

**3340 Benning Road** Washington, DC

# A Capital Location

Rare Class A Industrial Space for Lease

±150,000 SF



# A Monumental Position



## Landmark

Benning Road is DC's newest industrial landmark. As the first industrial building over 50,000 SF in 50 years, it's perfectly positioned for businesses seeking a central District location with sustainable features and growth opportunities.



Inside the District



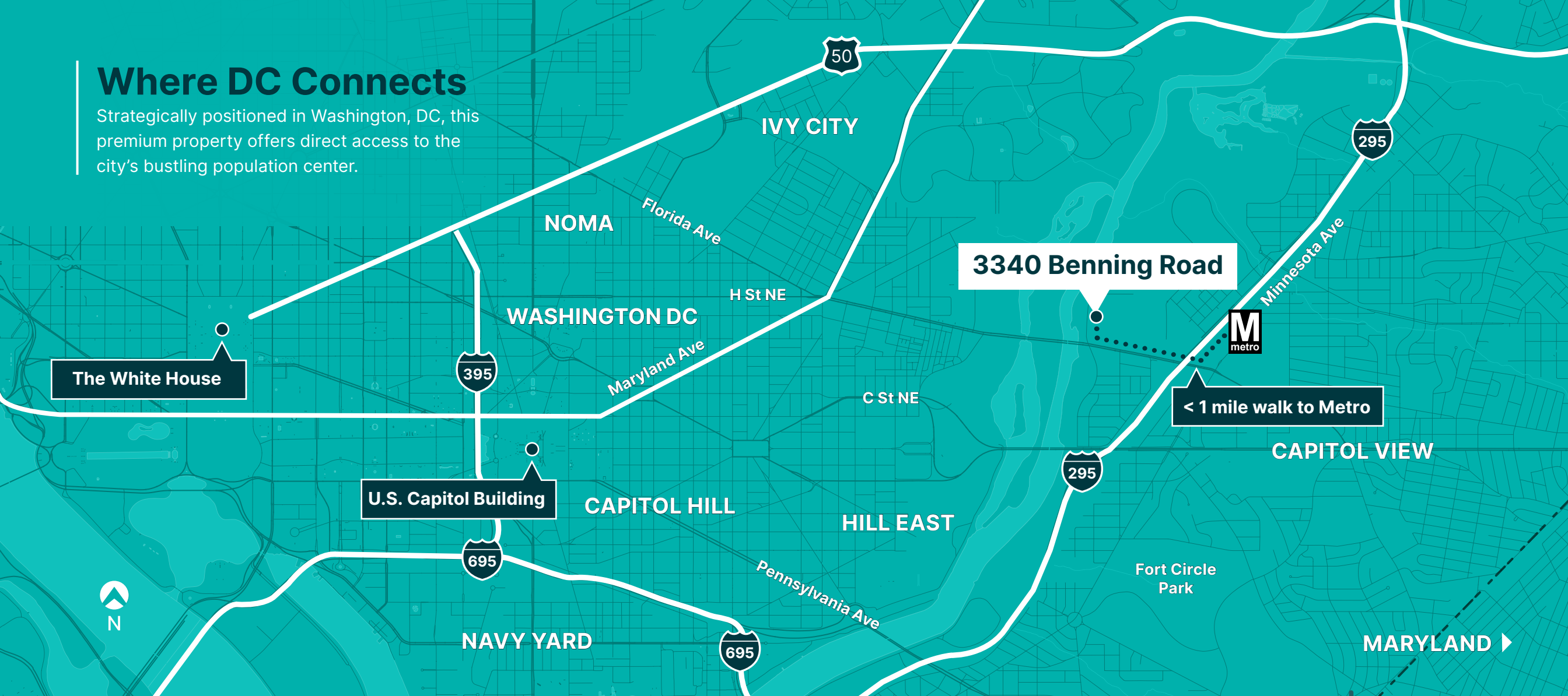
Unrivaled development



Government agencies, contractors & distributors

## Where DC Connects

Strategically positioned in Washington, DC, this premium property offers direct access to the city's bustling population center.



