

BUILDING FOR SALE

2135 5th Street, NE
Washington, DC 20260



OVERVIEW

CBRE is pleased to announce that the former USPS Mail Equipment Shop, located at 2135 5th Street, NE, Washington, DC is coming to the market. This property is strategically located within a 3-minute walk of the Rhode Island- Brentwood MetroRail Station and just 2 miles from the Union Station Commuter Lines. 2135 5th Street provides excellent accessibility and ample parking in a vibrant market.

SPECIFICATIONS

- + Building Size: 79,380 SF
- + Site Size: 110,857 SF
- + Stories: 2.5
- + Column Spacing: 20' x 20'
- + Parking: 150 spaces
- + Loading Docks: 5
- + Zoning: C-M-2
- + Electrical: 3,000 AMPS
- + Elevators: 2 freight with 8,000-lb capacity each
- + Construction: Concrete frame, brick exterior wall with Concrete Masonry Union cinderblock back-up

FOR MORE INFORMATION, PLEASE CONTACT:

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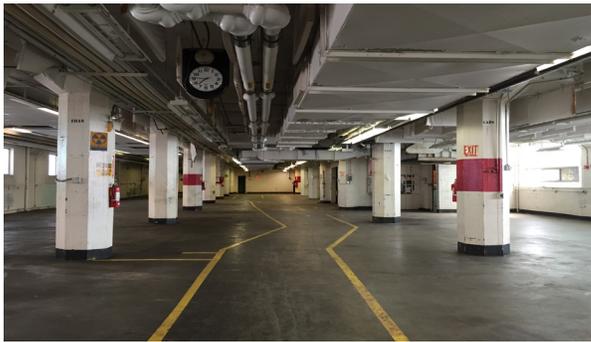
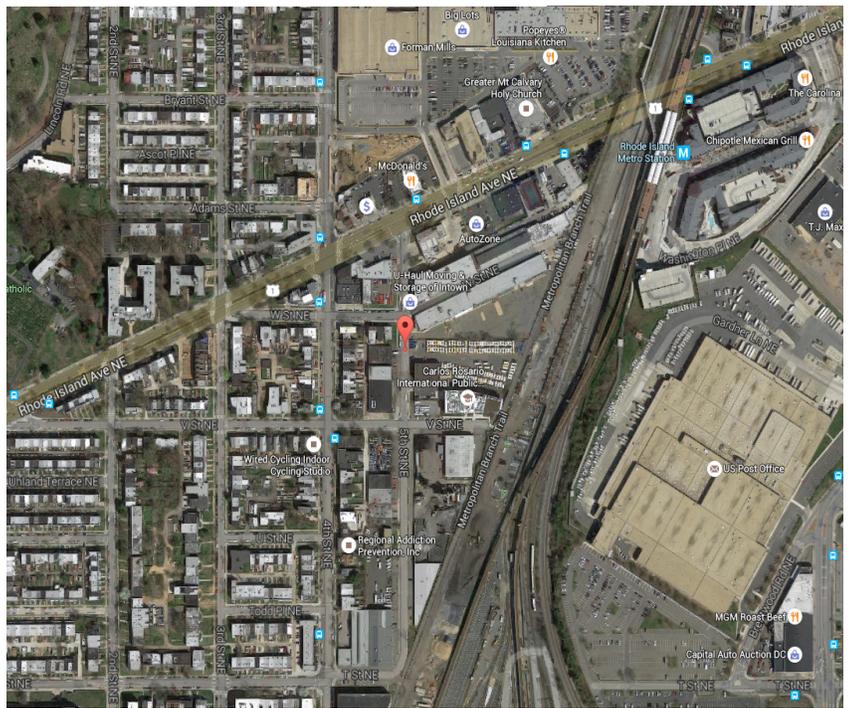
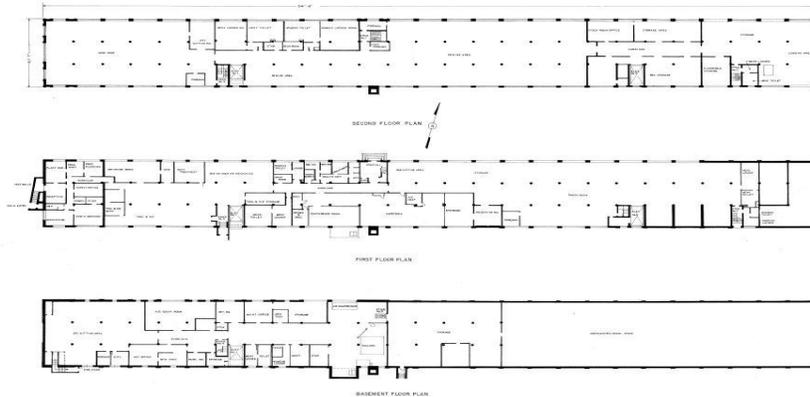
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FORMER USPS LOCATION

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HISTORIC PRESERVATION

This property is historic under the National Historic Preservation Act (NHPA), meaning it is eligible for listing, or listed on, the National Register of Historic Places. In connection with any sale and transfer of the property, the Postal Service will be required to agree to take certain actions or refrain from certain actions in order to resolve the adverse effects arising from the proposed transfer of the property out of Federal ownership without preservation protections that ensure long-term preservation of the property's historic significance. The actual requirements for this property are not known at this time. The specific requirements will be negotiated by the Postal Service and various consulting parties as a part of compliance with the NHPA. Note that any transfer of this property will be conditioned upon, and shall not occur until, the satisfactory completion by the Postal Service of its obligations under the NHPA for this property. The consultation process has only just begun, and therefore, at this time, the USPS cannot determine exactly what the consulting parties and the SHPO may require or its effect on the buyer.

DISCLAIMER: No cooperating brokerage commission shall be paid by the USPS or CBRE. Buyer's Broker, if any, shall seek commission compensation from the Buyer only. The USPS expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the property (the "Property"), and/or terminate discussions with any entity at any time with or without notice. The USPS shall have no legal commitment or obligation to any entity reviewing the marketing materials or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the USPS, and any conditions to the USPS's obligations have been satisfied or waived.

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