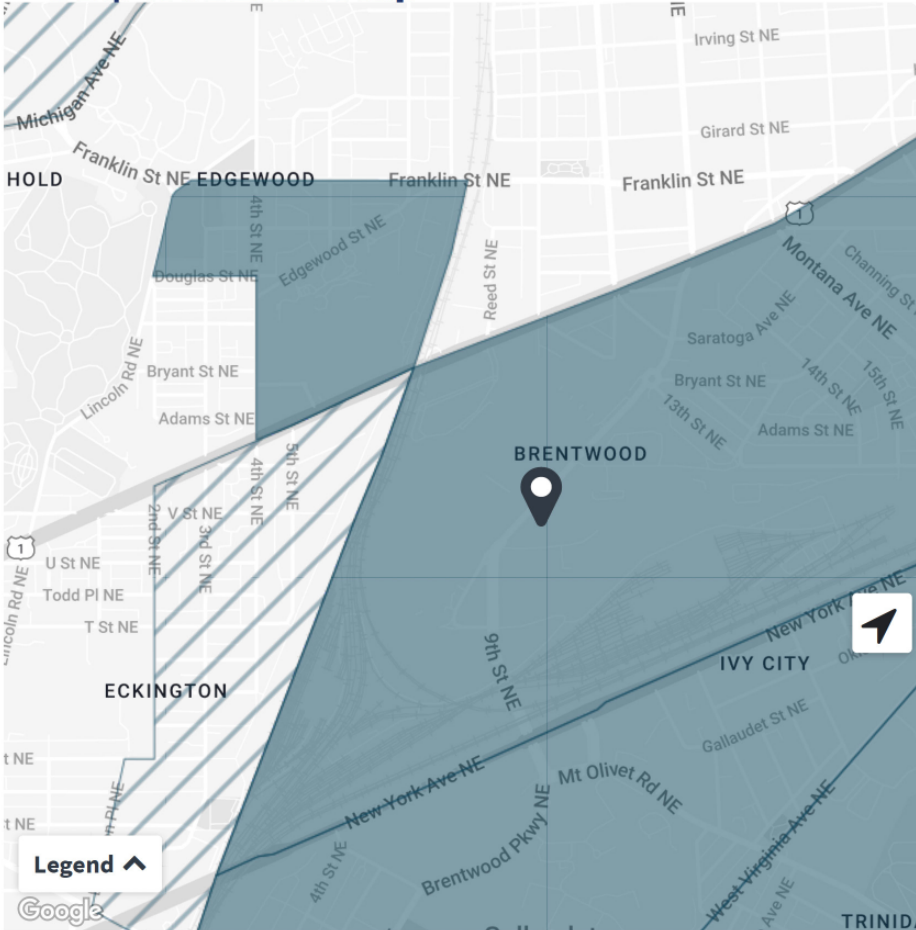
**HEAVY INDUSTRIAL**


6 F.A.R. OR 90' HEIGHT LIMIT

**HUBZONE**

935-945 BRENTWOOD ROAD, NE  
WASHINGTON, DC 20002

## SBA HUBZone Map



 935 Brentwood Rd NE,  
Washington, DC 20018, USA  
38.917804°, -76.992350°

 **Qualified HUBZone**

**Next evaluation date : 2028** [Hide Details](#)

SBA will not update Qualified Census Tracts and Qualified Non-Metropolitan Counties on the map again until July 2028

**Designations** [Show Details](#)

Census Tract

**Local Information** [Hide Details](#)

Congressional District  
Delegate District (at Large)

Congressional Session  
116

State  
DC

County

# Sales Price: \$8,500,000

**JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | jghuar@yahoo.com | rogeruhar@yahoo.com**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.



