

3340 BENNING ROAD NE, WASHINGTON, D.C. 20019

Prologis DC Capital Logistics Center



Delivering Q3 2026: ±150,000 SF



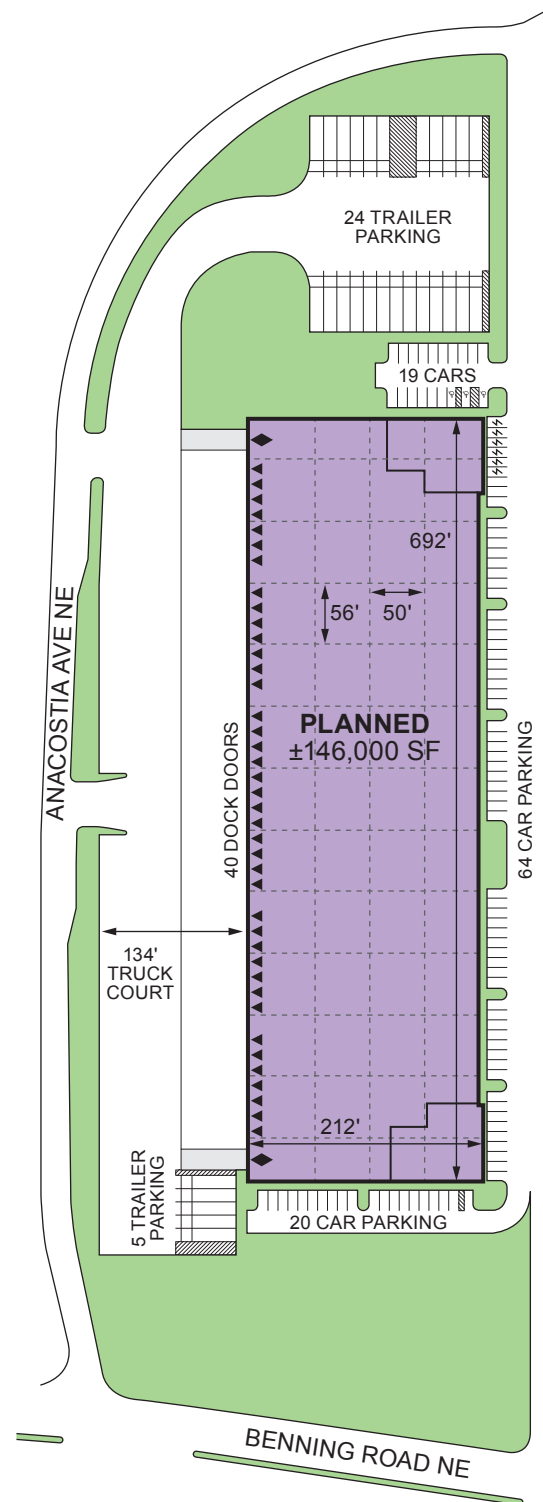
Location

- Minutes from Route 50
- Conveniently located near the Washington, D.C. / Maryland line
- 2.8 miles to the US Capitol Building
- 5.6 miles to Joint Base Anacostia-Bolling
- 6.0 miles to the Virginia State Line
- 6.8 miles to the Office of the Mayor, District of Columbia

