

DISTRICT NORTH

5925 BLAIR RD &
6025 KANSAS AVE NW
WASHINGTON, DC 20011

**RARE DC PROPER OPPORTUNITY
WITH IMMEDIATE LEASE-UP STRATEGY**

5925
BLAIR ROAD NW



6025
KANSAS AVE NW



CONFIDENTIAL EXECUTIVE SUMMARY



OPPORTUNITY OVERVIEW

Jones Lang LaSalle Americas, Inc. (“JLL”), as an exclusive representative for the Owner, is pleased to present the offering of District North Industrial (the “Property”), located at 5925 Blair Road NW & 6025 Kansas Ave NW in Washington, DC. The two-building, 63,523 SF, ultra infill lease-up opportunity provides investors a significant value-add opportunity. The Property benefits from proximity to downtown Washington DC, making it a vital location for last-mile distributors. Washington DC has some of the region’s most sought-after demographics such as spending power, population growth, educational attainment, and home value.

The Washington, DC MSA consists of over 108 million square feet of industrial inventory. Since 2020, the market has exhibited strong tenant demand with over 8.5 million square feet of positive net absorption with industrial rental rates increasing by 69.9%. Washington DC’s industrial market is characterized by a lack of cost-effective, functional infill space. Located within the borders of Washington, DC, District North has a superior infill location capable of serving downtown DC and its suburbs in Maryland and Virginia.





PROPERTY DESCRIPTIONS

	5925 Blair Road NW	6025 Kansas Ave NW	Total
SF	27,152	36,371	63,523
Office	9,482	7,428	16,910
Warehouse	17,670	28,943	46,613
Acres	1.49	1.58	3.07
Zoning	PDR-1	PDR-1	
Clear Height	13'	20'	
Dock Doors	2	4	6
Drive-In Doors	0	3	3

2025 DEMOGRAPHIC SUMMARY

	5 Miles	10 Miles	15 Miles
Total Population	809,438	2,102,619	3,227,165
Total Daytime Population	1,114,832	2,500,376	3,638,255
Households	345,862	854,495	1,276,805
Average Household Income	\$177,159	\$169,574	\$170,991
Total Businesses	44,133	88,388	135,341

INVESTMENT HIGHLIGHTS



DC METRO'S SUPPLY CONSTRAINED MARKET

District North Industrial is located within DC Proper where there are no developments actively under construction.



VALUE-ADD LEASE UP OPPORTUNITY

District North provides potential investors the opportunity to stabilize the asset following substantial capital work including roof replacement, repairs, and painting completed by previous owner.



POWERED TO MEET THE MODERN TENANT'S NEEDS

Power upgrade in process from 120/208V, 600 amp to 265/460V, 4,000 amp at both buildings makes District North a destination location for tenants with manufacturing or high-power needs.



ACCESS TO PREMIER DEMOGRAPHICS

Direct access to affluent DC metropolitan demographics featuring exceptional spending power, population growth, high education levels, and strong home values – ideal for companies serving the nation's capital.