## Rare Landmark

A true rarity in DC's industrial landscape, this structure stands alone in class. Its central position ensures swift connectivity to key prominent areas, making it an ideal hub for businesses to tap into the District's vibrant market. Benning Road emerges as a landmark for innovation, offering a new, modern building and location advantages unmatched anywhere else within the nation's capital.



## Coveted Connections

# Inside the Beltway and Beyond

A prime and convenient location inside the Washington, DC Beltway directly off Route 50 with 360 degrees of access to Maryland, Virginia and beyond.



**2.5 MILES**  
**Route 50**



**3.1 MILES**  
**U.S. Capitol Building**



**7.5 MILES**  
**I-495**



**8.2 MILES**  
**Washington Nat'l Airport**



**7.5 MILES**  
**Virginia state line**

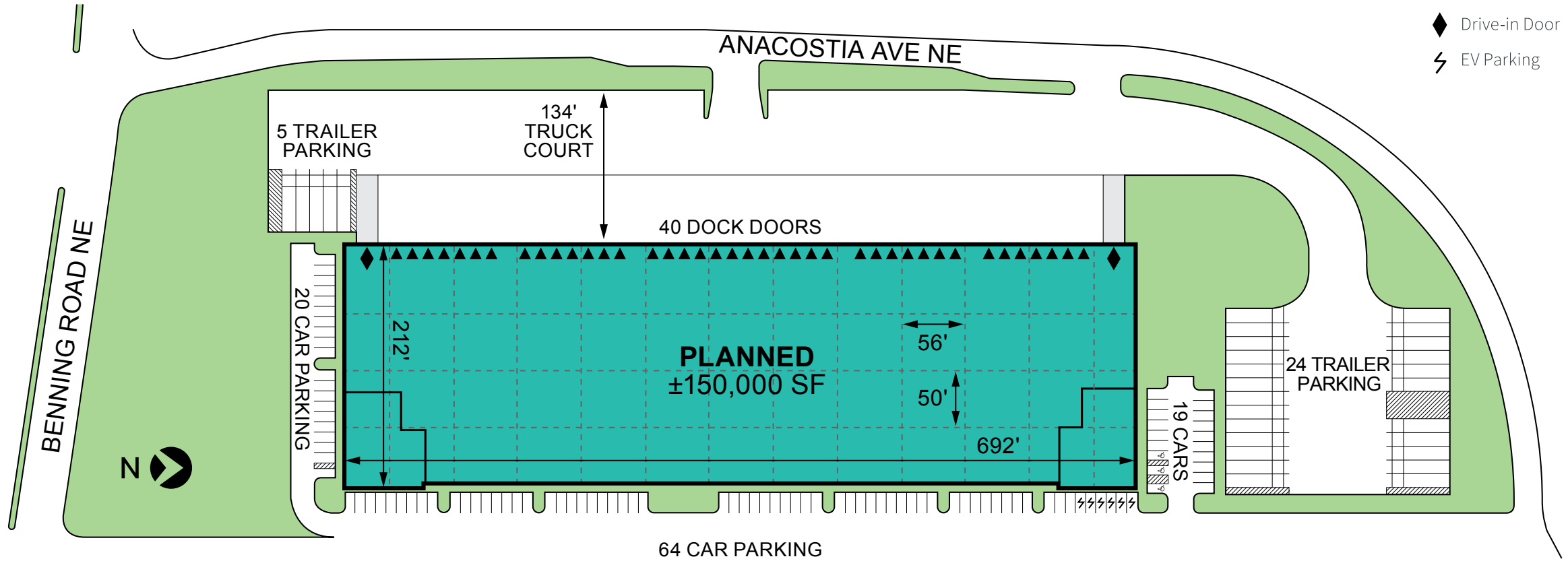


**35.2 MILES**  
**Baltimore**



# Unlimited Potential

±150,000 SF of purposeful and sustainable design with features to optimize workflow.



## Modern

- 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



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