Unlimited Potential

Proposed ±150,000 SF of purposeful and sustainable design with features to optimize workflow. ▼ Dock Door Drive-in Door ANACOSTIA AVE NE **4** EV Parking 134' **5 TRAILER TRUCK PARKING** COURT BENNING ROAD NE 40 DOCK DOORS 20 CAR 212 56' **PLANNED** 24 TRAILER PARKING ±150,000 SF PARKING 50' <u> 1</u>9 CARS 692' N (>

64 CAR PARKING



- ESFR sprinkler system
- 4,000 amps
- LED lighting
- 103 car parking spaces

- 6 EV parking spaces
- Solar-ready panels
- PDR-4 zoning
- 29 trailer parking spaces



Design

- ±150,000 SF Available Q2 2027
- ±5,000 SF office
- 32' clear height
- 50' x 56' column spacing
- 40 dock doors
- 2 drive-in doors