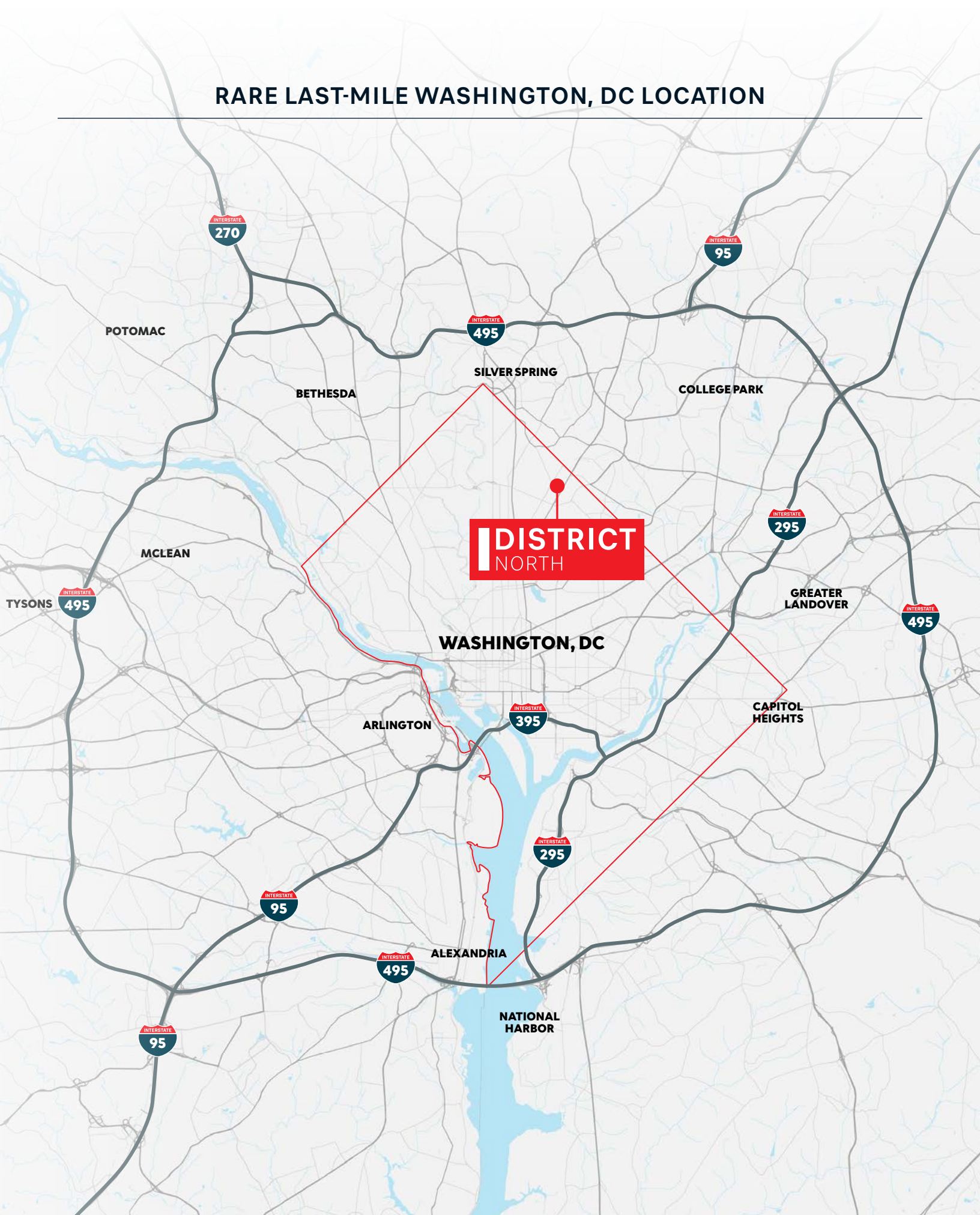


STRONG MARKET FUNDAMENTALS WITH HIGH BARRIERS TO ENTRY

DC Metro's industrial market saw 8.5 million square feet of net absorption since 2020 while NNN rents increased 69.9%. Limited developable sites and stringent zoning regulations create significant barriers to new supply and support sustained rent growth. There is currently no industrial product under construction in Washington, DC.

