

INDUSTRIAL

Available 10-1-2020

**6250 Chillum PI NW
Washington, DC 20011**

Lease

Total Available: **20,400SF**
Warehouse Avail: **18,400SF**
Office Avail: **02,000 SF**
CAM: -
Smallest Space: **0 SF**
Max Contig: **0 SF**
Space Use: -
Rent/SF/yr: -
Expenses: **2019 Tax @ \$1.39/sf**



Structure

Building Type: Class C Industrial	Ceiling Height: 14'0"-16'0"	Stories: 2
SubType: Warehouse	Column Spacing: 25' x 28'	Power: -
RBA: 40,800 SF	Drive Ins: -2	Const Mat: Reinforced Concrete
Typical Floor: 20,000 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: None	Lot Dimensions: -
Year Built: 1962	Rail Spots: None	Land Area: 1.04 AC
% Leased: 100%	Cross Docks: None	Building FAR: 0.90
Owner Occupied: Yes	Loading Docks: -	Levelators: 4 ext
Owner Type: -	Utilities: -	
Zoning: PDR-1	Tenancy: Multiple Tenant	
Parcel No: PAR-0115-0232	Parking: Free Surface Spaces are available Ratio of 2.45/1,000 SF	

For Sale Info

Not For Sale

Building Notes - Automotive body shop

Available space consists of 20,000 SF on the upper level of the reinforced concrete and block building. The premises has been improved to serve as an automotive body shop and includes; 2,000 SF of office & break room space, a men's and women's bathroom, built in spray booths, prep rooms, mixing stations and ventilation systems. Two overhead doors provide drive in access at the rear of the building from a paved storage and parking area.

EQUIPMENT NOTES

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| 1 EA GLOBAL FINISHING SYSTEMS CTOF PREP STATION, 24'-5"L X 14'-5"W X 9'H
(SEE ATTACHED ETL REPORT) <ul style="list-style-type: none">• 22" X 42" INTAKE AND EXHAUST DUCTING.• 1 EA 10 HP 208-240V 3Ø INTAKE MOTOR 12,500 CFM• 1 EA 7.5 HP 208-240V 3Ø EXHAUST MOTOR 12,500 CFM• W/ 1,200,000 BTU, NATURAL GAS, DIRECT FIRED BURNER• 120 V FLOURESCENT LIGHTS,• PROVIDE DRY CHEMICAL FIRE PROTECTION SYSTEM PER NFPA 33 (2003, 2007) & IBC (2003, 2006). | 2 EA GLOBAL FINISHING SYSTEMS PROFESSIONAL SERIES DOWN DRAFT PAINT BOOTH
14"W X 27"L X 9'H (SEE ATTACHED ETL REPORT) <ul style="list-style-type: none">• 1 EA 10 HP 208-240V 3Ø INTAKE MOTOR 12,500 CFM• 1 EA 7.5 HP 208-240V 3Ø EXHAUST MOTOR 12,500 CFM• W/ 1,200,000 BTU, NATURAL GAS, DIRECT FIRED BURNER• 120V FLOURESCENT LIGHTING• 22" X 42" INTAKE AND EXHAUST DUCTING.• PERSONNEL DOOR 32" CLEAR WIDTH• PROVIDE DRY CHEMICAL FIRE PROTECTION SYSTEM PER NFPA 33 (2003, 2007) & IBC (2003, 2006). | 1 EA GLOBAL FINISHING SYSTEMS CONCEPT MIX ROOM 9' X 15'
(SEE ATTACHED ETL REPORT) <ul style="list-style-type: none">• 1 EA. PERSONNEL DOOR 32" CLEAR WIDTH, INSULATED PANELS,• 120 V LIGHTS AND MOTORS,• 10" ROUND EXHAUST DUCTING TO BE VENTED DIRECTLY TO ROOF.• PERSONNEL DOOR 32" CLEAR WIDTH• PROVIDE DRY CHEMICAL FIRE PROTECTION SYSTEM PER NFPA 33 (2003, 2007) & IBC (2003, 2006).• INTAKE & EXHAUST FANS, 1 PH, 120V, 1150 CFM EA. |
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