

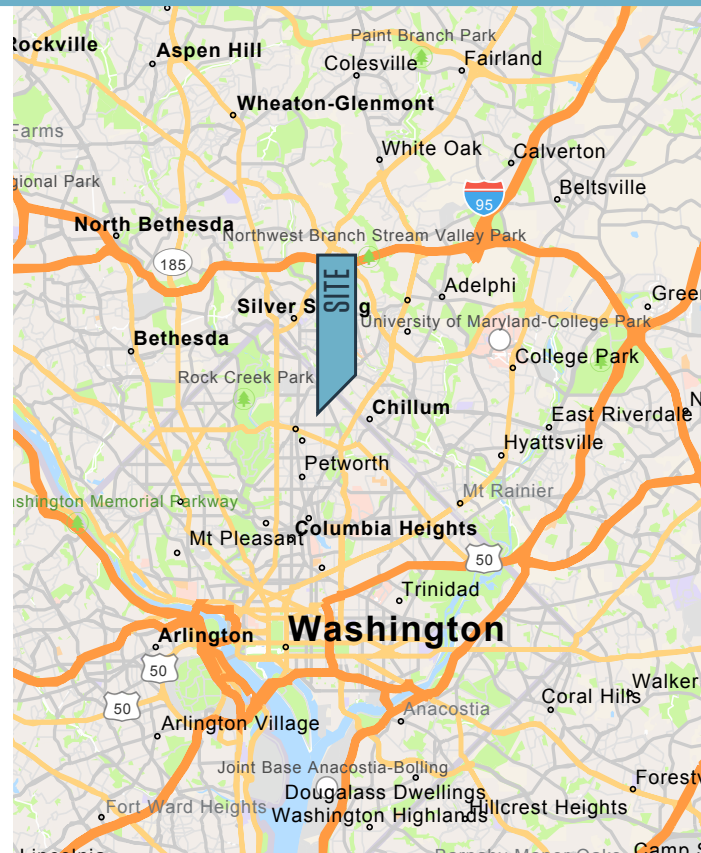


AUTOMOTIVE SHOP FOR LEASE

PROPERTY HIGHLIGHTS:

Located between Blair Road, NW and Eastern Avenue close to the Maryland line, situated between Takoma and Fort Totten Metros

- **For Lease:** 10,000 - 20,000 SF automotive shop
- Former body shop ; Two (2) spray booths
- One (1) paint mixing room; One (1) prep room
- Two (2) drive-in ramps; One (1) wash/detail area
- 2,000 SF office / break room
- Two (2) bathrooms
- **Parking:** Approximately 60+ spaces
- **Available:** October, 2020
- **Rate:** \$9.00 - \$12.00 PSF, NNN