VIENNA

RARE LAST-MILE WASHINGTON, DC LOCATION



IRREPLACEABLE INFILL LOCATION

THE NATIONAL MALL

M
metro
FORT TOTTEN
5 MINUTE DRIVE

NEW HAMPSHIRE NW
25,034 CPD

INDUSTRIAL



MULTI-FAMILY
TOKYU LAND CORPORATION



ALEXANDRIA, VA

ARLINGTON, VA

DISTRICT NORTH



KANSAS AVE NW
 6,826 CPD

CAPITAL MARKETS LEADS

BILL PRUTTING

Senior Managing Director
202.719.5867
bill.prutting@jll.com

CHRIS DALE

Managing Director
703.964.7678
christopher.dale@jll.com

CRAIG CHILDS

Senior Director
202.777.2315
craig.childs@jll.com

GINNA WALLACE

Director
202.533.2518
ginna.wallace@jll.com

MARKET EXPERTISE

JOHN DETTLEFF

Executive Managing Director
703.517.3074
john.dettleff@jll.com

DAN COATS

Senior Managing Director
703.891.8410
dan.coats@jll.com

SAM HAAS

Senior Associate
443.878.3499
sam.haas@jll.com

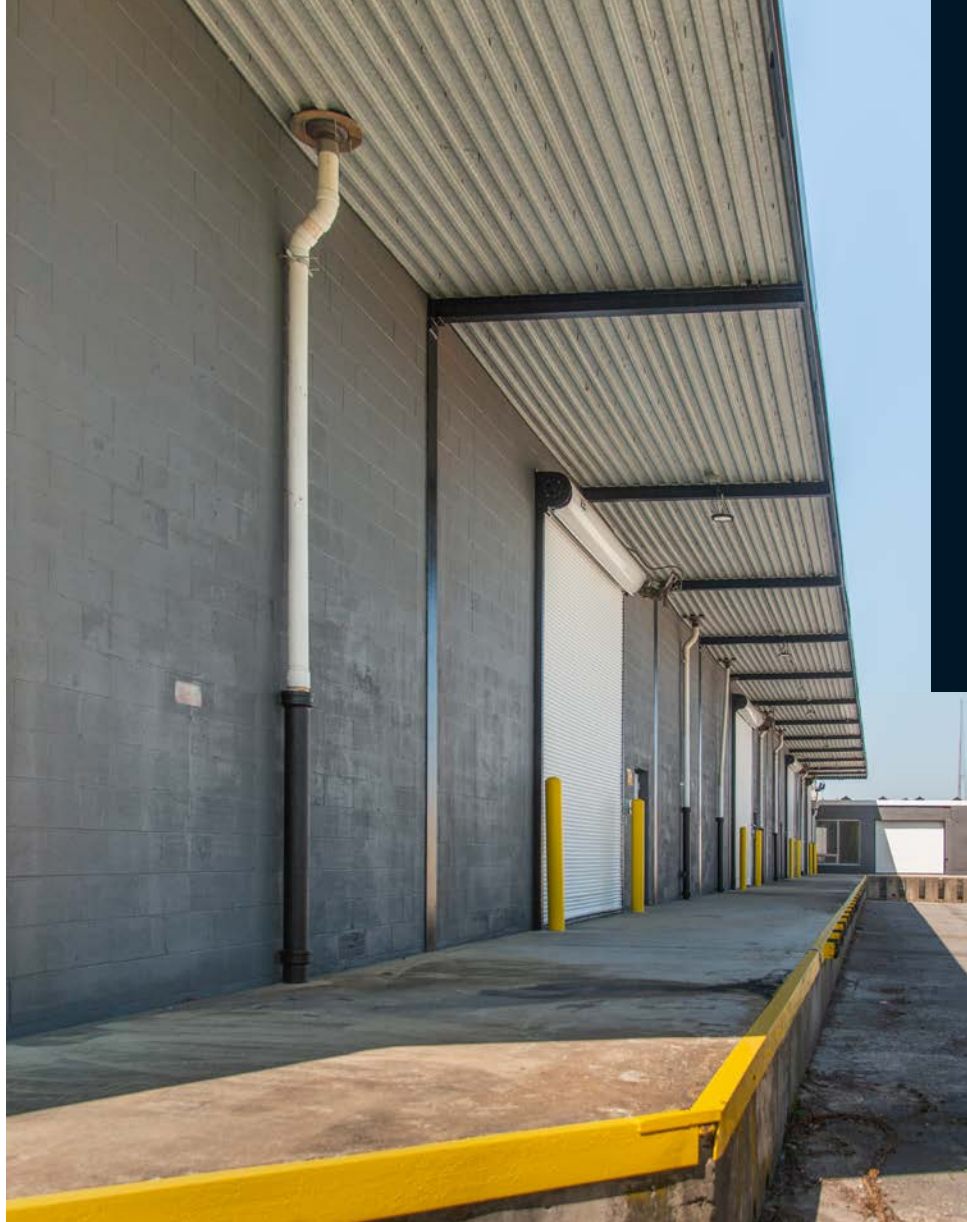
ANALYTICAL SUPPORT

WILL BURROW

Analyst
407.361.6661
william.burrow@jll.com

EVERETT MARTIN

Analyst
571.465.0763
everett.martin@jll.com



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