

## 6000 CHILLUM PLACE, NE – WASHINGTON, DC 2011

### LAND USE SUMMARY

LAND AREA	116,917 SF (2.68 ACRES)
ZONING	PDR-1. The Production, Distribution and Repair PDR-1 zone permits moderate-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones.
DENSITY	50 FEET / 3.5 FAR / 409,209 SF
PARKING	1 PER 1,000 SF in excess of 3,000 SF, Warehouse or Storage – 1 per 3,000 SF

### EXISTING CONDITIONS

BUILDINGS	3 Warehouse Buildings containing 47,000 SF +/-
RAIL ROAD SIDING	Private Freight Rail Siding serviced by CSX
ROAD FRONTAGE	Chillum Place, NE – Two Curb Cuts
PROXIMITY	4 to 5 Miles to points downtown 4.4 Miles to I-495 via New Hampshire Ave
AVAILABILITY	<b>Available for long term lease or build-to-suit</b>

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