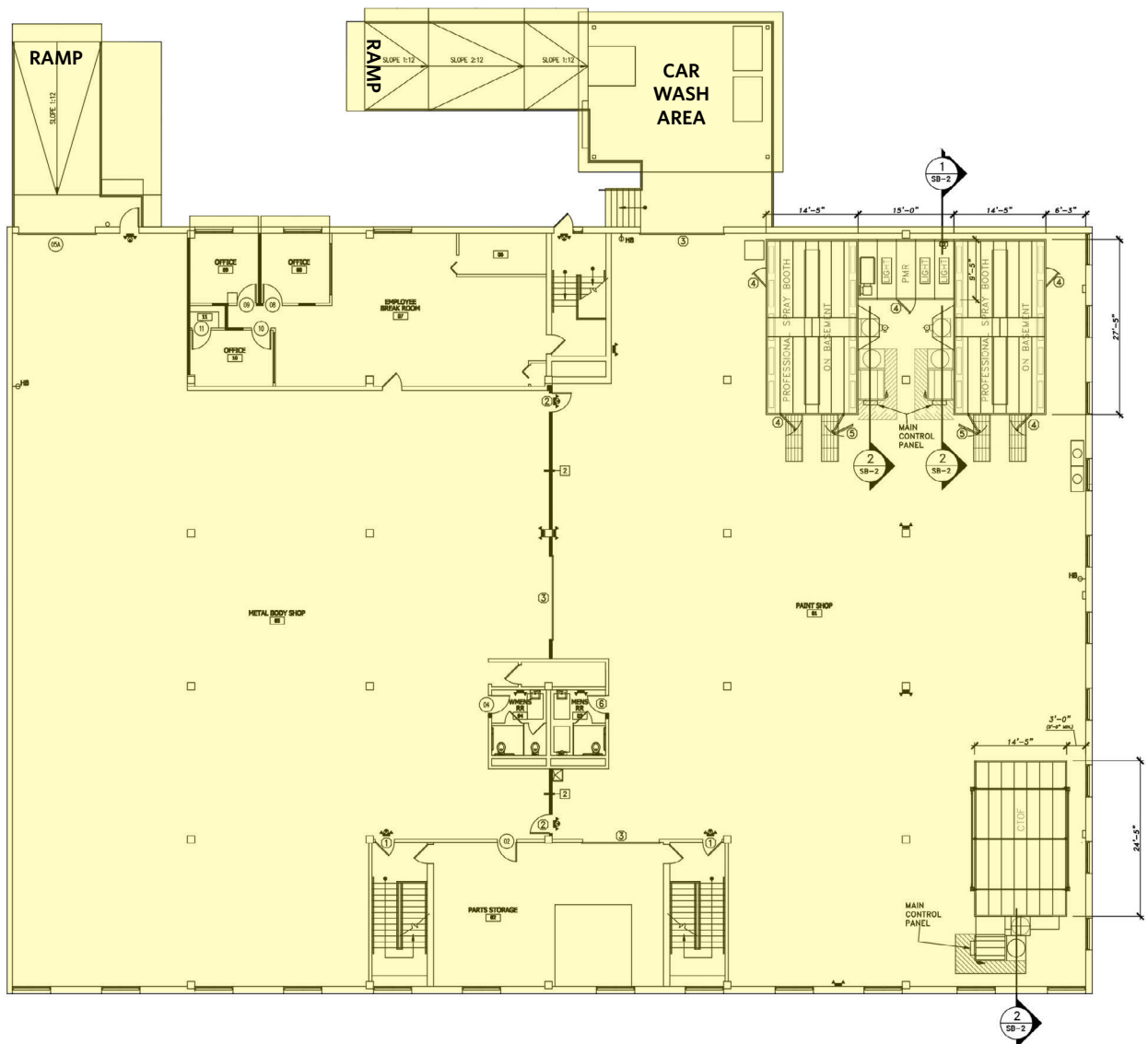
6250 CHILLUM PLACE, NW

Washington, DC 20011

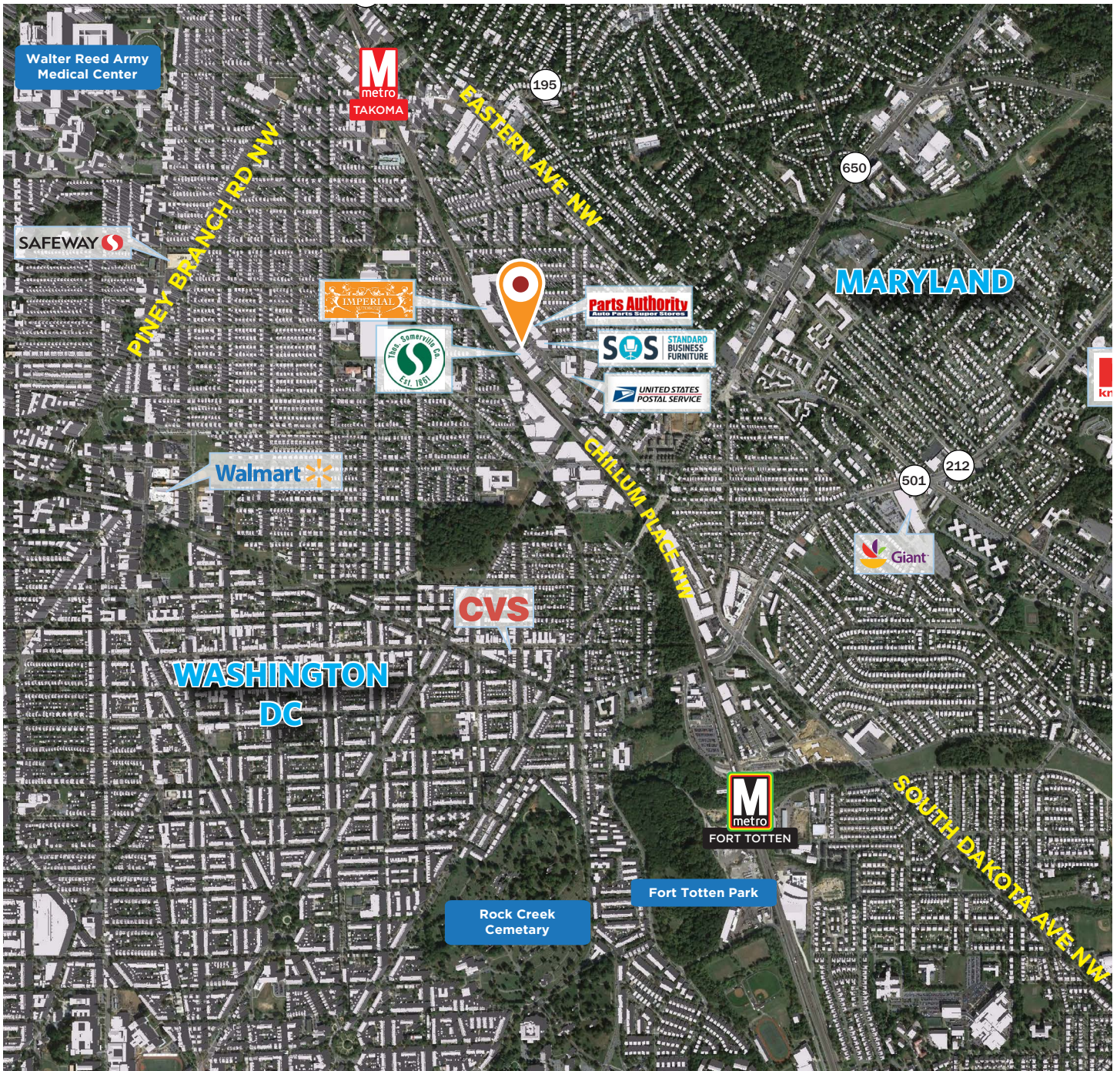
FLOOR PLAN

FLOOR PLAN SYMBOLS

- ① 36" EXIT DOOR
- ② 36" INTERIOR DOOR
- ③ EXISTING OVERHEAD GARAGE DOOR
- ④ PERSONNEL DOOR W/ 32" CLEAR WIDTH MIN.
- ⑤ SPRAY BOOTH BI-FOLD VEHICLE DOOR
- ⊗ OR ⊠ SPRAY BOOTH EXHAUST DUCT
- ⊗ OR ⊠ SPRAY BOOTH INTAKE DUCT
- FM/UL APPROVED PAINT STORAGE CABINET (60 GALLONS)
- ☛ EMERGENCY LIGHT WITH BATTERY PACK
- ⊙ LIGHTED EXIT SIGN W/ BATTERY PACK



PHOTOS



6250 CHILLUM PLACE, NW
Washington, DC 20011

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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