Building Features*

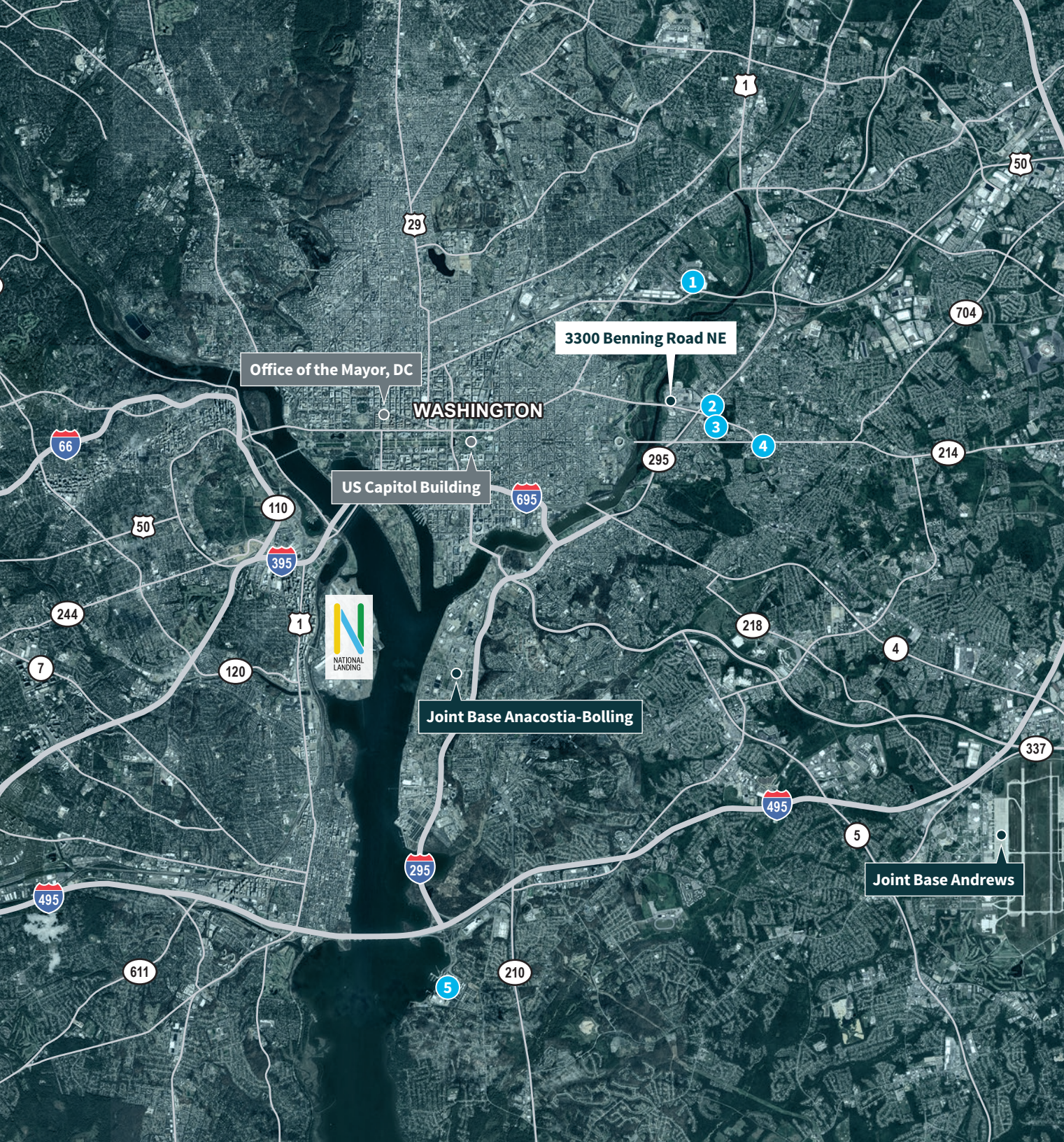
- Construction set to begin July 2025
- ±146,000 SF available Q3 2026
- ±5,000 SF office
- 32' clear height
- 50' x 56' column spacing
- 40 dock doors
- 2 drive-in doors
- ESFR sprinkler system
- 4,000 amps
- LED lighting
- 103 total car parking spaces
- 29 trailer parking spaces
- 6 EV parking spaces
- Equipped with solar panels
- PDR-4 zone

*Pending final building design



- Proposed
- ▼ Dock Door
- ◆ Drive-in Door
- ⚡ EV Parking

Surrounding Amenities



- 1 East River Park**
 - McDonald's, Safeway
 - CVS
 - Bank of America, Chase Bank
- 2 The Atrium**
 - America's Kids, Papa John's, Popeyes, Sala Thai
- 3 Shops at Dakota Crossing**
 - Costco, Dick's Sporting Goods, Lowe's, Marshalls
 - Chick-Fil-A, Chipotle, Five Guys, Panda Express, Starbucks
 - TEFCU
- 4 Benco Shopping Center**
 - America's Best Wings, Denny's, Ledo Pizza, Subway
- 5 National Harbor**
 - Fogo de Chao Brazilian, Nando Peri Peri, Rosa Mexicano, The Walrus Oyster & Ale House
 - AC Hotel, Club Wyndham, Gaylord National Resort, Hampton Inn, Hyatt Place, MGM National Harbor, Residence Inn, Westin

- Hospitality
- Food
- Financial
- Retail
- Health / Wellness