# RARE DC LAND REDEVELOPMENT OPPORTUNITY

60,136 SF PDR-4 ZONED LAND

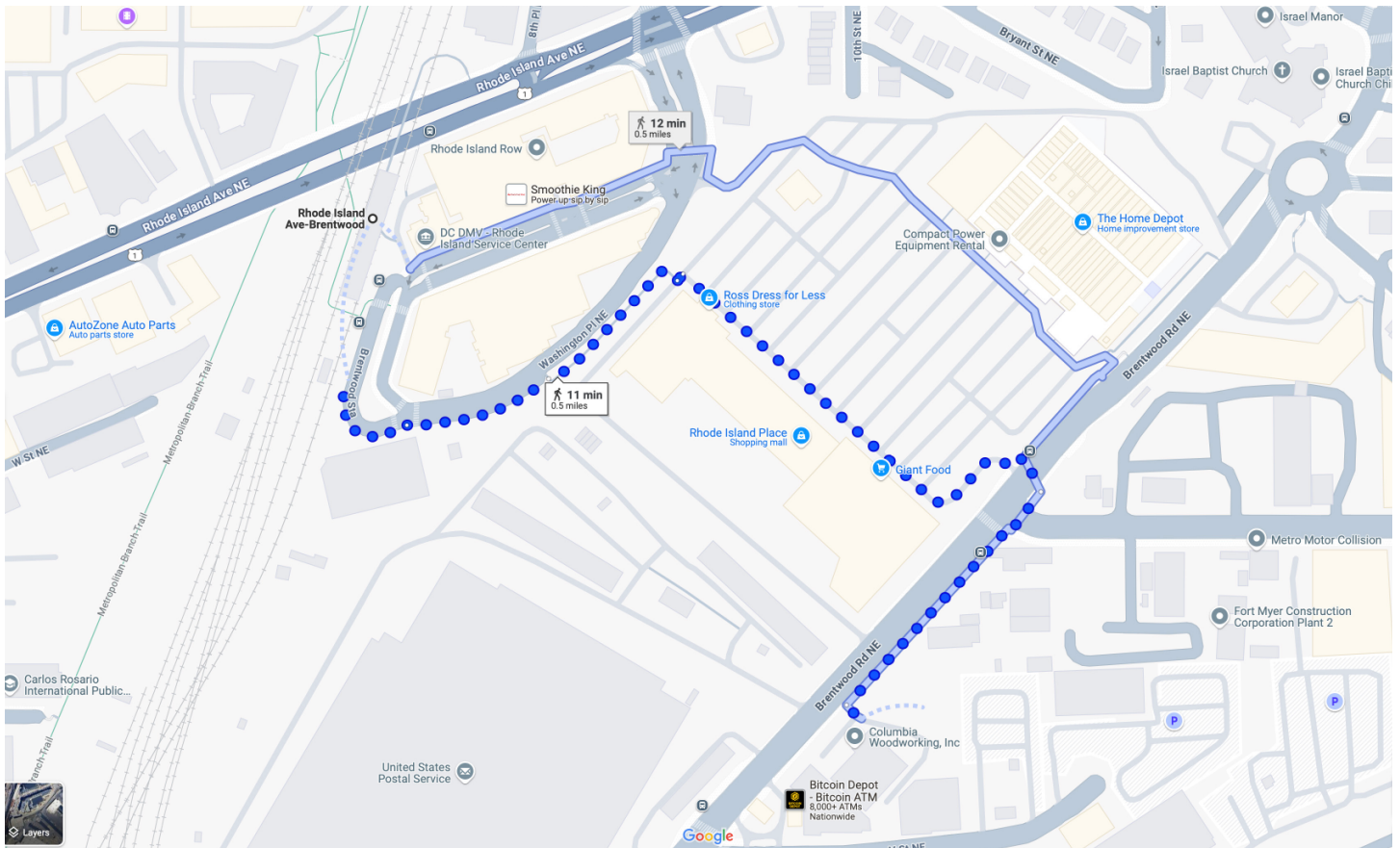
**HEAVY INDUSTRIAL**

6 F.A.R. OR 90' HEIGHT LIMIT

**HUBZONE**

935-945 BRENTWOOD ROAD, NE

WASHINGTON, DC 20002



**11 minute walk of 1/2 mile to the Rhode Island Ave-Brentwood Metro**

## Sales Price: \$8,500,000

**JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.



# RARE DC LAND REDEVELOPMENT OPPORTUNITY

60,136 SF PDR-4 ZONED LAND

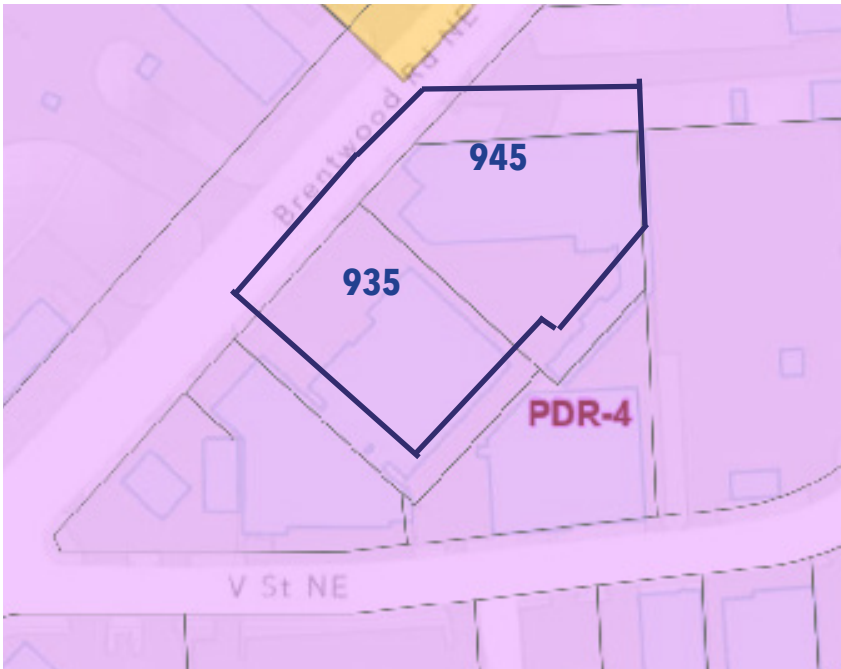
**HEAVY INDUSTRIAL**

6 F.A.R. OR 90' HEIGHT LIMIT

**HUBZONE**

935-945 BRENTWOOD ROAD, NE

WASHINGTON, DC 20002



## PDR-4

### Development Standards for PDR-4

Link to Zoning Regulations:	<a href="#">J § 2</a>
Zone District:	Production, Distribution, and Repair Zone
Zone:	PDR-4
Building Category:	Industrial
Description:	Permits high density commercial and production, distribution, and repair activities requiring some heavy machir minimizing non-industrial uses
Floor Area Ratio:	6
Height (ft):	90
Roof Structure:	20 ft.; 1 story plus messanine; second story permitted for penthouse mech space
Rear Setback (ft):	12
Side Setback (ft):	Transitional Setbacks required if abutting Residential Zone
Green Area Ratio:	0.3
Setbacks and Screenings:	See Subtitle J, Chapter 209

*The development standards shown are intended for reference use and are not a substitution for the standards as defined in the zoning reg.*

# Sales Price: \$8,500,000

**JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.



# RARE DC LAND REDEVELOPMENT OPPORTUNITY

60,136 SF PDR-4 ZONED LAND

**HEAVY INDUSTRIAL**

6 F.A.R. OR 90' HEIGHT LIMIT

**HUBZONE**

935-945 BRENTWOOD ROAD, NE  
WASHINGTON, DC 20002



## Sales Price: \$8,500,000

**JOHN UHAR & ROGER UHAR INDUSTRIAL REAL ESTATE BROKERS**

3075 CANAL STREET, NW, WASHINGTON, DC 20007

**202.965.3400 | 202.437.0700 | 540.364.7300 | jguhar@yahoo.com | rogeruhar@yahoo.com**

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE HOWEVER WE MAKE NO REPRESENTATIONS TO ITS ACCURACY OR COMPLETENESS. BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL INFORMATION. SUBJECT TO PRIOR SALE/LEASE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE.