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August 2003

# FEDERAL REAL PROPERTY

## Vacant and Underutilized Properties at GSA, VA, and USPS



Highlights of GAO-03-747, a report to congressional requesters

## Why GAO Did This Study

The federal government has many vacant and underutilized properties that are no longer needed. Retaining unneeded real properties presents federal agencies with significant potential risks for (1) lost dollars because such properties are costly to maintain; and (2) lost opportunities because the properties could be put to more cost-beneficial uses, exchanged for other needed property, or sold to generate revenue for the government.

The General Services Administration (GSA), the Department of Veterans Affairs (VA), and the U.S. Postal Service (USPS) hold a significant number of real property assets. GAO was asked to provide information on how these agencies identify vacant and underutilized real properties and the numbers, types, and locations of these properties.

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### What GAO Found

- GSA, VA, and USPS primarily rely on field office officials to identify vacant and underutilized properties. These officials make on-site property visits, communicate with tenant agencies about lease renewals, and examine agency program requirements that will affect agencies' real property needs. These three agencies also have ongoing nationwide initiatives to realign their real property portfolios. GSA officials are reviewing all of its properties to identify and remove all assets from its real property inventory that are not financially self-sustaining or for which there is not a substantial, long-term federal purpose. VA officials are in the process of identifying unneeded real property assets to reduce VA's large inventory of vacant and underutilized buildings. USPS officials are reviewing and modifying its postal real property infrastructure so that USPS can enhance customer service and control costs through the closing and consolidation of unneeded facilities, such as some post offices.
- As of October 1, 2002, these agencies reported a total of 927 vacant and underutilized real properties—including facilities and land—located throughout the United States and Puerto Rico in 294 cities. VA reported the most properties—577; GSA reported 236 properties, and USPS reported 114 properties. Most of these properties—807 of 927—were facilities that represented about 32.1 million square feet and ranged from office buildings to hospitals to post offices. Although VA reported the highest number of facilities, GSA facilities made up more than half of this square footage. The remaining 120 properties were vacant lands reported only by VA and USPS, most of which were 10 acres or less.
- GSA said that 236 properties is an overstatement because 43 properties are committed to future use, and 37 small properties support occupiable space. GAO did not change GSA's total number of properties because they were vacant or underutilized as of October 1, 2002. However, GAO reflected GSA's concern in the text and in the list of GSA's properties. VA and USPS generally agreed with the information in this report.

### Examples of Vacant GSA, VA, and USPS Facilities



Sources (from left to right): Ernst & Young LLP, VA, and USPS.  
From left to right: L. Mendel Rivers Building, Charleston, SC; former Main VA Hospital Building, Milwaukee, WI; former Main Post Office, Chicago, IL.

[www.gao.gov/cgi-bin/getrpt?GAO-03-747](http://www.gao.gov/cgi-bin/getrpt?GAO-03-747).

To view the full report, including the scope and methodology, click on the link above. For more information, contact Mark L. Goldstein at (202) 512-2834 or [goldsteinm@gao.gov](mailto:goldsteinm@gao.gov).

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## Abbreviations

|       |   |
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| CARES | Capital Asset Realignment for Enhanced Services |
| GSA   | General Services Administration                 |
| USPS  | U.S. Postal Service                             |
| VA    | Department of Veterans Affairs                  |
| VHA   | Veterans Health Administration                  |

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United States General Accounting Office  
Washington, D.C. 20548

August 19, 2003

Congressional Requesters

This report responds to your request for information on vacant and underutilized real property controlled by three federal agencies—the General Services Administration (GSA), the Department of Veterans Affairs (VA), and the U.S. Postal Service (USPS).<sup>1</sup> As discussed in our January 2003 high-risk report on federal real property, over 30 agencies control hundreds of thousands of real property assets worldwide that are worth hundreds of billions of dollars.<sup>2</sup> However, many of these assets, which include vacant and underutilized properties, are no longer needed because of significant changes in the size and mission needs of federal agencies. Unneeded assets present significant potential risks to federal agencies not only for lost dollars because such properties are costly to maintain but also for lost opportunities because the properties could be put to more cost-beneficial uses, exchanged for other needed property, or sold to generate revenue for the government. In addition, continuing to hold real property that may no longer be needed does not present a positive image of the federal government in local communities. Instead, it can present an image of waste and inefficiency that erodes taxpayers' confidence and can have a negative impact on local economies if the property is occupying a valuable location and is not used for other purposes, sold, or used in a public-private partnership if such a partnership provides the best economic value for the government.<sup>3</sup>

<sup>1</sup>GSA's Federal Property Management Regulations define not utilized property as an entire property or portion of a property that is not occupied or used for current program purposes of the accountable agency or property that is occupied in caretaker status only. According to a GSA official, property that is not utilized is generally considered vacant. The regulations also define underutilized property as an entire property or portion of a property that is used only at irregular periods or intermittently by the accountable agency or property that is being used for the agency's current program purposes that can be satisfied with only a portion of the property. (41 C.F.R. 101-47.801)

<sup>2</sup>U.S. General Accounting Office, *High-Risk Series: Federal Real Property*, GAO-03-122 (Washington, D.C.: Jan. 2003).

<sup>3</sup>Under a public-private partnership, sometimes referred to as a public-private venture, the federal government and a private entity form an arrangement in which the federal government contributes real property and the private entity contributes financial capital and borrowing ability to redevelop or renovate real property to serve, in part or in whole, a public need.

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As of September 30, 2000, the federal government owned about 3 billion square feet of building floor space worldwide.<sup>4</sup> You asked us to provide information on (1) how GSA, VA, and USPS—the largest nondefense holders of federally owned space—identify vacant and underutilized properties; and (2) the numbers, types, and locations of these properties.<sup>5</sup> To meet the first objective, we discussed and documented real property procedures and practices with federal officials at the three agencies, including how they identified these properties. For the second objective, we obtained and analyzed information on GSA's, VA's Veterans Health Administration, and USPS's vacant and underutilized properties. A more detailed discussion of our objectives, scope, and methodology is included in appendix I.

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## Results In Brief

GSA, VA, and USPS rely primarily on their agencies' real property officials in field office locations to identify vacant and underutilized properties. According to agency officials and current agency policies and procedures, field office officials identify such properties through the daily management and oversight of their real property portfolios. Some specific steps these officials use to identify vacant and underutilized property include on-site property visits, communications with tenant agencies about lease renewals, and examinations of agency program requirements that will affect agencies' real property needs. Also, all three agencies have recognized the importance of realigning their real property portfolios by identifying and disposing of unneeded real property.

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<sup>4</sup>U.S. General Services Administration, *Summary Report of Real Property Owned by the United States Throughout the World*, (Washington, D.C.: June 2001). In our report on governmentwide real property data, we stated that such data, which are compiled by GSA and often referred to as the worldwide inventory, have been unreliable and of limited usefulness, and we made recommendations to GSA to improve the data. GSA officials stated that they are currently making improvements to the data in response to our recommendations. We use these data here because at the time of our review, they provided the only available indication of the size and characteristics of the federal real property inventory. (See U.S. General Accounting Office, *Federal Real Property: Better Governmentwide Data Needed for Strategic Decisionmaking*, GAO-02-342 [Washington, D.C.: Apr. 16, 2002]).

<sup>5</sup>As part of your request, you also wanted to know the impact that GSA, VA, and USPS vacant and underutilized properties had on their real property operations and the local communities where the properties are located. As agreed with congressional staff, it was decided that this issue would be best pursued under a separate engagement.

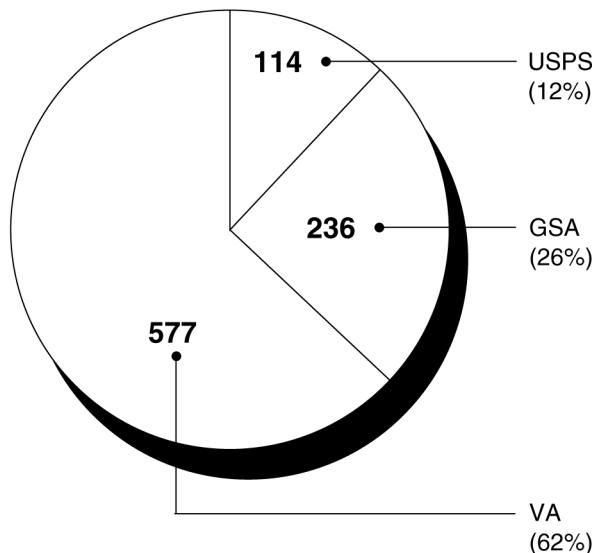
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- In June 2001, GSA started an overall effort, commonly referred to as the portfolio restructuring initiative, in which GSA officials are reviewing all of its properties nationwide to identify and remove all assets from its real property inventory, including vacant and underutilized properties, that are not financially self-sustaining or for which there is not a substantial, long-term federal purpose.
  - In October 2000, VA began a process known as the Capital Asset Realignment for Enhanced Services that is intended to strategically realign its real property assets to better serve veterans' health needs. One of the process' major objectives is to reduce VA's large inventory of vacant and underutilized buildings and the significant costs needed to maintain these buildings.
  - USPS, faced with such challenges as changing customer needs, declining mail volumes, rising costs, and increasing security concerns, issued a transformation plan in April 2002. Among other things, the plan discussed the need for USPS to review and modify its infrastructure of postal facilities so that it can enhance customer service and control costs through the closing and consolidation of unneeded postal facilities, such as some post offices.

As of October 1, 2002, GSA, VA, and USPS reported having a total of 927 vacant and underutilized real properties that included a wide range of facilities—such as office buildings, hospitals, and post offices—and land located throughout the 50 states and in the District of Columbia and Puerto Rico. As shown in figure 1, VA reported the highest number of vacant and underutilized real properties.

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**Figure 1: Total Number of Vacant and Underutilized Real Properties Reported by GSA, VA, and USPS as of October 1, 2002**



Source: GAO analysis of GSA, VA, and USPS data.

More of the 927 properties—600, or about 65 percent—were vacant compared with the remaining 327, or about 35 percent, which were underutilized properties. Further, most of the vacant and underutilized properties—807 of 927, or about 87 percent—were facilities and ranged from office buildings and storage facilities to hospitals and medical centers to post offices. These facilities represented about 32.1 million square feet of space. Although VA reported having the highest number of vacant and underutilized facilities, GSA's vacant and underutilized facilities made up more than half of this square footage. The sizes of the 3 agencies' facilities ranged from less than 10,000 square feet to more than 100,000 square feet, with about half of the facilities measuring less than 10,000 square feet. The 120 land properties were owned by VA and USPS and ranged in size from less than 1 acre to 174 acres. The three agencies' vacant and underutilized properties were located in 294 cities throughout the United States and Puerto Rico. The highest numbers of vacant and underutilized properties were reported for Los Angeles, California, which had a total of 54 properties; and Fort Howard, Maryland, which had a total of 43 properties.

In commenting on a draft of this report, the Commissioner of GSA's Public Buildings Service said that the report overstated the number of vacant and underutilized properties in GSA's inventory. He said that the 236 GSA

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properties cited in the report include 43 properties representing about 8 million square feet of space that are already committed to being used and 37 small, unoccupiable support properties, such as pump houses, that are necessary to the functioning of occupiable space. We did not change the total number of GSA's properties as GSA suggested because the 236 properties met our criteria of being vacant or underutilized as of October 1, 2002. Furthermore, most of the 43 committed properties remain vacant or underutilized, and most of the 37 support properties have vacant or underutilized rentable square feet. However, we reflected GSA's concern in the report and modified appendix II—the list of GSA's vacant and underutilized properties as of October 1, 2002—to specifically identify those properties that GSA said were committed to being used and small properties that support occupiable space. VA's Assistant Secretary for Management and USPS's Managers of Facilities Program Management and Realty Asset Management generally agreed with the information in the report and provided technical comments that were incorporated in the report where appropriate.

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## Background

The federal real property environment has many stakeholders and involves a vast and diverse portfolio of assets that are used for a wide variety of missions. Real property is generally defined as facilities; land; and anything constructed on, growing on, or attached to land. The U.S. government's fiscal year 2002 financial statements show an acquisition cost of more than \$335 billion for real property assets held by the federal government on September 30, 2002.<sup>6</sup> In terms of facilities, GSA data indicated that as of September 30, 2000, the federal government owned about 3 billion square feet of building floor space worldwide and that GSA, VA, and USPS are the largest nondefense holders of this federally owned space. GSA provides real estate services for itself as well as for other federal agencies and owns such facilities as office buildings, courthouses, and border stations.<sup>7</sup> VA provides health care services to veterans and owns such facilities as hospitals, medical centers, research laboratories, and nursing homes and structures that support these facilities, such as garages and storage buildings.<sup>8</sup> USPS provides mail delivery services and owns such facilities as post offices and mail processing plants. Also, the three agencies own tracts of land that may have been acquired for various purposes. For example, in some cases, USPS acquires land adjacent to a postal facility in anticipation of a possible need for future expansion of the facility.

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<sup>6</sup>This amount does not include stewardship assets, which are not reported on the government's balance sheet. These assets include wilderness areas, scenic river systems, monuments, defense facilities (including military bases), and national defense assets. Also, real property data contained in the financial statements of the U.S. government have been problematic mainly because the government lacked complete and reliable information on its asset holdings, including real property. We were unable to express an opinion on the U.S. government's consolidated financial statements for fiscal year 2002.

<sup>7</sup>GSA's Public Buildings Service is the major component within GSA that provides real property services to federal agencies.

<sup>8</sup>VA's Veterans Health Administration (VHA) is the major component within VA that provides health care services to veterans. In this report, we focused on VHA properties.

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Federal real property managers operate in a complex and dynamic environment. Numerous laws and regulations govern the acquisition, management, and disposal of federal real property. The Federal Property and Administrative Services Act of 1949, as amended (Property Act), and the Public Buildings Act of 1959, as amended, are the laws that generally apply to the acquisition, use, and disposal of real property held by federal agencies.<sup>9</sup> GSA is responsible for implementing the Property Act and the Public Buildings Act. Agencies, including GSA and VA, are subject to the requirements of these acts unless they are specifically exempted from them. USPS, which is an independent establishment in the executive branch, is exempt from the Property Act and from most federal laws dealing with real property and contracting. USPS is authorized to sell, lease, or dispose of real property under its general powers.<sup>10</sup>

In addition to the Property Act, Executive Order 12512, dated April 29, 1985, required GSA to, among other things, provide governmentwide policy oversight and guidance for federal real property management. In response to Executive Order 12512, GSA published regulations that established governmentwide guidelines that agencies can use to identify vacant and underutilized real property.<sup>11</sup> Among other things, these guidelines provided general definitions of vacant and underutilized real properties and established a process that agencies can use to review real property holdings and determine the actions that may be needed to better use or dispose of vacant and underutilized properties.

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## How GSA, VA, and USPS Identify Vacant and Underutilized Real Property

GSA, VA, and USPS rely primarily on their real property officials in field office locations to identify vacant and underutilized properties. According to agency officials and current agency policies and procedures, field office officials identify such properties through the daily management and oversight of their real property portfolios. Some specific steps for identifying vacant and underutilized properties include observations that

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<sup>9</sup>The Property Act is set forth at 40 U.S.C. § 101 et. seq. The Property Act excludes certain types of property, such as public domain assets and land reserved or dedicated for national forest or national park purposes. The Public Buildings Act is set forth at 40 U.S.C. § 3301 et. seq.

<sup>10</sup>39 U.S.C. §§ 201 and 401; for purposes of this report, our definition of agency includes USPS, an independent establishment in the executive branch.

<sup>11</sup>41 C.F.R. Subpart 101-47.8.

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these officials make during on-site property visits, communications the officials have with tenant agencies about lease renewals, and examinations of agency program requirements that will affect agencies' real property needs. In addition, each agency has initiated a special nationwide effort to identify unneeded properties and develop an effective strategy for better aligning its real property assets with each agency's changing mission.

In examining their real property portfolios, GSA and VA officials told us that they generally rely on GSA's governmentwide regulations concerning vacant and underutilized property as their guide for identifying such properties. USPS officials told us that although USPS is exempt from these regulations, they continuously strive to identify any real property assets that are vacant or underutilized as part of their ongoing real property oversight and management responsibilities. The regulations, among other things, include various questions that agencies could consider in examining their real property portfolios. For example, the questions involve such matters as whether contemplated agency program changes will alter property requirements or whether all of the property is essential for program requirements. GSA officials said that each agency has unique properties that serve different missions and has significant discretion in interpreting these regulations as to when and how best to identify vacant and underutilized properties. GSA officials also said that although there are no governmentwide data on vacant and underutilized properties, each agency is responsible for maintaining its own information on such properties.

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### Identifying Vacant and Underutilized Properties Is a Decentralized Process

GSA headquarters officials are primarily responsible for monitoring the use of space in all of its properties to ensure that such space is efficiently used. GSA headquarters officials also work with field officials to develop plans for enhancing the use of space in vacant and underutilized properties or disposing of them. However, identifying vacant and underutilized properties in GSA is largely a decentralized process and considered an integral part of the routine real property management activities that GSA headquarters expects its field officials to implement. Asset management teams in GSA's 11 regional offices are primarily responsible for real property management activities, which include identifying vacant and underutilized properties. The members of GSA's regional office asset management teams include various real property management officials, such as portfolio directors, asset managers, realty specialists, and property managers, who are usually located at or near specific properties. According to GSA officials, these team members work together on a regular basis to

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manage the real properties for which they are responsible to ensure that the properties are well maintained and that property occupants are provided with space that will adequately meet their needs. Team members also work together to manage the property so that, to the extent possible, the property's income, usually received from property tenants, covers or exceeds the property's expenses. GSA officials said that asset management team members generally identify vacant and underutilized properties while carrying out their day-to-day real property management responsibilities. For example, a realty specialist, who is responsible for monitoring tenant leases in a facility, will apprise other asset management team members of any tenants who do not plan to renew their leases, which may cause the facility to become vacant or underutilized. Also, other means may be used to identify vacant and underutilized properties. For example, an asset manager may periodically visit a property to make first-hand observations about the overall condition of the property and the extent to which space in the property is occupied. These asset managers also examine program requirements and changing agency mission needs to determine if existing space is adequate.

Like GSA, VA's process for identifying vacant and underutilized properties is decentralized. VA headquarters relies primarily on field staff to continuously oversee and manage its real properties, which involves identifying vacant and underutilized properties. In each of VA's 21 regional offices, referred to as Veterans Integrated Service Networks (VISN), the VISN director is the key individual responsible for overall real property management activities at VA locations. To identify vacant and underutilized properties, the VISN director relies on various VA personnel, such as chief facility engineers, who are usually located at or near the properties and are most knowledgeable about them. According to VA officials, these individuals generally work together with occupants of the VA property, including medical center directors, hospital administrators, and chiefs of medical departments, to ensure that the property is well maintained and meets their needs for providing veterans with quality health care services. At VA locations, vacant and underutilized properties are identified through various methods. For example, a chief facility engineer may periodically walk through a VA property to identify unoccupied space or solicit information from property occupants about the extent to which space in the property is being used. Also, some VA locations have strategic planning committees that, among other things, are responsible for ensuring that space in VA properties is well used and effectively responds to changing mission needs. Members of these committees, most of which include the associate medical center director and the chief facility engineer as well as

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medical staff representatives such as the medical center's chief of surgery, work together on a regular basis to review the utilization of space in VA properties and identify specific properties or portions of properties that may be vacant or underutilized.

Similar to GSA and VA, USPS has a decentralized process in which USPS headquarters expects its field staff to be responsible for continuous oversight and management of real properties, which includes identifying vacant or underutilized properties. USPS officials told us that although USPS is not subject to GSA's governmentwide guidelines related to such properties, field staff continuously strive to identify vacant and underutilized properties as part of their day-to-day real property oversight and management responsibilities. The vice presidents in charge of USPS's 8 area offices and the Capital Metro office have overall responsibility for real property operations in 85 district offices throughout the country. District managers, who are in charge of district offices and report to area office vice presidents, are responsible for the oversight and management of real properties within their jurisdictions. District managers are usually located at or near USPS properties and rely on various staff, including facility engineers, facility specialists, and architect-engineers, for day-to-day oversight and management of real properties, which includes identifying properties or portions of properties that are vacant or underutilized. According to USPS officials, USPS field staff may use various methods to identify these types of properties, such as periodic site visits to observe how space in properties is used and annual real property reviews to identify future space needs. Also, USPS field staff may receive information from occupants about space utilization changes. For example, a postmaster in charge of a post office may notify a facility specialist in the district office that changes to mail delivery routes have reduced the post office's workload, thus creating some vacant space in the post office that may no longer be needed.

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### GSA, VA, and USPS Have Begun Nationwide Initiatives to Realign Their Real Property Portfolios

All three agencies have recognized the importance of realigning their real property portfolios by identifying and disposing of unneeded real property. Recently, each agency has initiated a special nationwide effort to identify unneeded properties and develop a strategy for better aligning its real property assets with each agency's changing mission. GSA has recognized that it has many buildings in its portfolio, including vacant and underutilized properties that are not financially self-sustaining—not generating sufficient income to cover expenses—or for which there is not a substantial, long-term federal purpose or predominant federal need. In

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June 2001, GSA initiated an overall effort—commonly referred to as the portfolio restructuring initiative—to restructure and reinvest in the portfolio. The objective of this initiative is to better align GSA's properties with its mission of providing quality space and services at a cost that is competitive with the private sector. According to GSA officials, GSA is currently developing plans for enhancing the utilization of its buildings or disposing of them. GSA plans to complete implementation of the portfolio restructuring initiative by 2007 and expects by that time to have a portfolio of strong, income-producing properties that is much more responsive to changing agency mission needs.

In August 1999, we reported that VA could enhance veterans' health care benefits if it reduced the level of resources spent on underused or inefficient buildings and used these resources instead to provide health care more efficiently in existing locations or closer to where veterans live.<sup>12</sup> We recommended that VA develop asset-restructuring plans for all of its health care delivery markets to, among other things, help guide future decision-making about capital real property investments. In responding to this recommendation, VA recognized the need to strategically realign its real property assets to better serve veterans' health needs and began a process in October 2000 known as the Capital Asset Realignment for Enhanced Services (CARES). VA initiated the CARES process to, among other things, reduce its large inventory of vacant and underutilized buildings and the significant costs required to maintain them. Many of the buildings became vacant and underutilized when VA began shifting its role in the mid-1990s from being a traditional hospital-based provider of medical services to an integrated delivery system that emphasizes a full continuum of care with a significant shift from inpatient to outpatient services. To get a better perspective on the extent to which vacant and underutilized properties existed nationwide, VA headquarters developed a database that identified these properties and that was used in the CARES process to identify space conditions in these properties. Through CARES, VA expects to develop a nationwide strategic plan that identifies the capital real property assets needed to meet veterans' health care needs as well as those assets that are no longer needed.

In August 2002, VA announced the results of its CARES pilot test—a plan to realign capital real property assets in its Great Lakes network, which

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<sup>12</sup>U.S. General Accounting Office, *VA Health Care: Improvements Needed in Capital Asset Planning and Budgeting*, GAO/HEHS-99-145 (Washington, D.C.: Aug. 13, 1999).

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involves restructuring inpatient facilities and opening new outpatient clinics in community settings to provide health care to veterans. As part of this plan, VA identified 31 buildings that are no longer needed to meet veterans' health care needs, including 30 that were vacant, and has developed or implemented alternative use or disposal plans for most of these buildings.<sup>13</sup> Currently, VA is conducting CARES studies in its 20 other health care networks. VA's goal is to make property realignment decisions by the end of 2003; at that time, given its extensive inventory of buildings nationwide, VA expects that many additional buildings will have been identified as not needed for use in providing health care to veterans.

VA officials told us that in addition to CARES, VA has initiated other actions to address vacant and underutilized real properties. For example, under its enhanced-use leasing program, VA has entered into various public-private partnerships to help improve the use of some of its vacant and underutilized facilities.<sup>14</sup> Also, in July 2001, VA established the Office of Asset Enterprise Management, which provides oversight of VA's real property assets by evaluating the effectiveness of the implementation of real property asset management policies, principles, standards, and guidelines that govern the acquisition, management, and disposal of such assets. In addition, VA officials said that VA (1) has established 7 capital portfolio goals that are designed to help VA better manage its real property assets—3 of these goals focus on reducing the amount of vacant and underutilized space in its facilities; and (2) is developing a portfolio management information system known as the Capital Asset Management System that will enable VA to measure performance and monitor progress in attaining these goals.

USPS has also recognized the need for addressing problems associated with vacant and underutilized properties. Faced with such challenges as changing customer needs, declining mail volumes, rising costs, and increasing security concerns, USPS issued a transformation plan in April 2002. In the plan, USPS discussed the need for a comprehensive transformation of USPS to ensure that it will be financially viable and can adequately fulfill its mission of providing the nation with postal services in

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<sup>13</sup>U.S. General Accounting Office, *VA Health Care: Improved Planning Needed for Management of Excess Real Property*, GAO-03-326 (Washington, D.C.: Jan. 29, 2003).

<sup>14</sup>38 U.S.C. §8161 (2002) et seq. VA has its own authority to enter into partnerships to lease its properties to nongovernmental entities. In turn, these entities develop, rehabilitate, or renovate the properties.

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the 21<sup>st</sup> century. USPS also discussed the need to review and modify its infrastructure of postal facilities so that it can enhance customer service and control costs. Among other things, USPS identified various actions it plans to take regarding the process for closing and consolidating unneeded postal facilities. For example, USPS stated that it will lift the self-imposed moratorium on post office closings and consolidations. In addition, USPS plans to work with the Postal Rate Commission to streamline the post office closing process to minimize the amount of time it takes to reach decisions about post office closures. According to USPS officials, USPS will be continuously reviewing its entire postal infrastructure to, among other things, develop plans for realigning postal facilities to ensure that the facilities will adequately fulfill USPS's mission needs. The officials told us that as these reviews are completed, USPS will publicly announce its plans for realigning postal facilities.

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## Numbers, Types, and Locations of GSA, VA, and USPS Vacant and Underutilized Real Properties

As of October 1, 2002, GSA, VA, and USPS reported having a total of 927 vacant and underutilized real properties—including a wide range of facilities and land—located throughout the 50 states and in the District of Columbia and Puerto Rico.<sup>15</sup> Of the 3 agencies, VA reported having the highest number of vacant and underutilized real properties—a total of 577 properties. GSA was second with 236 vacant and underutilized properties; and USPS was third with 114 vacant and underutilized properties.<sup>16</sup> Table 1 shows a breakdown of the total numbers of vacant and underutilized facilities and land at the 3 agencies.

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<sup>15</sup>The identification and disposal of vacant and underutilized property is an ongoing process. Given this, the numbers of properties are subject to constant change.

<sup>16</sup>The 927 vacant and underutilized properties—including 807 facilities and 120 tracts of land, which totaled about 2,000 acres—represented a small portion of the total number of properties held by these 3 agencies. Specifically, as of October 1, 2002, the 3 agencies owned a total of about 14,900 facilities and 44,900 acres of land, with GSA holding about 1,700 facilities and 8,700 acres of land; VA holding about 4,900 facilities and 15,600 acres of land; and USPS holding about 8,300 facilities and 20,600 acres of land.

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**Table 1: Total Number of Vacant and Underutilized Real Properties Reported by GSA, VA, and USPS as of October 1, 2002**

| Agency       | Number of vacant and underutilized properties |            |            |                  |
|--------------|---|------------|------------|------------------|
|              | Facilities                                    | Land       | Total      | Percent of total |
| GSA          | 236   | 0          | 236        | 26               |
| VA           | 533   | 44         | 577        | 62               |
| USPS         | 38  | 76         | 114        | 12               |
| <b>Total</b> | <b>807</b>                                    | <b>120</b> | <b>927</b> | <b>100%</b>      |

Source: GAO analysis of GSA, VA, and USPS data.

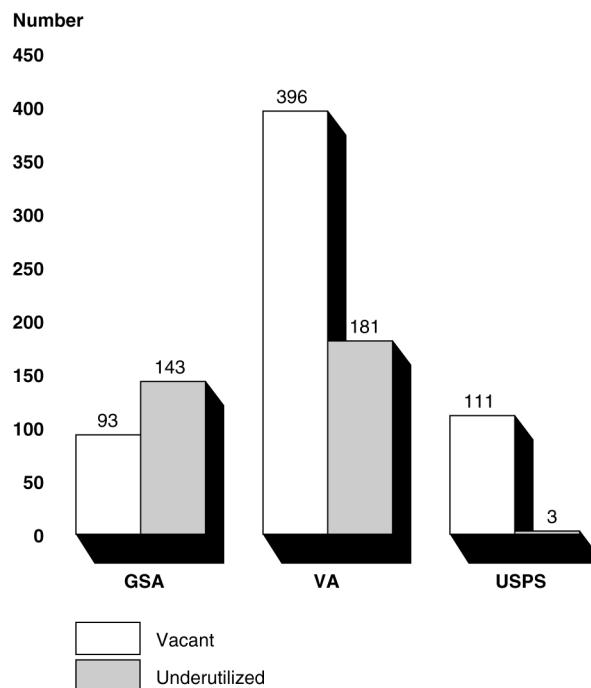
In commenting on a draft of this report, the Commissioner of GSA's Public Buildings Service said that the report overstated the number of vacant and underutilized properties in GSA's inventory. He said that the 236 GSA properties cited in the report include 43 properties representing about 8 million square feet of space that are already committed to being used and 37 small, unoccupiable support properties, such as pump houses, that are necessary to the functioning of occupiable space. We did not change the total number of GSA's properties as GSA suggested because the 236 properties met our criteria of being vacant or underutilized as of October 1, 2002. Furthermore, most of the 43 committed properties remain vacant or underutilized, and most of the 37 support properties have vacant or underutilized rentable square feet. However, to reflect GSA's concern, we modified appendix II—the list of GSA's vacant and underutilized properties as of October 1, 2002—to specifically identify those properties that GSA said were committed to being used and small properties that support occupiable space.

GSA, VA, and USPS data showed that of the 927 properties, 600, or about 65 percent, were vacant properties; and 327, or about 35 percent, were underutilized properties. As shown in figure 2, VA and USPS reported having more vacant than underutilized properties, whereas GSA reported having more underutilized than vacant properties.

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**Figure 2: Breakdown of the Numbers of Vacant and Underutilized Real Properties Reported by GSA, VA, and USPS as of October 1, 2002**



Source: GAO analysis of GSA, VA, and USPS data.

Table 2 provides more detailed information on the numbers of vacant and underutilized properties at each of the 3 agencies.

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**Table 2: Information on Vacant and Underutilized Real Properties Reported by GSA, VA, and USPS as of October 1, 2002**

| Agency       | Number of vacant properties |                   |                         | Number of underutilized properties |          | Total number of vacant and underutilized properties |            |            |
|--------------|-----------------------------|-------------------|-------------------------|------------------------------------|----------|---|------------|------------|
|              | Facilities                  | Land <sup>a</sup> | Total vacant properties | Facilities                         | Land     | Facilities  | Land       | Total      |
| GSA          | 93                          | 0                 | 93                      | 143                                | 0        | 236   | 0          | 236        |
| VA           | 352                         | 44                | 396                     | 181                                | 0        | 533   | 44         | 577        |
| USPS         | 35                          | 76                | 111                     | 3                                  | 0        | 38  | 76         | 114        |
| <b>Total</b> | <b>480</b>                  | <b>120</b>        | <b>600</b>              | <b>327</b>                         | <b>0</b> | <b>807</b>  | <b>120</b> | <b>927</b> |

Source: GAO analysis of GSA, VA, and USPS data.

<sup>a</sup>The two agencies that identified land properties—VA and USPS—considered these properties to be vacant.

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As table 2 shows, most of the vacant and underutilized properties were facilities—807 of 927 properties, or about 87 percent—and these facilities included a wide range of structures. Most of GSA's vacant and underutilized facilities included office buildings, warehouses, and storage facilities. VA's vacant and underutilized facilities were buildings that were generally located on medical complexes in campus-like settings. These facilities typically included various medical buildings, such as hospitals, medical centers, and nursing homes along with structures that supported the medical buildings, such as garages and storage buildings. Most of USPS's facilities included post offices, stations, and branches. The 807 facilities represented a total of about 32.1 million square feet of space.<sup>17</sup> Although VA reported having the highest number of facilities, GSA's facilities had the highest amount of square footage. Specifically, GSA reported that its facilities had about 18.4 million square feet,<sup>18</sup> or 57 percent of the total square footage belonging to the 3 agencies; VA reported that its facilities had about 9.4 million square feet, or 29 percent, of the total square footage; and USPS reported that its facilities had about 4.3 million square feet, or 13 percent, of the total square footage.<sup>19</sup>

In addition, the sizes of the facilities ranged from less than 10,000 square feet to over 100,000 square feet, with about half of the facilities under 10,000 square feet. Of the 63 properties that were over 100,000 square feet, 6 were over 500,000 square feet, with 1 of the 6 facilities having about 2.5 million square feet of space. Table 3 shows the ranges of facility sizes.

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<sup>17</sup>Our review of the square footage data for these facilities revealed that 31 GSA facilities had no rentable square footage. GSA officials told us that generally, such facilities could not be rented because various structural or environmental conditions made them unsuitable for tenant occupation.

<sup>18</sup>In commenting on a draft of this report, GSA's Commissioner of the Public Buildings Service said that about 8 million square feet of this space was already committed to being occupied.

<sup>19</sup>Percentages do not add to 100 due to rounding.

**Table 3: Ranges of Facility Sizes for All 3 Agencies—GSA, VA, and USPS—as of October 1, 2002**

| Range of size<br>(square feet) | Vacant<br>facilities | Underutilized<br>facilities | Total      | Percent of total |
|--------------------------------|----------------------|-----------------------------|------------|------------------|
| 0 to 10,000                    | 324                  | 94                          | 418        | 52               |
| 10,001 to 50,000               | 117                  | 141                         | 258        | 32               |
| 50,001 to 100,000              | 19                   | 49                          | 68         | 8                |
| Over 100,000                   | 20                   | 43                          | 63         | 8                |
| <b>Total</b>                   | <b>480</b>           | <b>327</b>                  | <b>807</b> | <b>100%</b>      |

Source: GAO analysis of GSA, VA, and USPS data.

It should be noted that the three agencies have taken actions or have planned actions to improve the use of some of these facilities or dispose of them. For example, through its portfolio restructuring initiative, GSA has developed plans to do repair and alteration work at 46 buildings and use the space in these buildings to house other federal agencies. In addition, GSA anticipates that 44 other buildings will ultimately be candidates for disposal. By the end of 2003, VA expects that its CARES process will result in a nationwide strategic plan that, among other things, will not only help VA improve the use of space in its facilities but also identify those real property assets that are no longer needed. Also, USPS has ongoing efforts to sell unneeded properties. For example, during 2002, USPS generated a total of \$25.5 million in revenue from the sales of unneeded properties, which was an increase over similar sales in 2001 that totaled \$22.7 million.

Of the three agencies, only VA and USPS reported having vacant land. As of October 1, 2002, VA and USPS identified a total of 120 tracts of vacant land, which amounted to a total of about 2,000 acres. The land tracts ranged in size from less than 1 acre to 174 acres. As shown in table 4, 80, or about 67 percent, of the tracts of land owned by VA and USPS fell into the category of less than 1 acre to 10 acres. Only 9 properties fell into the category of more than 50 acres, with VA having most of these properties.

**Table 4: Size Ranges for Vacant Land Reported by VA and USPS as of October 1, 2002**

| Range of size (acres) | Number of land tracts |           |            |                         |
|-----------------------|-----------------------|-----------|------------|-------------------------|
|                       | VA                    | USPS      | Total      | Percent of total        |
| Less than 1 to 10     | 13                    | 67        | 80         | 67                      |
| 11 to 50              | 24                    | 7         | 31         | 26                      |
| More than 50          | 7                     | 2         | 9          | 8                       |
| <b>Total</b>          | <b>44</b>             | <b>76</b> | <b>120</b> | <b>100%<sup>a</sup></b> |

Source: GAO analysis of VA and USPS data.

<sup>a</sup>Percentages do not add to 100 due to rounding.

As previously mentioned, our analysis of GSA, VA, and USPS data showed that the 927 vacant or underutilized properties were located throughout the 50 states and in the District of Columbia and Puerto Rico. GSA's vacant and underutilized properties were located in 42 states and the District of Columbia, and VA's vacant and underutilized properties were located in 47 states and the District of Columbia. USPS's vacant and underutilized properties were located in 33 states and Puerto Rico. These 927 vacant and underutilized properties were located in 294 cities in the United States and Puerto Rico. Some of these vacant and underutilized properties were located in large metropolitan cities, such as Los Angeles, California; Chicago, Illinois; and Dallas, Texas; others were in smaller cities, such as Newington, Connecticut; Marion, Indiana; and Canton, Ohio. The data also showed that 49 locations had 5 or more of these properties. The highest numbers of vacant and underutilized properties were reported for Los Angeles, California, which had a total of 54 properties; and Fort Howard, Maryland, which had a total of 43 properties. A list of GSA's vacant and underutilized real properties is included in appendix II. Lists of vacant and underutilized real properties for VA and USPS are included in appendixes III and IV, respectively. Appendix V identifies the 49 locations that had 5 or more vacant and underutilized properties.

GSA, VA, and USPS officials explained that each vacant or underutilized property has a unique history that, among other things, involves how long the property has been vacant or underutilized and the reasons why the property became vacant or underutilized. The officials told us that real property staff in field locations who have direct responsibility for oversight and management of vacant and underutilized properties would be in the best position to provide detailed information on the history of these properties. The officials explained that in all likelihood, changing agency

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mission needs along with other problems, such as the advanced age of various vacant and underutilized properties and their deteriorated condition, were the most common factors that led to the properties becoming vacant or underutilized.

GSA, VA, and USPS officials said that although some vacant and underutilized federal properties have potential for alternate uses, the properties have for various reasons remained vacant or underutilized for years. For example, as discussed in our July 2001 report on public-private partnerships, the GSA-held property that is shown in figure 3—the L. Mendel Rivers federal office building in Charleston, South Carolina—has been vacant for about 4 years.<sup>20</sup> According to GSA officials, this facility—a 7-story, 100,000-square-foot building on just over 2 acres—has no rentable square footage. The facility is contaminated with asbestos and has been unoccupied since it sustained damage in 1999 from Hurricane Floyd. We reported that although there was a weak federal demand for space where the property is located, the property is located in a highly desirable location where land values are high, and there was a strong potential for private sector demand. GSA officials estimated that in fiscal year 2002, a total of about \$28,000 was spent to cover various building operations and maintenance expenses, such as fire protection and utilities. A GSA official told us that as of April 2003, GSA and the city of Charleston had developed a memorandum of understanding, which states that the city of Charleston will construct a new building for GSA and, in exchange, the city will take control of the L. Mendel Rivers building. The official estimated that the city should be able to proceed with the new GSA building project in the summer of 2003.

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<sup>20</sup>U.S. General Accounting Office, *Public-Private Partnerships: Pilot Program Needed to Demonstrate the Actual Benefits of Using Partnerships*, GAO-01-906 (Washington, D.C.: July 25, 2001).

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**Figure 3: Example of Vacant GSA-Owned Property—the L. Mendel Rivers Federal Building in Charleston, South Carolina**



Source: Ernst & Young LLP.

Note: Provided by Ernst & Young LLP for use in our July 2001 report on public-private partnerships (GAO-01-906).

Another example of a long-held vacant property involves a VA-owned building at a health care facility campus in Milwaukee, Wisconsin. This 134,000-square-foot building, which is shown in figure 4, has been vacant for about 14 years. The building had been used as the campus' main hospital but was vacated in 1989 primarily because a new main hospital was built on the campus. VA officials told us that in June 1999, a consulting firm—Economic Research Associates—issued a study in which it identified various options for VA to consider in trying to enhance the use of various vacant and underutilized buildings on the Milwaukee campus, including the former main hospital building.<sup>21</sup> On the basis of the study's results, VA officials told us that a substantial investment of capital would in all

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<sup>21</sup>Economic Research Associates, *Report for Enhanced-Use Options, Zablocki VA Medical Center, Milwaukee, Wisconsin, Submitted to Department of Veterans Affairs*, ERA Project Number: 12460 (Apr. 1998; Re-Issue June 1999).

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likelihood be needed to convert this building for alternate use. For example, to convert the building for use as housing for the elderly, the study estimated that about \$8.4 million to \$9.3 million would be needed. VA officials also mentioned that various organizations, such as the Salvation Army and the Knights of Columbus, expressed some interest in leasing the building; but thus far, VA has not received any firm offers from these organizations. VA officials told us that in fiscal year 2001, VA incurred about \$348,000 in maintenance costs for this building, which included such expenses as utilities, pest management, and security. Also, the officials said that VA currently has no alternate use or disposal plans for this building.

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**Figure 4: Example of Vacant VA-Owned Property—the Former Main Hospital Building on the Milwaukee, Wisconsin, Health Facility Campus**



Source: VA.

Note: Photograph taken in December 2001.

An example of a vacant USPS facility is the former Chicago Main Post Office located in downtown Chicago, Illinois, which is shown in figure 5. This 2.5-million-square-foot former post office and mail processing facility

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has not been used as the main post office since 1997—about 6 years—when it was replaced with a new postal facility. According to USPS officials, annual holding costs for this property exceed \$2 million. The officials also told us that although USPS has received various offers to purchase this facility, attempts to complete the sale have thus far been delayed due mainly to (1) an overall weakness in the Chicago real estate market, which has raised concerns about whether a sufficient number of tenants could be found to occupy the facility; and (2) the inability of potential developers and the city of Chicago to agree on real estate tax abatement issues. According to USPS, there will have to be a breakthrough in current market conditions, together with an agreement between potential developers and the city of Chicago, before this project can move forward.

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**Figure 5: Example of Vacant USPS-Owned Property—the Former Main Post Office in Chicago, Illinois**



Source: USPS.

Note: Photograph taken in approximately 1995.

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## Vacant and Underutilized Properties Pose Challenges for Federal Agencies

As noted in the above examples, the efficient use or disposal of unneeded real property, including vacant and underutilized property, poses significant challenges for federal agencies.<sup>22</sup> As discussed in our January 2003 high-risk report on federal real property, disposal of unneeded real property is a complicated issue influenced by various laws as well as budgetary limitations.<sup>23</sup> The high-risk report pointed out that in the disposal area, a range of laws intended to address other objectives challenges agencies' efforts to dispose of unneeded property. For example, USPS is specifically precluded from closing small post offices solely for economic reasons.<sup>24</sup> Furthermore, agencies are required under the National Environmental Policy Act to consider the environmental impact of their decisions to dispose of real property. Generally speaking, agencies are responsible for environmental cleanup of any hazardous substances associated with the properties prior to disposal, such as medical wastes, asbestos, and lead paint. Despite the importance of this, cleanup costs can be considerable and can involve years of study. For property with historic designations—which is common in the federal portfolio—agencies are required by the National Historic Preservation Act to ensure that historic preservation is factored into how the property is eventually used.

The high-risk report also pointed out that most agencies cannot retain the proceeds from the sale of unneeded property. Given that agencies are required to fund the costs of preparing property for disposal, the inability to retain any of the proceeds acts as an additional disincentive. The report further pointed out that public-private partnership arrangements can be a viable option for redeveloping obsolete federal property when they provide the best economic value for the government, compared with other options, such as federal financing through appropriations or sale of the property. However, most agencies are precluded from entering into such arrangements. The high-risk report recommended the development of a comprehensive and integrated real property transformation strategy that, among other things, could identify how best to realign and rationalize federal real property and dispose of unneeded real property assets.

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<sup>22</sup>In a February 2000 report—U.S. General Accounting Office: *Accrual Budgeting: Experiences of Other Nations and Implications for the United States*, GAO/AIMD-00-57 (Washington, D.C.: Feb. 18, 2000)—we discussed how some countries have encouraged the efficient use of real property assets.

<sup>23</sup>GAO-03-122.

<sup>24</sup>39 U.S.C. 101(b).

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Continuing to hold unneeded vacant and underutilized properties is costly to the government and can present an image of waste and inefficiency that erodes taxpayer confidence. Given this, we plan to continue monitoring federal agencies' efforts to realign their real property portfolios. These efforts can help the agencies respond to changing mission needs and reduce the large number of vacant and underutilized properties in their real property inventories.

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## Agency Comments and Our Evaluation

We received written comments on a draft of this report from GSA's Commissioner of the Public Buildings Service on June 23, 2003 (see app. VI). He said that the report overstates the amount of underutilized space in GSA's inventory. He said that the current list of GSA properties in the report includes vacant space that was not available for assignment because it is already committed, such as space being renovated for a customer agency. He stated that revising our list of vacant and underutilized properties to recognize properties committed to being occupied would reduce the total number of properties by 43—from 236 to 193—and the square footage from 18.2 million to 10.3 million. In addition, he said that the number of vacant and underutilized properties is inflated by the inclusion of 37 small support properties that were unoccupiable, such as a pump house or a parking lot booth, but necessary to the functioning of occupiable space. The Commissioner went on to say that support properties are small and have little impact on the square footage of underutilized space reported, but the inclusion of these properties does disproportionately affect the number of underutilized properties. He stated that as of March 2003, the vacant assignable space in GSA's owned inventory, which he said was the commonly accepted private sector measure of vacancy, was 10 million square feet, which was only 5.5 percent of GSA's owned inventory. He also said that this percent is well below industry averages. He went on to say that as GSA implements its portfolio restructuring initiative, which is discussed earlier in this report, it will further improve the performance of its real property portfolio. For example, phasing out GSA's warehouses will reduce the current list of vacant and underutilized properties by 48 buildings.

We did not change the total number of GSA's vacant and underutilized properties in the report. One of our objectives was to identify all vacant and underutilized properties in GSA's inventory as of October 1, 2002, so that we could provide an overview of these types of properties at a given point in time. According to GSA data, the 43 properties, which GSA said were committed to future use, and the 37 properties, which GSA said were

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support properties, met our criteria as vacant or underutilized properties as of October 1, 2002. Furthermore, based on updated information that we obtained from GSA, 37 of the 43 properties that GSA said were committed to future use remained vacant or underutilized as of May 1, 2003. In addition, 30 of the 37 support properties that GSA cites as unoccupiable had rentable space that GSA reported as vacant or underutilized.

In the report, we provided specific information on the types, sizes, and vacancy rates for all properties reported by GSA, including committed and support properties, which provides transparency and context for understanding the nature of these properties. In addition, we stated in the report that the identification and disposal of vacant and underutilized property is an ongoing process, with the numbers of properties thus subject to constant change. Also, we recognized in the report that GSA (1) has developed plans to do repair and alteration work at 46 buildings and use the space in these buildings to house other federal agencies and (2) anticipates that 44 other buildings will ultimately be candidates for disposal. However, we reflected GSA's concern in the report and modified appendix II—the list of all GSA vacant and underutilized properties as of October 1, 2002—to specifically identify those properties that GSA identified as committed to being used and as support facilities necessary to the functioning of occupiable space. We did not verify the data that GSA provided on committed space and support properties.

We applaud GSA's efforts to restructure its real property portfolio and its current progress in reducing vacant assignable space. GSA's current portfolio restructuring initiative, if implemented effectively, can go a long way toward better aligning GSA's properties to provide quality space and services at a cost that is competitive with the private sector and to reduce the number of vacant and underutilized properties in its real property inventory. GSA also provided technical comments that were incorporated in the report where appropriate.

On June 23, 2003, we received oral comments from VA's Assistant Secretary for Management and USPS's Managers of Facilities Program Management and Realty Asset Management. They generally agreed with the information in the report and provided technical comments that were incorporated in the report where appropriate.

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We will send copies of the report to the appropriate congressional committees, the Director of the Office of Management and Budget, the

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Administrator of GSA, the Secretary of the Department of Veterans Affairs, and the Postmaster General. Copies will also be made available to other interested parties on request. In addition, the report will be available at no charge on our Web site at [www.gao.gov](http://www.gao.gov).

Contacts and staff acknowledgments for this report are included in appendix VII. If you or your staff have any questions, please contact me at (202) 512-2834 or at [goldsteinm@gao.gov](mailto:goldsteinm@gao.gov).

A handwritten signature in black ink, appearing to read "Mark L. Goldstein".

Mark L. Goldstein  
Acting Director, Physical Infrastructure Issues

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*List of Congressional Requesters*

The Honorable Susan Collins  
United States Senate

The Honorable James M. Jeffords  
United States Senate

The Honorable Carl Levin  
United States Senate

The Honorable Jack Reed  
United States Senate

The Honorable Olympia J. Snowe  
United States Senate

The Honorable Arlen Specter  
United States Senate

The Honorable Luis Gutierrez  
House of Representatives

The Honorable Marcy Kaptur  
House of Representatives

The Honorable Dale Kildee  
House of Representatives

The Honorable Steven C. LaTourette  
House of Representatives

The Honorable Marty Meehan  
House of Representatives

The Honorable Jack Quinn  
House of Representatives

The Honorable Bart Stupak  
House of Representatives

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# Objectives, Scope, and Methodology

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To meet the first objective, which was to provide information on how the General Services Administration (GSA), Department of Veterans Affairs (VA), and U.S. Postal Service (USPS) identified vacant and underutilized real properties, we reviewed, analyzed, and discussed with GSA and VA officials governmentwide real property management laws, regulations, and executive orders, which established criteria for most federal agencies to follow in accomplishing their responsibilities regarding vacant and underutilized real property. Also, because USPS is exempt from most federal laws dealing with real property, we reviewed appropriate legislation that authorizes USPS to sell, lease, or dispose of property under its general powers and discussed this legislation with USPS headquarters officials responsible for real property management operations. In addition, we reviewed various internal GSA, VA, and USPS documents, such as manuals, handbooks, and bulletins, which provided guidance on the agencies' procedures for identifying vacant and underutilized real property under their control. We also discussed these procedures with various headquarters and field officials from GSA, VA, and USPS who were responsible for and most knowledgeable about their agencies' real property management operations involving vacant and underutilized property.

To meet the second objective, which was to provide information on the numbers, types, and locations of vacant and underutilized real properties at the three agencies, we obtained data from agency headquarters officials at GSA, VA's Veterans Health Administration, and USPS on their owned vacant and underutilized real properties—facilities and land—as of October 1, 2002. In addition to identifying the numbers, types, and locations of such properties, we also examined, analyzed, and formatted the data to obtain some perspective and context about the characteristics of the properties, including size and vacancy rate. GSA suggested using a property's vacancy rate as the basis for determining whether a facility could be considered vacant or underutilized. GSA officials told us that they considered a facility as underutilized if it had a vacancy rate of 26 percent or more.

To establish a clearer distinction between vacant and underutilized facilities in this report, we considered a facility with a 100 percent vacancy rate to be vacant and a facility with a vacancy rate of 26 percent to 99 percent to be underutilized. Using vacancy rates that GSA, VA, and USPS provided to us, we categorized the three agencies' facilities as either vacant or underutilized. For the purposes of this report, all land properties were considered 100 percent vacant.

The real property data provided by GSA, VA, and USPS were the only centralized data available that could provide some indication of the numbers, types, and locations of the three agencies' vacant and underutilized properties nationwide. We did some limited testing of the real property data by discussing with agencies' headquarters database managers any apparent inconsistencies or inaccuracies we found with the data. On the basis of those discussions, we adjusted the data to ensure that the inconsistencies and inaccuracies we found were corrected or clearly explained. We did not perform a detailed review of the three agencies' computer systems that generated these data to determine the extent to which significant errors or incompleteness in the key real property data elements might exist. Also, we did not consider in our analysis the appropriateness of how space was used in the agencies' real properties. In addition, we did not examine the extent to which agencies used GSA's governmentwide guidelines to identify vacant and underutilized properties. As part of the initial request, we were also asked to develop information on the impact that GSA, VA, and USPS vacant and underutilized properties had on their real property operations and the local communities where the properties are located. As agreed with congressional staff, it was decided that this issue would be best pursued under a separate engagement.

We received written comments on a draft of this report from the Commissioner of GSA's Public Buildings Service and oral comments from VA's Assistant Secretary for Management and USPS's Managers of Facilities Program Management and Realty Asset Management. The comments we received are discussed near the end of the letter, and GSA's written comments are included in appendix VI. We performed our work from November 2002 through June 2003 in accordance with generally accepted governmentwide auditing standards.

# List of Vacant and Underutilized Real Properties Reported by the General Services Administration as of October 1, 2002

| State/entity (total number of properties in state/entity) | Property location   |                              |                                       | Property size (square feet) <sup>b</sup> | Vacancy rate (percent) <sup>c</sup> |
|---|---------------------|------------------------------|---------------------------------------|--|-------------------------------------|
|   | City                | Address <sup>a</sup>         | Type of property                      |  |                                     |
| Alabama (7)   | Theodore            | Hamilton Blvd                | Depot <sup>d</sup>                    | 0  | 100                                 |
|   | Montgomery          | 15 Lee St                    | Fed bldg/courthouse <sup>d</sup>      | 119,751                                  | 96                                  |
|   | Mobile              | 167 St Louis St              | Garage parking <sup>e,f</sup>         | 4,003                                    | 93                                  |
|   | Gadsden             | 600 Broad St                 | Fed bldg/courthouse <sup>d</sup>      | 28,728                                   | 47                                  |
|   | Selma               | 908 Alabama Ave              | Fed bldg/courthouse <sup>d</sup>      | 20,373                                   | 44                                  |
|   | Jasper              | 1710 Alabama Ave             | Fed bldg/courthouse <sup>h</sup>      | 23,812                                   | 39                                  |
|   | Birmingham          | 1800 5th Ave N               | Fed bldg/courthouse <sup>d</sup>      | 164,644                                  | 35                                  |
| Alaska (2)  | Anchorage           | 2nd Ave & Christensen        | Motor pool <sup>d,f</sup>             | 0  | 100                                 |
|   | Anchorage           | 222 W 8th Ave                | Federal building <sup>d,g</sup>       | 64,819                                   | 48                                  |
| Arizona (3)   | Tucson              | 55 E Broadway St             | Courthouse <sup>d,g</sup>             | 69,027                                   | 100                                 |
|   | Phoenix             | 230 N First Ave              | Fed bldg/courthouse <sup>d,g</sup>    | 283,862                                  | 99                                  |
|   | Phoenix             | 314 N Second Ave             | Parking lot <sup>d,f</sup>            | 0  | 80                                  |
| Arkansas (1)  | Hot Spgs Nat'l Park | Broadway & Reserve           | Post office/courthouse <sup>d,g</sup> | 66,279                                   | 33                                  |
| California (19)   | Laguna Niguel       | 24000 Avila Rd               | Support bldg <sup>d,f</sup>           | 12,361                                   | 100                                 |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 8,470                                    | 100                                 |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 8,387                                    | 100                                 |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 689                                      | 100                                 |
|   | San Francisco       | 5 <sup>th</sup> & Mission St | Mint building <sup>h</sup>            | 0  | 100                                 |
|   | Vallejo             | 823 Marin St                 | Federal building <sup>h</sup>         | 0  | 100                                 |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 8,406                                    | 74                                  |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 8,387                                    | 73                                  |
|   | Sacramento          | 801 I St                     | Federal building <sup>d</sup>         | 170,404                                  | 67                                  |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 17,042                                   | 63                                  |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 9,271                                    | 63                                  |
|   | Sacramento          | 650 Capitol Mall             | Fed bldg/courthouse <sup>d,g</sup>    | 355,302                                  | 57                                  |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 22,654                                   | 45                                  |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 8,466                                    | 42                                  |
|   | Alameda             | 620 Central Ave              | Federal building <sup>h</sup>         | 0  | 42 <sup>i</sup>                     |
|   | Merced              | 18th & K Sts                 | Federal building <sup>h</sup>         | 14,061                                   | 38                                  |
|   | South San Francisco | 1070 San Mateo Ave           | Warehouse <sup>d</sup>                | 571,274                                  | 37                                  |
|   | San Francisco       | 630 Sansome St               | Appraisers building <sup>d,g</sup>    | 434,481                                  | 35                                  |
|   | Sacramento          | 2800 Cottage Way             | Federal bldg shop <sup>d,f</sup>      | 5,126                                    | 33                                  |

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| State/entity (total number of properties in state/entity) | Property location |                        |                                     | Property size (square feet) <sup>b</sup> | Vacancy rate (percent) <sup>c</sup> |
|---|-------------------|------------------------|-------------------------------------|--|-------------------------------------|
|   | City              | Address <sup>a</sup>   | Type of property                    |  |                                     |
| Colorado (14)   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 14,963                                   | 100                                 |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 8,878                                    | 100                                 |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 2,083                                    | 100                                 |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d,f</sup>     | 1,541                                    | 100                                 |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d,f</sup>     | 1,541                                    | 100                                 |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 5,128                                    | 92                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d,f</sup>     | 372                                      | 81                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 33,625                                   | 69                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d,g</sup>     | 360,797                                  | 67                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d,f</sup>     | 1,957                                    | 52                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 10,171                                   | 49                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 12,837                                   | 36                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 5,180                                    | 36                                  |
|   | Lakewood          | W 6th Ave & Kipling St | Federal building <sup>d</sup>       | 761                                      | 35                                  |
| Connecticut (1)   | New Haven         | 150 Court St           | Federal building <sup>d</sup>       | 130,629                                  | 31                                  |
| District of Columbia (10)                                 | Washington, DC    | Second & C Sts SW      | Federal building <sup>d,g</sup>     | 477,039                                  | 100                                 |
|   | Washington, DC    | 2430 E St NW           | Federal building <sup>e,g</sup>     | 38,945                                   | 100                                 |
|   | Washington, DC    | M St SE                | Federal building <sup>d</sup>       | 36,717                                   | 100                                 |
|   | Washington, DC    | 726 Jackson Pl NW      | Federal building <sup>d,g</sup>     | 6,842                                    | 100                                 |
|   | Washington, DC    | 716 Jackson Pl NW      | Federal building <sup>d,g</sup>     | 4,422                                    | 100                                 |
|   | Washington, DC    | 740 Jackson Pl NW      | Federal building <sup>d</sup>       | 3,909                                    | 100                                 |
|   | Washington, DC    | 600 Independence SW    | Federal building <sup>d,g</sup>     | 384,041                                  | 98                                  |
|   | Washington, DC    | Navy Yards             | GPO field plant <sup>d</sup>        | 99,792                                   | 85                                  |
|   | Washington, DC    | 2701 South Capitol St  | Federal building <sup>d</sup>       | 51,158                                   | 81                                  |
|   | Washington, DC    | 9th & Constitution Ave | Federal building <sup>d,g</sup>     | 904,858                                  | 40                                  |
| Florida (5)   | Tampa             | 611 N Florida Ave      | Courthouse <sup>h</sup>             | 92,747                                   | 100                                 |
|   | Tallahassee       | 110 East Park Ave      | Courthouse <sup>d</sup>             | 48,827                                   | 100                                 |
|   | West Palm Beach   | 801 Clematis St        | Industrial building <sup>d</sup>    | 14,903                                   | 100                                 |
|   | Pensacola         | 100 Palafox St         | Courthouse <sup>d</sup>             | 28,083                                   | 77                                  |
|   | West Palm Beach   | 801 Clematis St        | Federal building <sup>d</sup>       | 76,711                                   | 49                                  |
| Georgia (5)   | Thomasville       | 404 Pinetree Blvd      | Warehouse <sup>d</sup>              | 8,695                                    | 100                                 |
|   | Albany            | 337 Broad Ave          | Post office/courthouse <sup>h</sup> | 25,793                                   | 74                                  |
|   | Savannah          | 124 Barnard St         | Federal building <sup>d</sup>       | 14,494                                   | 61                                  |
|   | Athens            | 115 Hancock Ave        | Post office/courthouse <sup>d</sup> | 41,487                                   | 48                                  |
|   | Dublin            | 100 N Franklin St      | Courthouse <sup>d</sup>             | 21,120                                   | 31                                  |

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| State/entity (total number of properties in state/entity) | Property location |                         |  | Property size (square feet) <sup>b</sup> | Vacancy rate (percent) <sup>c</sup> |
|---|-------------------|-------------------------|--|--|-------------------------------------|
|   | City              | Address <sup>a</sup>    | Type of property                             |  |                                     |
| Idaho (1)   | Boise             | 304 N 8th St            | Fed bldg/post office <sup>h</sup>            | 65,950                                   | 46                                  |
| Illinois (1)  | Danville          | 201 N Vermillion St     | Fed bldg/courthouse <sup>d</sup>             | 52,640                                   | 62                                  |
| Indiana (4)   | New Haven         | Bldg T-130              | Federal building <sup>d</sup>                | 4,960                                    | 100                                 |
|   | Elkhart           | 327 W Marion St         | Federal building <sup>h</sup>                | 0  | 100                                 |
|   | New Haven         | Bldg T-146              | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Jeffersonville    | 1201 East 10th St       | Federal building <sup>d, f</sup>             | 17,384                                   | 35                                  |
| Louisiana (4)   | New Orleans       | 3819 Patterson Rd       | Federal building <sup>d, g</sup>             | 1,136                                    | 100                                 |
|   | Opelousas         | Union & Vine            | Fed bldg/post office/courthouse <sup>h</sup> | 38,380                                   | 54                                  |
|   | Harahan           | 400 Edwards Ave         | Warehouse <sup>d</sup>                       | 201,400                                  | 41                                  |
|   | Harahan           | 400 Edwards Ave         | Pump house <sup>d, f</sup>                   | 1,706                                    | 40 <sup>i</sup>                     |
| Maine (1)   | Houlton           | 95 Interstate           | Animal inspection <sup>d</sup>               | 3,676                                    | 37                                  |
| Maryland (37)   | Silver Spring     | 1 New Hampshire Ave     | Federal building <sup>d</sup>                | 407,498                                  | 100                                 |
|   | Baltimore         | Curtis Bay Depot        | Warehouse <sup>d</sup>                       | 151,622                                  | 100                                 |
|   | Baltimore         | Curtis Bay Depot        | Warehouse <sup>d</sup>                       | 144,685                                  | 100                                 |
|   | Silver Spring     | 25 Goddard Rd           | Federal building <sup>d, g</sup>             | 130,700                                  | 100                                 |
|   | Silver Spring     | 20 Edison Rd            | Federal building <sup>d</sup>                | 95,786                                   | 100                                 |
|   | Middle River      | 2800 Eastern Ave        | Federal building <sup>d</sup>                | 73,025                                   | 100                                 |
|   | Silver Spring     | 132 Dahlgren Rd         | Federal building <sup>d, g</sup>             | 39,202                                   | 100                                 |
|   | Silver Spring     | 71 Maury Rd             | Federal building <sup>d, g</sup>             | 34,323                                   | 100                                 |
|   | Silver Spring     | 30 Lake Rd              | Federal building <sup>d</sup>                | 32,998                                   | 100                                 |
|   | Silver Spring     | 90 Bowditch Rd          | Federal building <sup>d</sup>                | 31,099                                   | 100                                 |
|   | Middle River      | 2800 Eastern Ave        | Federal building <sup>d</sup>                | 25,642                                   | 100                                 |
|   | Silver Spring     | 100 Bowditch Rd         | Federal building <sup>d</sup>                | 23,745                                   | 100                                 |
|   | Silver Spring     | 130 Dahlgren Rd         | Federal building <sup>d, g</sup>             | 22,757                                   | 100                                 |
|   | Silver Spring     | 70 Maury Rd             | Federal building <sup>d, g</sup>             | 22,051                                   | 100                                 |
|   | Suitland          | 4510 Silver Hill Rd     | Suitland house <sup>d</sup>                  | 7,180                                    | 100                                 |
|   | Silver Spring     | 206 Bowditch Rd         | Federal building <sup>d</sup>                | 5,029                                    | 100                                 |
|   | Silver Spring     | 203 Bowditch Rd         | Federal building <sup>d</sup>                | 4,346                                    | 100                                 |
|   | Middle River      | 2800 Eastern Ave        | Flammable storage <sup>d, f</sup>            | 1,124                                    | 100                                 |
|   | Silver Spring     | 10901 New Hampshire Ave | Federal building <sup>d, g</sup>             | 588                                      | 100                                 |
|   | Silver Spring     | 203A Bowditch Rd        | Federal building <sup>d</sup>                | 120                                      | 100                                 |
|   | Silver Spring     | 108 Blandy Rd           | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Silver Spring     | 101 Bowditch Rd         | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Silver Spring     | 405 Bushnell Rd         | Federal building <sup>d</sup>                | 0  | 100                                 |

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| State/entity (total number of properties in state/entity) | Property location |                      |  | Property size (square feet) <sup>b</sup> | Vacancy rate (percent) <sup>c</sup> |
|---|-------------------|----------------------|--|--|-------------------------------------|
|   | City              | Address <sup>a</sup> | Type of property                             |  |                                     |
| Maryland (37)   | Silver Spring     | 402-406 Dahlgren Rd  | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Silver Spring     | T5 Dahlgren Rd       | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Silver Spring     | 510 Sims Rd          | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Silver Spring     | 323 Wilkes Rd        | Federal building <sup>d</sup>                | 0  | 100                                 |
|   | Suitland          | Suitland Complex     | Heating plant <sup>d, f</sup>                | 0  | 100                                 |
|   | Middle River      | 2800 Eastern Ave     | Federal building <sup>d</sup>                | 493,986                                  | 94                                  |
|   | Middle River      | 2800 Eastern Ave     | Oil house <sup>d, f</sup>                    | 16,216                                   | 67 <sup>i</sup>                     |
|   | Middle River      | Eastern Blvd         | Boiler house <sup>d, f</sup>                 | 6,604                                    | 67 <sup>i</sup>                     |
|   | Middle River      | Federal Depot        | Flammable storage <sup>d, f</sup>            | 768                                      | 67 <sup>i</sup>                     |
|   | Suitland          | 4401 Suitland Rd     | Federal building <sup>d</sup>                | 317,545                                  | 56                                  |
|   | Salisbury         | 129 E Main St        | Federal building <sup>d</sup>                | 28,676                                   | 55                                  |
|   | Middle River      | 2800 Eastern Ave     | Federal building <sup>d</sup>                | 1,209,091                                | 54                                  |
|   | Rockville         | 2 W Montgomery Ave   | Fed bldg/post office <sup>d</sup>            | 14,259                                   | 53                                  |
| Massachusetts (3)   | Baltimore         | 103 South Gay St     | Appraisers building <sup>d</sup>             | 147,665                                  | 27                                  |
|   | Watertown         | Arsenal St           | Depot <sup>d</sup>                           | 101                                      | 100                                 |
|   | Watertown         | Arsenal St           | Depot <sup>d</sup>                           | 72                                       | 100                                 |
| Michigan (3)  | Pittsfield        | 78 Center St         | Federal building <sup>d</sup>                | 27,364                                   | 44                                  |
|   | Pontiac           | 142 Auburn           | Federal building <sup>h</sup>                | 0  | 100                                 |
|   | Kalamazoo         | 410 W Michigan Ave   | Fed bldg/post office/courthouse <sup>d</sup> | 72,113                                   | 37                                  |
|   | Lansing           | 315 W Allegan        | Federal building <sup>d</sup>                | 97,161                                   | 33                                  |
| Minnesota (5)   | Minneapolis       | 212 Third Ave S      | Federal building <sup>d</sup>                | 143,197                                  | 95                                  |
|   | Fort Snelling     | 1 Federal Dr         | Garage <sup>d, f</sup>                       | 56,684                                   | 49                                  |
|   | Fergus Falls      | 118 S Mill St        | Post office/courthouse <sup>d</sup>          | 46,573                                   | 45                                  |
|   | Fort Snelling     | 1 Federal Dr         | Garage <sup>d, f</sup>                       | 0  | 28 <sup>i</sup>                     |
|   | Fort Snelling     | 1 Federal Dr         | Federal building <sup>d, g</sup>             | 605,430                                  | 26                                  |
| Mississippi (3)   | Vicksburg         | 120 Crawford St      | Post office/courthouse <sup>h</sup>          | 70,133                                   | 45                                  |
|   | Oxford            | 911 Jackson Ave      | Post office/courthouse <sup>d</sup>          | 68,193                                   | 44                                  |
|   | Tupelo            | 500 W Main St        | Fed bldg/post office <sup>d</sup>            | 37,609                                   | 33                                  |

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|---|-------------------|------------------------|--------------------------------------|--|-------------------------------------|
|   | City              | Address <sup>a</sup>   | Type of property                     |  |                                     |
| Missouri (22)   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 233,206                                  | 100                                 |
|   | Kansas City       | 607 Hardesty           | Federal building <sup>h</sup>        | 208,487                                  | 100                                 |
|   | Kansas City       | 607 Hardesty           | Federal building <sup>h</sup>        | 171,246                                  | 100                                 |
|   | Kansas City       | 607 Hardesty           | Federal building <sup>h</sup>        | 88,838                                   | 100                                 |
|   | Kansas City       | 607 Hardesty           | Federal building <sup>h</sup>        | 18,098                                   | 100                                 |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 15,919                                   | 100                                 |
|   | Kansas City       | 607 Hardesty           | Federal building <sup>h</sup>        | 8,640                                    | 100                                 |
|   | Kansas City       | 607 Hardesty           | Federal building <sup>h</sup>        | 540                                      | 100                                 |
|   | Kansas City       | 811 Grand Ave          | Courthouse <sup>d</sup>              | 0  | 100                                 |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d,g</sup>      | 311,446                                  | 80                                  |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 13,772                                   | 75                                  |
|   | Kansas City       | 8930 Ward Pkwy         | Federal building <sup>e,g</sup>      | 191,765                                  | 74                                  |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 13,834                                   | 72                                  |
|   | Kansas City       | 1500 E Bannister Rd    | Federal building <sup>d,g</sup>      | 13,918                                   | 58                                  |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 14,315                                   | 57                                  |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 12,841                                   | 55                                  |
|   | Kansas City       | 1200 E Bannister Rd    | Federal building <sup>d</sup>        | 22,077                                   | 52                                  |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 15,383                                   | 52                                  |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 13,260                                   | 44 <sup>i</sup>                     |
|   | St Louis          | 4300 Goodfellow        | Electrical substation <sup>d,f</sup> | 3,070                                    | 44 <sup>i</sup>                     |
|   | St Louis          | 4300 Goodfellow        | Electrical substation <sup>d,f</sup> | 2,394                                    | 44 <sup>i</sup>                     |
|   | St Louis          | 4300 Goodfellow        | Federal building <sup>d</sup>        | 15,285                                   | 50                                  |
| Nebraska (1)  | Omaha             | 215 N 17th St          | Federal building <sup>d,g</sup>      | 378,149                                  | 39                                  |
| Nevada (4)  | Las Vegas         | 300 Las Vegas Blvd S   | Fed bldg/courthouse <sup>d,g</sup>   | 196,635                                  | 72                                  |
|   | Reno              | 300 Booth St           | Fed bldg/courthouse <sup>d,g</sup>   | 121,695                                  | 66                                  |
|   | Carson City       | 705 N Plaza            | Fed bldg/post office <sup>d,g</sup>  | 51,459                                   | 60                                  |
|   | Las Vegas         | 600 Las Vegas Blvd     | Federal building <sup>d,g</sup>      | 85,694                                   | 29                                  |
| New Hampshire (1)   | Concord           | 55 Pleasant St         | Federal building <sup>d</sup>        | 109,602                                  | 80                                  |
| New Jersey (1)  | Belle-Mead        | Bldg 101 GSA Depot     | Warehouse <sup>d</sup>               | 0  | 100                                 |
| New Mexico (4)  | Albuquerque       | 517 Gold Ave SW        | Federal building <sup>d</sup>        | 211,462                                  | 70                                  |
|   | Roswell           | Fifth & Richardson Ave | Federal building <sup>d</sup>        | 56,698                                   | 33                                  |
|   | Albuquerque       | 500 Gold Ave SW        | Federal building <sup>d,g</sup>      | 309,520                                  | 27                                  |
|   | Albuquerque       | 1800 Twelfth St NW     | Motor pool <sup>d,f</sup>            | 3,108                                    | 27                                  |

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|---|-------------------|-------------------------------|--|--|-------------------------------------|
|   | City              | Address <sup>a</sup>          | Type of property                       |  |                                     |
| New York (7)  | Binghamton        | 1151 Hoyt Ave                 | Warehouse <sup>h</sup>                 | 200,429                                  | 100                                 |
|   | Scotia            | One Amsterdam Rd              | Federal building <sup>d, g</sup>       | 6,494                                    | 100                                 |
|   | Manhattan         | 203-209 Centre St             | Garage <sup>d, f</sup>                 | 4,132                                    | 100                                 |
|   | Olean             | 517 North Barry St            | SSA Trust Fund Bldg <sup>h</sup>       | 0  | 100                                 |
|   | Binghamton        | 1151 Hoyt Ave                 | Federal building <sup>h</sup>          | 0  | 42 <sup>i</sup>                     |
|   | Binghamton        | 1151 Hoyt Ave                 | Warehouse <sup>h</sup>                 | 0  | 42 <sup>i</sup>                     |
|   | Champlain         | Route 9                       | Border station <sup>d</sup>            | 2,869                                    | 32                                  |
| North Carolina (2)  | Raleigh           | 300 Fayetteville St           | Fed bldg/post office <sup>d</sup>      | 73,787                                   | 35                                  |
|   | Raleigh           | 310 New Bern Ave              | Federal building <sup>d</sup>          | 334,206                                  | 34                                  |
| North Dakota (3)  | Dunseith          | US Hwy 281 at Canadian Border | Border station <sup>d, f</sup>         | 1,300                                    | 100                                 |
|   | Portal            | US Hwy 52 at Canadian Border  | Border station <sup>d</sup>            | 937                                      | 100                                 |
|   | Bismarck          | 1st and Thayer                | Parking lot <sup>d, f</sup>            | 0  | 39                                  |
| Ohio (3)  | Sharonville       | 11935 Enterprise Dr           | Depot <sup>d</sup>                     | 0  | 100                                 |
|   | Canton            | 201 Cleveland Ave             | Federal building <sup>d</sup>          | 73,154                                   | 54                                  |
|   | Cincinnati        | 100 E Fifth St                | Post office/courthouse <sup>d, g</sup> | 437,808                                  | 27                                  |
| Oklahoma (6)  | Ardmore           | 200 First Ave NW              | Federal building <sup>h</sup>          | 5,284                                    | 100                                 |
|   | Oklahoma City     | 2800 S Eastern Ave            | Warehouse <sup>d</sup>                 | 5,460                                    | 93                                  |
|   | Oklahoma City     | 200 NW Fifth St               | Parking lot <sup>d, f</sup>            | 16,732                                   | 56                                  |
|   | Jay               | Whitehead & Delaware          | Fed bldg/post office <sup>h</sup>      | 8,907                                    | 51                                  |
|   | Oklahoma City     | 2800 S Eastern Ave            | Maintenance bldg <sup>d, f</sup>       | 2,360                                    | 50                                  |
|   | McAlester         | Third & Grand Ave             | Fed bldg/courthouse <sup>e</sup>       | 17,617                                   | 31                                  |
| Oregon (4)  | Medford           | North Runway Dr               | Fleet mgmt center <sup>e, f, g</sup>   | 3,230                                    | 100                                 |
|   | Portland          | 511 NW Broadway               | Federal building <sup>d</sup>          | 122,529                                  | 49                                  |
|   | Enterprise        | 201 W North St                | Fed bldg/post office <sup>h</sup>      | 10,847                                   | 46                                  |
|   | Portland          | 220 NW Eighth Ave             | Custom house <sup>d</sup>              | 84,316                                   | 30                                  |
| Pennsylvania (3)  | Ambridge          | 521 8th St                    | Federal building <sup>h</sup>          | 0  | 100                                 |
|   | Pittsburgh        | 700 Grant St                  | Post office/courthouse <sup>d, g</sup> | 703,986                                  | 45                                  |
|   | Erie              | 617 State St                  | Federal building <sup>d, g</sup>       | 47,538                                   | 35                                  |
| South Carolina (3)  | Charleston        | 334 Meeting St                | Federal building <sup>h</sup>          | 0  | 100                                 |
|   | Spartanburg       | 201 Magnolia St               | Federal building <sup>e, g</sup>       | 38,870                                   | 31                                  |
|   | Sumter            | Corner, Main & Caldwell       | Federal building <sup>h</sup>          | 11,054                                   | 30                                  |
| South Dakota (2)  | Aberdeen          | 102 4th Ave SE                | Post office/courthouse <sup>d</sup>    | 48,709                                   | 41                                  |
|   | Sisseton          | 205 E Oak St                  | Fed bldg/post office <sup>d</sup>      | 18,889                                   | 32                                  |

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|---|-------------------|--------------------------|----------------------------------|--|-------------------------------------|
|   | City              | Address <sup>a</sup>     | Type of property                 |  |                                     |
| Tennessee (3)   | Greeneville       | 101 Summer St            | Fed bldg/courthouse <sup>h</sup> | 25,465                                   | 98                                  |
|   | Clarksville       | 204 N 2 <sup>nd</sup> St | Federal building <sup>d</sup>    | 12,572                                   | 45                                  |
|   | Lafayette         | 118 E Locust St          | Federal building <sup>h</sup>    | 10,585                                   | 43                                  |
| Texas (23)  | Fort Worth        | 501 Felix St             | Warehouse <sup>d</sup>           | 261,099                                  | 100                                 |
|   | Fort Worth        | 501 Felix St             | Warehouse <sup>d</sup>           | 144,259                                  | 100                                 |
|   | Corpus Christi    | 521 Starr St             | Courthouse <sup>h</sup>          | 26,187                                   | 100                                 |
|   | Brownsville       | 405 E Levee              | Federal building <sup>h</sup>    | 7,689                                    | 100                                 |
|   | San Antonio       | 651 S Main Ave           | Federal building <sup>e</sup>    | 6,643                                    | 100                                 |
|   | Fort Worth        | 401 Texas                | Garage <sup>d, f</sup>           | 3,802                                    | 100                                 |
|   | Fort Worth        | 501 Felix St             | Federal building <sup>d</sup>    | 2,321                                    | 100                                 |
| Texas (23)  | San Antonio       | 651 S Main Ave           | Federal building <sup>d</sup>    | 1,211                                    | 100                                 |
|   | Los Indios        | 100 Los Indios Blvd      | Border station <sup>d, g</sup>   | 79                                       | 100                                 |
|   | Fort Worth        | 501 Felix St             | Warehouse <sup>d</sup>           | 265,774                                  | 97                                  |
|   | Fort Worth        | 501 Felix St             | Warehouse <sup>d</sup>           | 96,649                                   | 94                                  |
|   | Fort Worth        | 501 Felix St             | Warehouse <sup>e</sup>           | 255,736                                  | 73                                  |
|   | Fort Worth        | 501 Felix St             | Warehouse <sup>d, g</sup>        | 266,707                                  | 60                                  |
|   | Fort Worth        | 501 Felix St             | Shed <sup>d, f</sup>             | 391                                      | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Gas meter house <sup>d, f</sup>  | 213                                      | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Shed <sup>d, f</sup>             | 133                                      | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Storehouse <sup>d, f</sup>       | 92                                       | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Oxygen storage <sup>d, f</sup>   | 90                                       | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Acetyl storage <sup>d, f</sup>   | 90                                       | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Storehouse <sup>d, f</sup>       | 86                                       | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Shed <sup>d, f</sup>             | 0  | 47 <sup>i</sup>                     |
|   | Fort Worth        | 501 Felix St             | Warehouse <sup>e</sup>           | 261,034                                  | 36                                  |
| Utah (3)  | Fort Worth        | 501 Felix St             | Warehouse <sup>d</sup>           | 218,750                                  | 26                                  |
|   | Clearfield        | Clearfield Fed Depot     | Federal building <sup>d</sup>    | 128,885                                  | 100                                 |
|   | Clearfield        | Clearfield Fed Depot     | Federal building <sup>d</sup>    | 131,516                                  | 33                                  |
| Vermont (5)   | Salt Lake City    | 125 S State St           | Federal building <sup>e, g</sup> | 307,196                                  | 29                                  |
|   | Alburg Springs    | US Highway               | Border station <sup>d, g</sup>   | 2,873                                    | 52                                  |
|   | Alburg Springs    | US Highway               | Garage <sup>d, f</sup>           | 0  | 52 <sup>i</sup>                     |
|   | West Berkshire    | State Route 118          | Border station <sup>d</sup>      | 5,379                                    | 49                                  |
|   | Richford          | State Route 105          | Border station <sup>d, g</sup>   | 6,838                                    | 43                                  |
|   | Richford          | State Route 105          | Border station <sup>d, g</sup>   | 6,343                                    | 30                                  |

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**Appendix II**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the General Services**  
**Administration as of October 1, 2002**

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(Continued From Previous Page)

| State/entity (total number of properties in state/entity) | Property location |                       |                                  | Property size (square feet) <sup>b</sup> | Vacancy rate (percent) <sup>c</sup> |
|---|-------------------|-----------------------|----------------------------------|--|-------------------------------------|
|   | City              | Address <sup>a</sup>  | Type of property                 |  |                                     |
| Virginia (2)  | Staunton          | 1426 N Augusta St     | Federal building <sup>h</sup>    | 3,950                                    | 100                                 |
|   | Farmville         | High & Main Sts       | Federal building <sup>h</sup>    | 7,686                                    | 89                                  |
| Washington (1)  | Vancouver         | 500 W 12th St         | Federal building <sup>d</sup>    | 20,677                                   | 46                                  |
| West Virginia (2)   | Moundsville       | 7th & Lafayette St    | Federal building <sup>d</sup>    | 0  | 100                                 |
|   | Martinsburg       | 244 Needy Rd          | Unknown <sup>e, g</sup>          | 150,000                                  | 81                                  |
| Wisconsin (2)   | Wausau            | 317 First St          | Federal building <sup>d</sup>    | 0  | 100                                 |
|   | Eau Claire        | 500 S Barstow Commons | Fed bldg/courthouse <sup>e</sup> | 24,449                                   | 32                                  |
| <b>Total (236)</b>  | <b>113 cities</b> |                       | <b>236 properties</b>            | <b>18,428,566</b>                        |                                     |

Source: GSA.

<sup>a</sup>Some GSA properties are installations that include more than one structure. For such structures, GSA's database provided only the address for the installation. Thus, in some cases, more than one structure will have the same address.

<sup>b</sup>Building size is in rentable square feet. Some buildings, such as those scheduled for demolition, have no rentable square feet.

<sup>c</sup>This table includes all GSA buildings that had a vacancy rate of 26 percent or higher.

<sup>d</sup>GSA officials told us that as of May 1, 2003, GSA was considering alternatives or implementing actions aimed at enhancing the utilization of this property or disposing of it.

<sup>e</sup>GSA officials told us that as of May 1, 2003, this property was no longer vacant or underutilized because scheduled renovations for the property had been completed, and the property had a vacancy rate of 25 percent or less.

<sup>f</sup>According to GSA officials, this property is a support structure necessary to the functioning of occupiable space.

<sup>g</sup>According to GSA officials, this property includes vacant space that is committed for use. For example, in some cases, such space is being renovated for a customer agency.

<sup>h</sup>GSA officials told us that as of May 1, 2003, GSA had initiated actions to dispose of this property.

<sup>i</sup>GSA did not have vacancy rates for some buildings but had a vacancy rate for the entire installation on which the building was located. This vacancy rate is the installation vacancy rate.

# List of Vacant and Underutilized Real Properties Reported by the Department of Veterans Affairs as of October 1, 2002

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                   |                               | Property size           |              |                                     |
|--|--------------------------------|-------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address           | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Alabama (30)   | Tuscaloosa                     | 3701 Loop Rd      | Land                          |                         | 55           | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | Land                          |                         | 25           | 100                                 |
|  | Montgomery                     | 215 Perry Hill Rd | Land                          |                         | 12           | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 48,000                  |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 43,757                  |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 17,298                  |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 10,948                  |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 10,346                  |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 10,260                  |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 9,892                   |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 9,489                   |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 4,050                   |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 3,990                   |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 3,553                   |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 2,118                   |              | 100                                 |
|  | Montgomery                     | 215 Perry Hill Rd | Storage                       | 1,800                   |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 948                     |              | 100                                 |
|  | Tuskegee                       | 2400 Hospital Rd  | VA building                   | 59,188                  |              | 98                                  |
|  | Tuscaloosa                     | 3701 Loop Rd      | VA building                   | 27,125                  |              | 87                                  |
|  | Tuskegee                       | 2400 Hospital Rd  | Linen                         | 10,400                  |              | 50                                  |
|  | Tuscaloosa                     | 3701 Loop Rd      | Child care                    | 48,648                  |              | 49                                  |
|  | Tuscaloosa                     | 3701 Loop Rd      | VA building                   | 49,104                  |              | 48                                  |
|  | Tuscaloosa                     | 3701 Loop Rd      | Administrative bldg           | 6,135                   |              | 33                                  |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                     |                                  | Property size           |              |                                     |
|--|--------------------------------|---------------------|----------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address             | Type of property <sup>b</sup>    | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Arizona (4)  | Prescott                       | 500 Hwy 89 North    | Administrative bldg              | 1,834                   |              | 100                                 |
|  | Prescott                       | 500 Hwy 89 North    | Administrative bldg              | 19,153                  |              | 57                                  |
|  | Prescott                       | 500 Hwy 89 North    | Administrative bldg              | 6,191                   |              | 44                                  |
|  | Prescott                       | 500 Hwy 89 North    | Administrative bldg              | 12,476                  |              | 42                                  |
| Arkansas (5)   | North Little Rock              | 2200 Foot Roots Dr  | VA building                      | 21,170                  |              | 100                                 |
|  | North Little Rock              | 2200 Foot Roots Dr  | Storage                          | 4,542                   |              | 100                                 |
|  | North Little Rock              | 2200 Foot Roots Dr  | Research storage                 | 3,485                   |              | 100                                 |
|  | North Little Rock              | 2200 Foot Roots Dr  | Storage                          | 13,099                  |              | 44                                  |
|  | North Little Rock              | 2200 Foot Roots Dr  | VA building                      | 20,272                  |              | 30                                  |
| California (65)  | Los Angeles                    | 11301 Wilshire Blvd | Land                             |                         | 50           | 100                                 |
|  | Mather AFB                     | 10535 Hospital Way  | Land                             |                         | 26           | 100                                 |
|  | Oakland                        | 150 Muir Rd         | Land                             |                         | 23           | 100                                 |
|  | Fresno                         | 2615 E Clinton Ave  | Land                             |                         | 1            | 100                                 |
|  | Los Angeles                    | 16111 Plummer St    | VA building                      | 131,313                 |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | VA building                      | 60,000                  |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | VA building                      | 60,000                  |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Pharmacy                         | 55,886                  |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | VA building                      | 52,604                  |              | 100                                 |
|  | Los Angeles                    | 16111 Plummer St    | Gym                              | 24,432                  |              | 100                                 |
|  | Los Angeles                    | 16111 Plummer St    | Mental health                    | 22,072                  |              | 100                                 |
|  | Los Angeles                    | 16111 Plummer St    | Storage                          | 20,000                  |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Chapel                           | 8,758                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Engineering                      | 8,000                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Repair shop                      | 6,648                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Engineering                      | 6,155                   |              | 100                                 |
|  | Livermore                      | 4951 Arroyo Rd      | Engineering                      | 4,600                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Supply                           | 4,480                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Treatment center                 | 4,187                   |              | 100                                 |
|  | Livermore                      | 4951 Arroyo Rd      | Director's quarters <sup>d</sup> | 4,045                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | VA building                      | 3,600                   |              | 100                                 |
|  | Los Angeles                    | 11301 Wilshire Blvd | Supply                           | 3,234                   |              | 100                                 |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                     |                               | Property size           |              |                                     |
|--|--------------------------------|---------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address             | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| California (65)  | Los Angeles                    | 11301 Wilshire Blvd | Dry clean                     | 3,000                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Living quarters <sup>d</sup>  | 2,758                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | VA building                   | 2,400                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | VA building                   | 2,400                   | 100          |                                     |
|  | San Francisco                  | 4150 Clement St     | Storage                       | 2,373                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | VA building                   | 2,253                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Garage                        | 2,240                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Grounds locker                | 2,240                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Research trailer              | 1,978                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Research trailer              | 1,929                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Living quarters <sup>d</sup>  | 1,758                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Living quarters <sup>d</sup>  | 1,577                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Mobile house                  | 1,400                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Mobile house                  | 1,400                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Mobile house                  | 1,400                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Research trailer              | 1,321                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Research trailer              | 1,303                   | 100          |                                     |
|  | Menlo Park                     | 795 Willow Rd       | VA building                   | 1,300                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Research trailer              | 1,158                   | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Research trailer              | 1,141                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Living quarters <sup>d</sup>  | 1,072                   | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Living quarters <sup>d</sup>  | 998                     | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Restrooms                     | 960                     | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Grounds maintenance           | 900                     | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | VA building                   | 840                     | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Grounds maintenance           | 800                     | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Engineering                   | 720                     | 100          |                                     |
|  | Los Angeles                    | 16111 Plummer St    | VA building                   | 380                     | 100          |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Motor pool                    | 100                     | 100          |                                     |
|  | Menlo Park                     | 795 Willow Rd       | Research                      | 15,200                  | 77           |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Administrative bldg           | 28,602                  | 66           |                                     |
|  | Los Angeles                    | 11301 Wilshire Blvd | Psychiatry                    | 33,333                  | 64           |                                     |
|  | Los Angeles                    | 16111 Plummer St    | Research/clinic               | 44,395                  | 63           |                                     |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                       |                               | Property size           |              |                                     |
|--|--------------------------------|-----------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address               | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| California (65)  | Oakland                        | 150 Muir Rd           | Engineering                   | 1,978                   |              | 61                                  |
|  | Palo Alto                      | 3801 Miranda Ave      | Engineering/laundry           | 20,300                  |              | 59                                  |
|  | Mather AFB                     | 10535 Hospital Way    | Dental administration         | 1,440                   |              | 50                                  |
|  | Los Angeles                    | 11301 Wilshire Blvd   | VA building                   | 40,000                  |              | 33                                  |
|  | Palo Alto                      | 3801 Miranda Ave      | Research                      | 60,083                  |              | 32                                  |
|  | Los Angeles                    | 16111 Plummer St      | Outpatient care               | 73,350                  |              | 32                                  |
|  | Los Angeles                    | 351 East Temple       | VA building                   | 153,420                 |              | 31                                  |
|  | Los Angeles                    | 11301 Wilshire Blvd   | Rehab                         | 52,099                  |              | 31                                  |
|  | Los Angeles                    | 11301 Wilshire Blvd   | Administrative bldg           | 65,575                  |              | 30                                  |
|  | Palo Alto                      | 3801 Miranda Ave      | Modular bldg                  | 17,300                  |              | 29                                  |
| Colorado (1)   | Denver                         | 1055 Clermont St      | Chapel                        | 1,817                   |              | 100                                 |
| Connecticut (12)   | Newington                      | 555 Willard Ave       | Administrative bldg           | 13,131                  |              | 100                                 |
|  | Newington                      | 555 Willard Ave       | Warehouse                     | 9,285                   |              | 100                                 |
|  | Newington                      | 555 Willard Ave       | VA building                   | 3,630                   |              | 100                                 |
|  | Newington                      | 555 Willard Ave       | Research                      | 3,050                   |              | 100                                 |
|  | Newington                      | 555 Willard Ave       | VA building                   | 8,277                   |              | 99                                  |
|  | Newington                      | 555 Willard Ave       | Research                      | 22,362                  |              | 92                                  |
|  | Newington                      | 555 Willard Ave       | VA building                   | 9,032                   |              | 90                                  |
|  | West Haven                     | 950 Campbell Ave      | Administrative bldg           | 3,880                   |              | 59                                  |
|  | Newington                      | 555 Willard Ave       | VA building                   | 9,350                   |              | 56                                  |
|  | West Haven                     | 950 Campbell Ave      | Administrative bldg           | 3,860                   |              | 55                                  |
|  | Newington                      | 555 Willard Ave       | Facilities mgmt               | 5,975                   |              | 50                                  |
|  | Newington                      | 555 Willard Ave       | Boiler plant                  | 20,000                  |              | 33                                  |
| Delaware (3)   | Elsmere                        | 1601 Kirkwood Hwy     | VA building                   | 13,326                  |              | 100                                 |
|  | Elsmere                        | 1601 Kirkwood Hwy     | VA building                   | 4,570                   |              | 100                                 |
|  | Elsmere                        | 1601 Kirkwood Hwy     | VA building                   | 3,736                   |              | 100                                 |
| District of Columbia (1)                                       | Washington, DC                 | 50 Irving St. NW      | Land                          |                         | 12           | 100                                 |
| Florida (2)  | Lake City                      | 619 S Marion Ave      | Land                          |                         | 36           | 100                                 |
|  | West Palm Beach                | 7305 N Military Trail | Land                          |                         | 10           | 100                                 |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                                    |                               | Property size           |              |                                     |
|--|--------------------------------|------------------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                            | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Georgia (14)   | Augusta                        | 1 Freedom Way                      | Land                          |                         | 30           | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Shops/storage                 | 48,547                  |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Administrative bldg           | 38,633                  |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Administrative bldg           | 35,566                  |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Administrative bldg           | 26,891                  |              | 100                                 |
|  | Dublin                         | 1826 Veterans Blvd                 | Nursing home care             | 8,920                   |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Living quarters <sup>d</sup>  | 6,328                   |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Living quarters <sup>d</sup>  | 6,328                   |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Living quarters <sup>d</sup>  | 6,328                   |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Living quarters <sup>d</sup>  | 6,328                   |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Living quarters <sup>d</sup>  | 3,239                   |              | 100                                 |
|  | Augusta                        | 1 Freedom Way                      | Engineering storage           | 1,884                   |              | 87                                  |
|  | Dublin                         | 1826 Veterans Blvd                 | Inpatient bldg                | 18,130                  |              | 50                                  |
|  | Augusta                        | 1 Freedom Way                      | Engineering storage           | 11,788                  |              | 44                                  |
| Idaho (2)  | Boise                          | 500 W Fort St                      | Land                          |                         | 5            | 100                                 |
|  | Boise                          | 500 W. Fort St                     | VA building                   | 1,258                   |              | 100                                 |
| Illinois (20)  | Hines                          | 5 <sup>th</sup> St & Roosevelt Ave | Land                          |                         | 50           | 100                                 |
|  | North Chicago                  | 3001 Greenbay Rd                   | Land                          |                         | 23           | 100                                 |
|  | Hines                          | 5th St & Roosevelt Ave             | VA building                   | 58,000                  |              | 100                                 |
|  | Hines                          | 5th St & Roosevelt Ave             | VA building                   | 58,000                  |              | 100                                 |
|  | Hines                          | 5th St & Roosevelt Ave             | VA building                   | 58,000                  |              | 100                                 |
|  | North Chicago                  | 3001 Greenbay Rd                   | VA building                   | 50,681                  |              | 100                                 |
|  | North Chicago                  | 3001 Greenbay Rd                   | VA building                   | 49,670                  |              | 100                                 |
|  | North Chicago                  | 3001 Greenbay Rd                   | VA building                   | 48,742                  |              | 100                                 |
|  | Danville                       | 1900 E. Main                       | VA building                   | 14,290                  |              | 100                                 |
|  | Danville                       | 1900 E. Main                       | VA building                   | 13,875                  |              | 100                                 |
|  | Chicago                        | 820 S Damen St                     | Outpatient social work        | 4,752                   |              | 100                                 |
|  | Hines                          | 5th St & Roosevelt Ave             | Greenhouse                    | 573                     |              | 100                                 |
|  | North Chicago                  | 3001 Greenbay Rd                   | Paint shop/union offices      | 12,449                  |              | 76                                  |
|  | North Chicago                  | 3001 Greenbay Rd                   | Administrative                | 21,026                  |              | 71                                  |
|  | Danville                       | 1900 E Main                        | Nursing home                  | 78,295                  |              | 59                                  |
|  | North Chicago                  | 3001 Greenbay Rd                   | Recreation                    | 56,720                  |              | 53                                  |
|  | North Chicago                  | 3001 Greenbay Rd                   | VA building                   | 89,975                  |              | 40                                  |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                        |                                 | Property size           |              |                                     |
|--|--------------------------------|------------------------|---------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                | Type of property <sup>b</sup>   | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Illinois (20)  | Hines                          | 5th St & Roosevelt Ave | Admin/office/ qtrs <sup>d</sup> | 22,446                  |              | 28                                  |
|  | North Chicago                  | 3001 Greenbay Rd       | Research                        | 51,535                  |              | 27                                  |
|  | Hines                          | 5th St & Roosevelt Ave | Nursing home                    | 69,702                  |              | 26                                  |
| Indiana (28)   | Indianapolis                   | 1481 W Tenth St        | Land                            |                         | 8            | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 37,135                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 32,892                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 27,660                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 27,660                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 26,452                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 26,124                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 24,697                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 24,116                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 20,572                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 20,550                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 20,287                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 19,058                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 18,263                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 18,126                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 17,380                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 12,237                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 12,237                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 10,765                  |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 8,980                   |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 8,971                   |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 5,025                   |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 1,020                   |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 260                     |              | 100                                 |
|  | Marion                         | 1700 E 38th St         | VA building                     | 28,958                  |              | 95                                  |
|  | Marion                         | 1700 E 38th St         | Print shop                      | 20,139                  |              | 85                                  |
|  | Marion                         | 1700 E 38th St         | VA building                     | 17,533                  |              | 57                                  |
|  | Marion                         | 1700 E 38th St         | Hospital                        | 63,076                  |              | 31                                  |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                                      |                               | Property size           |              |                                     |
|--|--------------------------------|--------------------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                              | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Iowa (7)   | Knoxville                      | 1515 W Pleasant St                   | Land                          |                         | 49           | 100                                 |
|  | Knoxville                      | 1515 W Pleasant St                   | VA building                   | 43,836                  |              | 100                                 |
|  | Knoxville                      | 1515 W Pleasant St                   | Administrative bldg           | 28,894                  |              | 97                                  |
|  | Knoxville                      | 1515 W Pleasant St                   | VA building                   | 43,872                  |              | 94                                  |
|  | Knoxville                      | 1515 W Pleasant St                   | Recreation                    | 14,646                  |              | 52                                  |
|  | Knoxville                      | 1515 W Pleasant St                   | Canteen                       | 46,635                  |              | 37                                  |
|  | Knoxville                      | 1515 W Pleasant St                   | Nursing home care             | 49,129                  |              | 36                                  |
| Kansas (39)  | Leavenworth                    | 4101 S 4 <sup>th</sup> St Trafficway | Land                          |                         | 39           | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Storage                       | 60,846                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 49,124                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 30,312                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 28,890                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 28,046                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 24,284                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 24,186                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 23,946                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 23,946                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 23,946                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 23,946                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Canteen                       | 23,946                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 23,919                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 22,190                  |              | 100                                 |
|  | Wichita                        | 5500 East Kellogg                    | Research                      | 22,152                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 21,764                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Theater/library               | 17,275                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Storage                       | 14,526                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 12,028                  |              | 100                                 |
|  | Topeka                         | 2200 Gage Blvd                       | Administrative bldg           | 10,521                  |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | VA building                   | 9,700                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Living quarters <sup>d</sup>  | 9,061                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Living quarters <sup>d</sup>  | 9,061                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Living quarters <sup>d</sup>  | 8,239                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Living quarters <sup>d</sup>  | 8,130                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Living quarters <sup>d</sup>  | 7,726                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Rec hall/credit union         | 7,473                   |              | 100                                 |
|  | Leavenworth                    | 4101 S 4th St Trafficway             | Living quarters <sup>d</sup>  | 5,143                   |              | 100                                 |

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                           |                               | Property size           |              |                                     |
|--|--------------------------------|---------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                   | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Kansas (39)  | Leavenworth                    | 4101 S 4th St Trafficway  | Living quarters <sup>d</sup>  | 4,550                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St. Trafficway | Psychology offices            | 4,420                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | VA building                   | 4,320                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Living quarters <sup>d</sup>  | 3,945                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Living quarters <sup>d</sup>  | 3,945                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Living quarters <sup>d</sup>  | 3,033                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Chapel                        | 2,081                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Shelter                       | 1,585                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Shelter                       | 1,568                   | 100          |                                     |
|  | Leavenworth                    | 4101 S 4th St Trafficway  | Training center               | 9,920                   | 66           |                                     |
|  | Wichita                        | 5500 East Kellogg         | Outpatient care               | 5,074                   | 28           |                                     |
| Kentucky (19)  | Lexington                      | 2250 Leestown Rd          | Land                          |                         | 20           | 100                                 |
|  | Lexington                      | 2250 Leestown Rd          | Inpatient bldg                | 53,711                  | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Inpatient bldg                | 53,368                  | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Nursing home care             | 50,859                  | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Administrative bldg           | 16,714                  | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Rehab                         | 6,464                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Living quarters <sup>d</sup>  | 5,082                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Living quarters <sup>d</sup>  | 5,082                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Living quarters <sup>d</sup>  | 4,164                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Storage                       | 3,000                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Garage                        | 2,811                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Greenhouse                    | 2,710                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | VA building                   | 1,475                   | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Garage                        | 901                     | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Garage                        | 329                     | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Storage                       | 232                     | 100          |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Engineering                   | 5,106                   | 50           |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Inpatient bldg                | 20,706                  | 33           |                                     |
|  | Lexington                      | 2250 Leestown Rd          | Inpatient bldg                | 46,127                  | 30           |                                     |
| Louisiana (2)  | Alexandria                     | 2495 Shreveport Hwy       | VA building                   | 4,176                   | 58           |                                     |
|  | Alexandria                     | 2495 Shreveport Hwy       | Administrative bldg           | 21,102                  | 41           |                                     |
| Maine (3)  | Togus                          | 1 VA Center               | Living quarters <sup>d</sup>  | 3,457                   | 100          |                                     |
|  | Togus                          | 1 VA Center               | Living quarters <sup>d</sup>  | 2,930                   | 100          |                                     |
|  | Togus                          | 1 VA Center               | Administrative                | 56,639                  | 53           |                                     |

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                            |                               | Property size           |              |                                     |
|--|--------------------------------|----------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                    | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Maryland (46)  | Fort Howard                    | 9600 North Point Rd        | Land                          |                         | 10           | 100                                 |
|  | Baltimore                      | 10 N Greene St             | Land                          |                         | 2            | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Hospital                      | 116,739                 |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | VA building                   | 16,680                  |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Office                        | 15,750                  |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | VA building                   | 12,032                  |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 11,230                  |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Warehouse                     | 10,380                  |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Boiler plant                  | 8,360                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 7,797                   |              | 100                                 |
|  | Perry Point                    | VAMC Perry Pt, MD Division | Treatment center              |                         | 6,868        | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,954                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Office                        | 5,760                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | VA building                   | 5,750                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,663                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,663                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,663                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,663                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,663                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 5,663                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Engineering                   | 5,120                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Theater                       | 4,430                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Office                        | 4,270                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Canteen                       | 3,120                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 3,050                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Theater                       | 2,731                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Engineering                   | 2,690                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Storage                       | 2,450                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Warehouse                     | 2,332                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Eye clinic                    | 2,234                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Orthotics lab                 | 2,160                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Linen hut                     | 2,042                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Engineering                   | 1,800                   |              | 100                                 |

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|--|--------------------------------|----------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                    | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Maryland (46)  | Fort Howard                    | 9600 North Point Rd        | Storage                       | 1,460                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Engineering                   | 1,310                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | VA building                   | 1,246                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Living quarters <sup>d</sup>  | 1,232                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Engineering                   | 1,160                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Connecting corridor           | 1,150                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Connecting corridor           | 1,100                   |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Office                        | 924                     |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Canteen                       | 750                     |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Incinerator                   | 610                     |              | 100                                 |
|  | Fort Howard                    | 9600 North Point Rd        | Engineering                   | 300                     |              | 100                                 |
|  | Perry Point                    | VAMC Perry Pt, MD Division | Administrative bldg           |                         | 16,372       | 55                                  |
| Massachusetts (14)   | Brockton                       | 940 Belmont St             | Land                          |                         | 5            | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Storage                       | 5,880                   |              | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Storage                       | 4,232                   |              | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Storage                       | 3,276                   |              | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Storage                       | 2,948                   |              | 100                                 |
|  | Brockton                       | 940 Belmont St             | Greenhouse                    | 2,348                   |              | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Storage                       | 1,714                   |              | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Storage                       | 1,500                   |              | 100                                 |
|  | Bedford                        | 200 Springs Rd             | Bathrooms                     | 960                     |              | 100                                 |
|  | Brockton                       | 940 Belmont St             | Theater                       | 39,736                  |              | 99                                  |
|  | Bedford                        | 200 Springs Rd             | Research                      | 30,420                  |              | 84                                  |
|  | Northampton                    | 421 North Main St          | Administrative bldg           | 16,438                  |              | 33                                  |
|  | Brockton                       | 940 Belmont St             | Domiciliary                   | 71,512                  |              | 32                                  |
|  | Brockton                       | 940 Belmont St             | VA building                   | 13,646                  |              | 32                                  |

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                           |                               | Property size           |              |                                     |
|--|--------------------------------|---------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                   | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Michigan (8)   | Iron Mountain                  | 325 East H St             | Land                          |                         | 9            | 100                                 |
|  | Allen Park                     | Not provided              | Land                          |                         | 1            | 100                                 |
|  | Battle Creek                   | 5500 Armstrong Rd         | VA building                   | 14,436                  |              | 100                                 |
|  | Saginaw                        | 1500 Weiss St             | Housekeeping quarters         | 2,444                   |              | 100                                 |
|  | Battle Creek                   | 5500 Armstrong Rd         | Learning resources            | 14,427                  |              | 93                                  |
|  | Battle Creek                   | 5500 Armstrong Rd         | VA building                   | 52,897                  |              | 82                                  |
|  | Battle Creek                   | 5500 Armstrong Rd         | VA building                   | 50,334                  |              | 37                                  |
|  | Battle Creek                   | 5500 Armstrong Rd         | Pharmacy                      | 12,637                  |              | 35                                  |
| Minnesota (2)  | Minneapolis                    | 1 Veterans Dr             | Land                          |                         | 12           | 100                                 |
|  | Minneapolis                    | One Veterans Dr           | Fire stn/warehouse            | 23,260                  |              | 100                                 |
| Mississippi (4)  | Gulfport                       | 200 East Beach Blvd       | Psychiatry                    | 27,223                  |              | 98                                  |
|  | Gulfport                       | 200 East Beach Blvd       | Psychiatry                    | 25,789                  |              | 50                                  |
|  | Gulfport                       | 200 East Beach Blvd       | Kitchen                       | 35,960                  |              | 45                                  |
|  | Gulfport                       | 200 East Beach Blvd       | Storage                       | 5,280                   |              | 33                                  |
| Missouri (5)   | St Louis                       | 1 Jefferson Barracks Dr   | Administrative bldg           | 25,527                  |              | 100                                 |
|  | Poplar Bluff                   | 1500 N. Westwood Blvd     | Living quarters <sup>d</sup>  | 3,124                   |              | 88                                  |
|  | St Louis                       | 1 Jefferson Barracks Dr   | Psychiatry                    | 100,089                 |              | 82                                  |
|  | St Louis                       | 1 Jefferson Barracks Dr   | Research                      | 17,906                  |              | 69                                  |
|  | St Louis                       | 1 Jefferson Barracks Dr   | Shops                         | 21,177                  |              | 31                                  |
| Montana (3)  | Fort Harrison                  | Hwy 12 & William St       | Storage                       | 4,698                   |              | 100                                 |
|  | Fort Harrison                  | Hwy 12 & William St       | Administrative bldg           | 83,962                  |              | 50                                  |
|  | Fort Harrison                  | Hwy 12 & William St       | Fitness center                | 9,984                   |              | 33                                  |
| Nebraska (8)   | Lincoln                        | 600 S 70 <sup>th</sup> St | Land                          |                         | 18           | 100                                 |
|  | Grand Island                   | 2201 N Brdwell Ave        | Living quarters <sup>d</sup>  | 3,500                   |              | 100                                 |
|  | Grand Island                   | 2201 N Brdwell Ave        | Administrative bldg           | 3,500                   |              | 62                                  |
|  | Grand Island                   | 2201 N Brdwell Ave        | Living quarters <sup>d</sup>  | 4,464                   |              | 51                                  |
|  | Lincoln                        | 600 South 70th St         | Dietetics                     | 24,205                  |              | 51                                  |
|  | Lincoln                        | 600 South 70th St         | Living quarters <sup>d</sup>  | 3,315                   |              | 45                                  |
|  | Lincoln                        | 600 South 70th St         | Hospital                      | 70,551                  |              | 34                                  |
|  | Omaha                          | 4101 Woolworth Ave        | Storage                       | 550                     |              | 32                                  |
| New Hampshire (3)  | Manchester                     | 718 Smyth Rd              | VA building                   | 650                     |              | 100                                 |
|  | Manchester                     | 718 Smyth Rd              | Garage                        | 624                     |              | 100                                 |
|  | Manchester                     | 718 Smyth Rd              | Garage                        | 624                     |              | 100                                 |

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                                 |                               | Property size           |              |                                     |
|--|--------------------------------|---------------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                         | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| New Jersey (7)   | Lyons                          | 151 Knollcroft Rd               | Psychiatry                    | 85,000                  | 100          |                                     |
|  | Lyons                          | 151 Knollcroft Rd               | Training                      | 4,400                   | 100          |                                     |
|  | Lyons                          | 151 Knollcroft Rd               | Living quarters <sup>d</sup>  | 3,400                   | 100          |                                     |
|  | East Orange                    | 385 Tremont Ave                 | Grounds unit                  | 1,730                   | 100          |                                     |
|  | East Orange                    | 385 Tremont Ave                 | Trailer                       | 1,400                   | 100          |                                     |
|  | Lyons                          | 151 Knollcroft Rd               | VA building                   | 37,994                  |              | 84                                  |
|  | Lyons                          | 151 Knollcroft Rd               | Psychiatry                    | 67,176                  |              | 75                                  |
| New Mexico (1)   | Albuquerque                    | 1501 San Pedro Dr SE            | Land                          |                         | 100          | 100                                 |
| Nevada (4)   | Reno                           | 1000 Locust St                  | Laundry                       | 8,227                   |              | 100                                 |
|  | Reno                           | 1000 Locust St                  | VA building                   | 4,089                   |              | 69                                  |
|  | Reno                           | 1000 Locust St                  | VA building                   | 3,904                   |              | 57                                  |
|  | Reno                           | 1000 Locust St                  | VA building                   | 2,623                   |              | 51                                  |
| New York (38)  | Jamaica                        | 179-01 Linden Blvd              | Land                          |                         | 1            | 100                                 |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Nursing home care             | 46,122                  |              | 100                                 |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Nursing home care             | 45,405                  |              | 100                                 |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Substance abuse               | 34,540                  |              | 100                                 |
|  | Jamaica                        | 179-01 Linden Blvd              | Radiation                     | 6,122                   |              | 100                                 |
|  | Castle Point                   | VAMC Castle Pt,<br>NY Division  | Living quarters <sup>d</sup>  | 5,062                   |              | 100                                 |
|  | New York-Kings                 | 800 Poly Place                  | Administrative bldg           | 4,880                   |              | 100                                 |
|  | Batavia                        | 222 Richmond Ave                | Laundry                       | 4,872                   |              | 100                                 |
|  | Northport                      | 79 Middleville Rd               | Living quarters <sup>d</sup>  | 4,191                   |              | 100                                 |
|  | Batavia                        | 222 Richmond Ave                | Living quarters <sup>d</sup>  | 3,300                   |              | 100                                 |
|  | Batavia                        | 222 Richmond Ave                | Living quarters <sup>d</sup>  | 1,698                   |              | 100                                 |
|  | Batavia                        | 222 Richmond Ave                | Living quarters <sup>d</sup>  | 1,698                   |              | 100                                 |
|  | Batavia                        | 222 Richmond Ave                | Living quarters <sup>d</sup>  | 1,698                   |              | 100                                 |
|  | Batavia                        | 222 Richmond Ave                | Garage                        | 1,028                   |              | 100                                 |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Admin bldg/lab                | 49,324                  |              | 97                                  |
|  | Castle Point                   | VAMC Castle Pt,<br>NY Division  | Living quarters <sup>d</sup>  | 20,133                  |              | 95                                  |
|  | Jamaica                        | 179-01 Linden Blvd              | Nursing home care             | 40,317                  |              | 84                                  |
|  | Northport                      | 79 Middleville Rd               | Geriatrics                    | 66,853                  |              | 84                                  |

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                                 |                                    | Property size           |              |                                     |
|--|--------------------------------|---------------------------------|------------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                         | Type of property <sup>b</sup>      | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| New York (38)  | Jamaica                        | 179-01 Linden Blvd              | Nursing home care                  | 39,608                  |              | 79                                  |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Admin/inpatient                    | 43,992                  |              | 78                                  |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Psychiatry                         | 40,400                  |              | 75                                  |
|  | Canandaigua                    | 400 Fort Hill Ave               | Patient building                   | 57,556                  |              | 73                                  |
|  | Castle Point                   | VAMC Castle Pt,<br>NY Division  | Research                           | 12,736                  |              | 68                                  |
|  | Northport                      | 79 Middleville Rd               | VA building                        | 18,882                  |              | 67                                  |
|  | Northport                      | 79 Middleville Rd               | Mental health                      | 42,763                  |              | 64                                  |
|  | Canandaigua                    | 400 Fort Hill Ave               | Patient building                   | 52,480                  |              | 59                                  |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Admin/inpatient                    | 37,108                  |              | 52                                  |
|  | Northport                      | 79 Middleville Rd               | Living quarters <sup>d</sup>       | 6,638                   |              | 50                                  |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Psychiatry                         | 79,577                  |              | 49                                  |
|  | Northport                      | 79 Middleville Rd               | VA building                        | 19,332                  |              | 46                                  |
|  | Northport                      | 79 Middleville Rd               | Mental health                      | 37,817                  |              | 41                                  |
|  | Syracuse                       | 800 Irving Ave                  | Medical center/<br>outpatient care | 80,438                  |              | 41                                  |
|  | Northport                      | 79 Middleville Rd               | Mental health                      | 35,586                  |              | 41                                  |
|  | Jamaica                        | 179-01 Linden Blvd              | Nursing home care                  | 32,414                  |              | 37                                  |
|  | Montrose                       | 622 Albany Post Rd<br>Route 9-A | Psychiatry                         | 46,941                  |              | 36                                  |
|  | Castle Point                   | VAMC Castle Pt,<br>NY Division  | Nursing home care                  | 28,790                  |              | 33                                  |
|  | Northport                      | 79 Middleville Rd               | Living quarters <sup>d</sup>       | 17,391                  |              | 32                                  |
|  | Batavia                        | 222 Richmond Ave                | Mental health                      | 16,488                  |              | 31                                  |
| North Carolina (16)  | Salisbury                      | 1601 Brenner Ave                | Land                               |                         | 50           | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd                  | Living quarters <sup>d</sup>       | 42,619                  |              | 100                                 |
|  | Salisbury                      | 1601 Brenner Ave                | Administrative bldg                | 5,849                   |              | 100                                 |
|  | Durham                         | 508 Fulton St                   | Research                           | 5,846                   |              | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd                  | Living quarters <sup>d</sup>       | 4,472                   |              | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd                  | Storage                            | 2,111                   |              | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd                  | Garage                             | 1,736                   |              | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd                  | Garage                             | 435                     |              | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd                  | Garage                             | 435                     |              | 100                                 |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                       |                               | Property size           |              |                                     |
|--|--------------------------------|-----------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address               | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| North Carolina (16)  | Asheville                      | 1100 Tunnel Rd        | Garage                        | 435                     |              | 100                                 |
|  | Asheville                      | 1100 Tunnel Rd        | Garage                        | 233                     |              | 100                                 |
|  | Durham                         | 508 Fulton St         | VA building                   | 5,301                   |              | 96                                  |
|  | Salisbury                      | 1601 Brenner Ave      | VA building                   | 36,308                  |              | 77                                  |
|  | Salisbury                      | 1601 Brenner Ave      | Extended care                 | 75,054                  |              | 31                                  |
|  | Fayetteville                   | 2300 Ramsey St        | Living quarters <sup>d</sup>  | 10,640                  |              | 30                                  |
|  | Salisbury                      | 1601 Brenner Ave      | Recreation                    | 57,687                  |              | 29                                  |
| Ohio (8)   | Cincinnati                     | 3200 Vine St          | Land                          |                         | 19           | 100                                 |
|  | Chillicothe                    | 17273 State Route 104 | Patient bldg                  | 58,678                  |              | 100                                 |
|  | Dayton                         | 4100 West Third St    | Engineer residence            | 1,915                   |              | 100                                 |
|  | Dayton                         | 4100 West Third St    | Nursing home care             | 79,377                  |              | 94                                  |
|  | Chillicothe                    | 17273 State Route 104 | Child care/offices            | 44,419                  |              | 58                                  |
|  | Chillicothe                    | 17273 State Route 104 | VA building                   | 16,780                  |              | 50                                  |
|  | Dayton                         | 4100 West Third St    | Cottage                       | 3,253                   |              | 47                                  |
|  | Dayton                         | 4100 West Third St    | Fitness center                | 23,846                  |              | 29                                  |
| Oklahoma (1)   | Muskogee                       | 1011 Honor Heights Dr | VA building                   | 3,302                   |              | 53                                  |
| Oregon (4)   | White City                     | 8495 Crater Lake Hwy  | Domiciliary                   | 16,182                  |              | 81                                  |
|  | White City                     | 8495 Crater Lake Hwy  | Domiciliary                   | 16,075                  |              | 50                                  |
|  | White City                     | 8495 Crater Lake Hwy  | Domiciliary                   | 15,592                  |              | 49                                  |
|  | White City                     | 8495 Crater Lake Hwy  | Storage                       | 8,934                   |              | 38                                  |
| Pennsylvania (27)  | Pittsburgh                     | 7180 Highland Dr      | Land                          |                         | 168          | 100                                 |
|  | Butler                         | 325 New Castle Rd     | Land                          |                         | 35           | 100                                 |
|  | Pittsburgh                     | Delafield Rd          | VA building                   | 14,674                  |              | 100                                 |
|  | Pittsburgh                     | Delafield Rd          | VA building                   | 12,322                  |              | 100                                 |
|  | Pittsburgh                     | Delafield Rd          | Apartments                    | 7,124                   |              | 100                                 |
|  | Pittsburgh                     | Delafield Rd          | VA building                   | 7,124                   |              | 100                                 |
|  | Pittsburgh                     | Delafield Rd          | VA building                   | 6,860                   |              | 100                                 |
|  | Pittsburgh                     | Delafield Rd          | Living quarters <sup>d</sup>  | 5,120                   |              | 100                                 |
|  | Butler                         | 325 New Castle Rd     | Living quarters <sup>d</sup>  | 4,904                   |              | 100                                 |
|  | Butler                         | 325 New Castle Rd     | Living quarters <sup>d</sup>  | 4,904                   |              | 100                                 |
|  | Butler                         | 325 New Castle Rd     | Living quarters <sup>d</sup>  | 4,904                   |              | 100                                 |
|  | Wilkes Barre                   | 1111 East End Blvd    | Living quarters <sup>d</sup>  | 4,865                   |              | 100                                 |
|  | Pittsburgh                     | 7180 Highland Dr      | Administrative bldg           | 2,960                   |              | 100                                 |
|  | Butler                         | 325 New Castle Rd     | Living quarters <sup>d</sup>  | 1,518                   |              | 100                                 |
|  | Butler                         | 325 New Castle Rd     | Living quarters <sup>d</sup>  | 1,204                   |              | 100                                 |

**Appendix III**  
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**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                            |                               | Property size           |              |                                     |
|--|--------------------------------|----------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                    | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Pennsylvania (27)  | Pittsburgh                     | 7180 Highland Dr           | Patient care                  | 38,900                  |              | 71                                  |
|  | Lebanon                        | 1700 South Lincoln Ave     | Canteen/recreation            | 31,971                  |              | 59                                  |
|  | Pittsburgh                     | Delafield Rd               | Engineering                   | 29,392                  |              | 53                                  |
|  | Butler                         | 325 New Castle Rd          | Storage                       | 13,936                  |              | 50                                  |
|  | Pittsburgh                     | Delafield Rd               | Living quarters <sup>d</sup>  | 6,860                   |              | 50                                  |
|  | Coatesville                    | 1400 Black Horse Hill Rd   | VA building                   | 5,498                   |              | 50                                  |
|  | Coatesville                    | 1400 Black Horse Hill Rd   | Administrative bldg           | 5,498                   |              | 50                                  |
|  | Pittsburgh                     | Delafield Rd               | Living quarters <sup>d</sup>  | 5,120                   |              | 50                                  |
|  | Pittsburgh                     | 7180 Highland Dr           | Living quarters <sup>d</sup>  | 4,600                   |              | 50                                  |
|  | Pittsburgh                     | 7180 Highland Dr           | Living quarters <sup>d</sup>  | 3,120                   |              | 50                                  |
|  | Wilkes Barre                   | 1111 East End Blvd         | Living quarters <sup>d</sup>  | 4,865                   |              | 50                                  |
|  | Coatesville                    | 1400 Black Horse Hill Rd   | Inpatient/support             | 35,939                  |              | 32                                  |
| Rhode Island (1)   | Providence                     | 830 Chalkstone Ave         | Gym                           | 19,776                  |              | 100                                 |
| South Carolina (7)   | Columbia                       | 6439 Garners Ferry Rd      | Land                          |                         | 33           | 100                                 |
|  | Columbia                       | 6439 Garners Ferry Rd      | Administrative bldg           | 21,512                  |              | 100                                 |
|  | Columbia                       | 6439 Garners Ferry Rd      | Living quarters <sup>d</sup>  | 4,644                   |              | 100                                 |
|  | Columbia                       | 6439 Garners Ferry Rd      | Living quarters <sup>d</sup>  | 3,411                   |              | 100                                 |
|  | Columbia                       | 6439 Garners Ferry Rd      | Living quarters <sup>d</sup>  | 9,288                   |              | 50                                  |
|  | Columbia                       | 6439 Garners Ferry Rd      | Education                     | 1,000                   |              | 40                                  |
|  | Columbia                       | 6439 Garners Ferry Rd      | Psychiatry                    | 48,553                  |              | 36                                  |
| South Dakota (10)  | Fort Meade                     | 113 Comanche Rd            | Land                          |                         | 12           | 100                                 |
|  | Sioux Falls                    | 2501 W 22 <sup>nd</sup> St | Land                          |                         | 2            | 100                                 |
|  | Fort Meade                     | 113 Comanche Rd            | Greenhouse                    | 5,678                   |              | 100                                 |
|  | Fort Meade                     | 113 Comanche Rd            | Theater                       | 4,942                   |              | 100                                 |
|  | Fort Meade                     | 113 Comanche Rd            | National Guard                | 3,046                   |              | 100                                 |
|  | Fort Meade                     | 113 Comanche Rd            | Incinerator                   | 818                     |              | 100                                 |
|  | Fort Meade                     | 113 Comanche Rd            | Storage                       | 495                     |              | 100                                 |
|  | Hot Springs                    | 500 North Fifth St         | Incinerator                   | 920                     |              | 100                                 |
|  | Sioux Falls                    | 2501 West 22nd St          | Mental health                 | 5,448                   |              | 83                                  |
|  | Fort Meade                     | 113 Comanche Rd            | Recreation                    | 20,358                  |              | 30                                  |

**Appendix III**  
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**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                           |                               | Property size           |              |                                     |
|--|--------------------------------|---------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                   | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Tennessee (15)   | Johnson City                   | Sidney & Lamont Sts       | Land                          |                         | 174          | 100                                 |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Land                          |                         | 60           | 100                                 |
|  | Johnson City                   | Sidney & Lamont Sts       | Administrative bldg           | 28,602                  |              | 100                                 |
|  | Johnson City                   | Sidney & Lamont Sts       | Research                      | 28,602                  |              | 100                                 |
|  | Johnson City                   | Sidney & Lamont Sts       | Chapel                        | 6,352                   |              | 100                                 |
|  | Johnson City                   | Sidney & Lamont Sts       | Nursing education             | 5,760                   |              | 100                                 |
|  | Johnson City                   | Sidney & Lamont Sts       | Morgue                        | 2,916                   |              | 100                                 |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Living quarters <sup>d</sup>  | 3,283                   |              | 100                                 |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Garage                        | 547                     |              | 100                                 |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Garage                        | 547                     |              | 100                                 |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Therapy shop                  | 8,382                   |              | 58                                  |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Living quarters <sup>d</sup>  | 4,756                   |              | 50                                  |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Water filtration              | 4,384                   |              | 48                                  |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Medical wards                 | 47,738                  |              | 34                                  |
|  | Murfreesboro                   | 3400 Lebanon Pike         | Storage                       | 13,103                  |              | 26                                  |
| Texas (22)   | Houston                        | 2002 Holcombe Blvd        | Land                          |                         | 95           | 100                                 |
|  | Kerrville                      | 3600 Memorial Blvd        | Land                          |                         | 17           | 100                                 |
|  | Waco                           | 4800 Memorial Dr          | Psychiatry                    | 46,288                  |              | 100                                 |
|  | Waco                           | 4800 Memorial Dr          | Psychiatry                    | 17,000                  |              | 100                                 |
|  | Waco                           | 4800 Memorial Dr          | Administrative bldg           | 17,000                  |              | 100                                 |
|  | Temple                         | 1901 Veterans Memorial Dr | VA building                   |                         | 12,133       | 100                                 |
|  | Marlin                         | 1016 Ward St              | VA building                   | 4,536                   |              | 100                                 |
|  | Dallas                         | 4500 S Lancaster Rd       | Boiler plant                  | 4,530                   |              | 100                                 |
|  | Temple                         | 1901 Veterans Memorial Dr | VA building                   |                         | 4,151        | 100                                 |
|  | Waco                           | 4800 Memorial Dr          | VA building                   | 3,770                   |              | 100                                 |
|  | Waco                           | 4800 Memorial Dr          | Living quarters <sup>d</sup>  | 3,600                   |              | 100                                 |
|  | Kerrville                      | 3600 Memorial Blvd        | Rehab shop                    | 2,720                   |              | 100                                 |
|  | Temple                         | 1901 Veterans Memorial Dr | VA building                   |                         | 2,535        | 100                                 |
|  | Waco                           | 4800 Memorial Dr          | Living quarters <sup>d</sup>  | 1,400                   |              | 100                                 |
|  | Temple                         | 1901 Veterans Memorial Dr | VA building                   |                         | 19,000       | 79                                  |
|  | Waco                           | 4800 Memorial Dr          | VA building                   | 55,644                  |              | 69                                  |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                           |                               | Property size           |              |                                     |
|--|--------------------------------|---------------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address                   | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Texas (22)   | Temple                         | 1901 Veterans Memorial Dr | Recreation                    | 9,267                   |              | 52                                  |
|  | Temple                         | 1901 Veterans Memorial Dr | VA building                   | 18,900                  |              | 50                                  |
|  | Waco                           | 4800 Memorial Dr          | Living quarters <sup>d</sup>  | 5,236                   |              | 50                                  |
|  | Marlin                         | 1016 Ward St              | Living quarters <sup>d</sup>  | 4,080                   |              | 50                                  |
|  | Waco                           | 4800 Memorial Dr          | VA building                   | 50,045                  |              | 38                                  |
|  | Waco                           | 4800 Memorial Dr          | Pharmacy                      | 37,141                  |              | 33                                  |
| Utah (2)   | Salt Lake City                 | 500 Foothill Blvd         | Research                      | 217                     |              | 100                                 |
|  | Salt Lake City                 | 500 Foothill Blvd         | Administrative bldg           | 29,104                  |              | 71                                  |
| Vermont (2)  | White River Jctn               | 215 N Main St             | VA building                   | 1,148                   |              | 100                                 |
|  | White River Jctn               | 215 N Main St             | Research trailer              | 864                     |              | 100                                 |
| Virginia (14)  | Salem                          | 1970 Roanoke Blvd         | Land                          |                         | 41           | 100                                 |
|  | Hampton                        | 100 Emancipation Dr       | Recreation                    | 31,273                  |              | 100                                 |
|  | Hampton                        | 100 Emancipation Dr       | Engineering                   | 21,093                  |              | 100                                 |
|  | Hampton                        | 100 Emancipation Dr       | Psychology                    | 20,909                  |              | 100                                 |
|  | Hampton                        | 100 Emancipation Dr       | VA building                   | 19,192                  |              | 100                                 |
|  | Salem                          | 1970 Roanoke Blvd         | Living quarters <sup>d</sup>  | 5,146                   |              | 100                                 |
|  | Hampton                        | 100 Emancipation Dr       | Grounds shop                  | 2,234                   |              | 100                                 |
|  | Hampton                        | 100 Emancipation Dr       | Grounds shop                  | 1,518                   |              | 100                                 |
|  | Salem                          | 1970 Roanoke Blvd         | VA building                   | 38,389                  |              | 54                                  |
|  | Hampton                        | 100 Emancipation Dr       | Laundry                       | 4,324                   |              | 46                                  |
|  | Salem                          | 1970 Roanoke Blvd         | VA building                   | 38,836                  |              | 38                                  |
|  | Hampton                        | 100 Emancipation Dr       | VA building                   | 19,781                  |              | 35                                  |
|  | Salem                          | 1970 Roanoke Blvd         | Outpatient care               | 32,317                  |              | 32                                  |
|  | Hampton                        | 100 Emancipation Dr       | Administrative bldg           | 19,823                  |              | 29                                  |
| Washington (23)  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 8,138                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 5,600                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 4,795                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 2,481                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 4,495                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 4,731                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 4,790                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd     | VA building                   | 4,382                   |              | 100                                 |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

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| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |                       |                               | Property size           |              |                                     |
|--|--------------------------------|-----------------------|-------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address               | Type of property <sup>b</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Washington (23)  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,741                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,674                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,408                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,487                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,405                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,458                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,527                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,452                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 4,208                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 3,570                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 3,540                   |              | 100                                 |
|  | Vancouver                      | 1601 E 4th Plain Blvd | VA building                   | 3,152                   |              | 100                                 |
|  | Tacoma                         | Veterans Dr           | Mental health                 | 33,091                  |              | 59                                  |
|  | Vancouver                      | 1601 E 4th Plain Blvd | Office                        | 4,724                   |              | 53                                  |
|  | Tacoma                         | Veterans Dr           | Homeless program              | 17,973                  |              | 48                                  |
| West Virginia (7)  | Martinsburg                    | Rte 9/Charlestown Rd  | Land                          |                         | 92           | 100                                 |
|  | Clarksburg                     | 1 Medical Center Dr   | Land                          |                         | 27           | 100                                 |
|  | Beckley                        | 200 Veterans Dr       | Land                          |                         | 8            | 100                                 |
|  | Huntington                     | 1540 Spring Valley Rd | Research                      | 13,067                  |              | 100                                 |
|  | Clarksburg                     | 1 Medical Center Dr   | Living quarters <sup>d</sup>  | 3,104                   |              | 100                                 |
|  | Huntington                     | 1540 Spring Valley Rd | Living quarters <sup>d</sup>  | 5,092                   |              | 89                                  |
|  | Beckley                        | 200 Veterans Ave      | Administrative bldg           | 5,669                   |              | 29                                  |
| Wisconsin (11)   | Milwaukee                      | 5000 W National Ave   | Land                          |                         | 37           | 100                                 |
|  | Milwaukee                      | 5000 W National Ave   | VA building                   | 133,730                 |              | 100                                 |
|  | Milwaukee                      | 5000 W National Ave   | Theater                       | 21,986                  |              | 100                                 |
|  | Milwaukee                      | 5000 W National Ave   | Power plant                   | 20,920                  |              | 100                                 |
|  | Tomah                          | 500 East Veterans St  | Living quarters <sup>d</sup>  | 20,193                  |              | 100                                 |
|  | Milwaukee                      | 5000 W National Ave   | Library                       | 9,010                   |              | 100                                 |
|  | Milwaukee                      | 5000 W National Ave   | Chapel                        | 7,316                   |              | 100                                 |
|  | Milwaukee                      | 5000 W National Ave   | Regional office bldg          | 130,374                 |              | 86                                  |
|  | Tomah                          | 500 East Veterans St  | Administrative bldg           | 23,831                  |              | 62                                  |
|  | Madison                        | 2500 Overlook Terrace | Laundry/boiler plant          | 26,500                  |              | 50                                  |
|  | Milwaukee                      | 5000 W National Ave   | Hospital                      | 150,728                 |              | 29                                  |

**Appendix III**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the Department of**  
**Veterans Affairs as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location <sup>a</sup> |              |                                   | Property size           |              |                                     |
|--|--------------------------------|--------------|-----------------------------------|-------------------------|--------------|-------------------------------------|
|  | City                           | Address      | Type of property <sup>b</sup>     | Buildings (square feet) | Land (acres) | Vacancy rate (percent) <sup>c</sup> |
| Wyoming (7)  | Sheridan                       | 1898 Fort Rd | Land                              |                         | 1            | 100                                 |
|  | Sheridan                       | 1898 Fort Rd | Shop                              | 6,899                   |              | 100                                 |
|  | Sheridan                       | 1898 Fort Rd | Bowling alley                     | 3,444                   |              | 100                                 |
|  | Sheridan                       | 1898 Fort Rd | VA building                       | 7,506                   |              | 42                                  |
|  | Sheridan                       | 1898 Fort Rd | Hospital ward                     | 13,269                  |              | 39                                  |
|  | Sheridan                       | 1898 Fort Rd | Homeless shelter                  | 7,013                   |              | 36                                  |
|  | Sheridan                       | 1898 Fort Rd | VA building                       | 12,769                  |              | 32                                  |
| <b>Total (577)</b>   | <b>109 cities</b>              |              | <b>577 properties<sup>e</sup></b> | <b>9,420,890</b>        | <b>1,503</b> |                                     |

Source: VA.

<sup>a</sup>Some VA properties are medical complexes that include multiple structures and land. For such properties, VA's database provided only the address for the medical complex. Thus, in some cases, multiple structures and land will have the same address.

<sup>b</sup>This table provides information that describes various types of VA structures, such as hospitals and storage facilities, when such information was available from VA's database. When descriptive information on structure types was not available, the structure was designated as a VA building. Also, the vacant tracts of land that VA reported were generally located on medical complexes. VA officials told us that these land tracts, which had no structures on them, may be suitable for development. However, the officials said that a final determination has not been made on whether these land tracts can be made available for disposal.

<sup>c</sup>This table includes all VA structures that had a vacancy rate of 26 percent or higher.

<sup>d</sup>In past years, VA provided housing for some employees, such as the hospital director, assistant director, and director of finance.

<sup>e</sup>VA officials told us that updated information on the planned disposition of these vacant and underutilized properties would in all likelihood be available after the Secretary of Veterans Affairs approved the results of the Capital Asset Realignment for Enhanced Services process. The officials anticipated that this approval would occur by the end of 2003.

# List of Vacant and Underutilized Real Properties Reported by the U.S. Postal Service as of October 1, 2002

| State/entity (total number of properties in each state/entity) | Property location   |  |                               | Property size           |              |                        |
|--|---------------------|--|-------------------------------|-------------------------|--------------|------------------------|
|  | City                | Address  | Type of property <sup>a</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) |
| Alabama (3)  | Tuskegee            | N Church St                                      | Land <sup>b</sup>             |                         | 3            | 100                    |
|  | Point Clear         | N/S Hwy 32                                       | Land <sup>c</sup>             |                         | Less than 1  | 100                    |
|  | Selma               | 723 Alabama Ave                                  | Main office <sup>c</sup>      | 16,870                  |              | 100                    |
| Alaska (2)   | Tununak             | Second & D Sts                                   | Main office <sup>c</sup>      | 1,043                   |              | 100                    |
|  | Point Hope          | 912 Ippig Ave                                    | Main office <sup>d</sup>      | 843                     |              | 100                    |
| Arizona (3)  | Phoenix             | 16825 S Desert Foothills Pkwy                    | Land <sup>c</sup>             |                         | 5            | 100                    |
|  | Phoenix             | Northwest Corner, McDowell Rd & 36th St          | Land <sup>c</sup>             |                         | 4            | 100                    |
|  | Central             | South side of Central Rd                         | Land <sup>b</sup>             |                         | Less than 1  | 100                    |
| Arkansas (4)   | Van Buren           | 2741 Fayetteville Rd                             | Main office <sup>c</sup>      | 19,787                  |              | 100                    |
|  | McGehee             | 201 N Second St                                  | Main office <sup>d</sup>      | 14,609                  |              | 100                    |
|  | Stuttgart           | 302-308 S Maple                                  | Main office <sup>c</sup>      | 9,663                   |              | 100                    |
|  | Marianna            | 58 W Main St                                     | Main office <sup>d</sup>      | 7,982                   |              | 100                    |
| California (15)  | Lancaster           | Federal Way & Ave K                              | Land <sup>b</sup>             |                         | 25           | 100                    |
|  | Santa Ana           | Liberty & Aliso Creek Rd                         | Land <sup>b</sup>             |                         | 17           | 100                    |
|  | Vernon/Bell         | 5555 Bandini Blvd                                | Land <sup>c</sup>             |                         | 10           | 100                    |
|  | San Fernando/Sylmar | 13700 Foothill Blvd                              | Land <sup>c</sup>             |                         | 5            | 100                    |
|  | Irvine/Northwood    | Farwell Ave & League St                          | Land <sup>b</sup>             |                         | 4            | 100                    |
|  | Mendocino           | East side of Lansing St, between Palette Dr Loop | Land <sup>d</sup>             |                         | 3            | 100                    |
|  | La Quinta           | 79-125 Corporate Centre Dr                       | Land <sup>b</sup>             |                         | 3            | 100                    |
|  | Santa Clarita       | Northwest corner, Parker Rd and Old Rd           | Land <sup>d</sup>             |                         | 2            | 100                    |
|  | Stockton            | Corner of Airport Way, First & Pilgrim           | Land <sup>c</sup>             |                         | 2            | 100                    |
|  | San Francisco       | 390 Main St                                      | Land <sup>e</sup>             |                         | 2            | 100                    |
|  | Los Angeles         | 760 N Main St                                    | Land <sup>c</sup>             |                         | 1            | 100                    |
|  | Van Nuys            | 5805 White Oak                                   | Land <sup>c</sup>             |                         | Less than 1  | 100                    |
|  | Danville            | 2605 Camino Tassajara                            | Land <sup>b</sup>             |                         | Less than 1  | 100                    |
|  | Los Angeles         | 7001 S Central Ave                               | Land <sup>c</sup>             |                         | Less than 1  | 100                    |
|  | Santa Monica        | 711 Olympic                                      | USPS building <sup>b</sup>    | 54,410                  |              | 100                    |

**Appendix IV**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the U.S. Postal**  
**Service as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location  |                          |   | Property size           |              |                        |
|--|--------------------|--------------------------|---|-------------------------|--------------|------------------------|
|  | City               | Address                  | Type of property <sup>a</sup>                                       | Buildings (square feet) | Land (acres) | Vacancy rate (percent) |
| Colorado (2)   | Denver             | S Potomac                | Land <sup>b</sup>   |                         | 44           | 100                    |
|  | Denver             | 1501 Wynkoop             | Mail processing plant <sup>c</sup>                                  | 487,295                 |              | 100                    |
| Connecticut (3)  | Southbury          | 710 Main St S            | Land <sup>b</sup>   |                         | 11           | 100                    |
|  | Westport           | 234 Westport Ave         | Land <sup>b</sup>   |                         | 2            | 100                    |
|  | Naugatuck          | 285 Church St            | Main office <sup>c</sup>  | 12,386                  |              | 100                    |
| Florida (3)  | Venice             | US 41 & Jacaranda Blvd   | Land <sup>b</sup>   |                         | 8            | 100                    |
|  | Terra Ceia         | Southside Terra Ceia Rd  | Land <sup>d</sup>   |                         | 4            | 100                    |
|  | Ft Pierce          | 500 Orange Ave           | Post office <sup>c</sup>  | 6,403                   |              | 100                    |
| Hawaii (3)   | Kahalui            | Kahalui Airport          | Land <sup>b</sup>   |                         | 5            | 100                    |
|  | Kailua Kona        | Big Island Airport       | Land <sup>b</sup>   |                         | 4            | 100                    |
|  | Honolulu           | 335 Merchant St          | Post office <sup>c</sup>  | 168,000                 |              | 80                     |
| Idaho (1)  | Jerome             | Lincoln Ave              | Land <sup>b</sup>   |                         | 2            | 100                    |
| Illinois (6)   | Schaumburg         | American Ln & State Pkwy | Land <sup>c</sup>   |                         | 7            | 100                    |
|  | Island Lake        | North side of Newport Ct | Land <sup>d</sup>   |                         | Less than 1  | 100                    |
|  | Chicago            | 4231 W Washington        | Land <sup>c</sup>   |                         | Less than 1  | 100                    |
|  | Chicago            | 433 W Van Buren          | Main office/mail processing plant/administrative space <sup>c</sup> | 2,500,000               |              | 100                    |
|  | Franklin Park      | 10750 W Grand Ave        | Warehouse <sup>c</sup>  | 267,000                 |              | 100                    |
| Indiana (2)  | Forest Park        | 7600 Roosevelt Rd        | Warehouse <sup>c</sup>  | 245,782                 |              | 100                    |
|  | Lawrenceburg       | Short & William Sts      | Main office <sup>c</sup>  | 3,535                   |              | 100                    |
|  | Rochester          | 200 E 8 <sup>th</sup> St | Main office <sup>d</sup>  | 1,578                   |              | 100                    |
| Kentucky (1)   | Barbourville       | 114 N Allison Ave        | Tenant residence <sup>c</sup>                                       | 1,258                   |              | 100                    |
| Maine (2)  | Scarborough        | Mussey Rd                | Land <sup>b</sup>   |                         | 51           | 100                    |
|  | Eastport           | 2 Washington St          | Land <sup>b</sup>   |                         | Less than 1  | 100                    |
| Maryland (3)   | Baltimore/Brooklyn | 1500 Cherry Hill Rd      | Land <sup>b</sup>   |                         | 4            | 100                    |
|  | Columbia           | 6801 Oak Hall Ln         | Land <sup>d</sup>   |                         | Less than 1  | 100                    |
|  | Randallstown       | 9113 Liberty Rd          | Main office <sup>d</sup>  | 5,876                   |              | 100                    |
| Massachusetts (1)  | Bourne             | 54 Meetinghouse Ln       | Land <sup>c</sup>   |                         | 4            | 100                    |

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(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location    |   |                                   | Property size           |              |                        |
|--|----------------------|---|-----------------------------------|-------------------------|--------------|------------------------|
|  | City                 | Address   | Type of property <sup>a</sup>     | Buildings (square feet) | Land (acres) | Vacancy rate (percent) |
| Michigan (4)   | Waterford            | North side of Highland Rd, between Airport & Crescent | Land <sup>b</sup>                 |                         | 7            | 100                    |
|  | Constantine          | W/S Pigion Rd   | Land <sup>d</sup>                 |                         | 2            | 100                    |
|  | Caro                 | E/S M-81  | Land <sup>d</sup>                 |                         | Less than 1  | 100                    |
|  | Detroit              | 10325 Lyndon  | Garage <sup>e</sup>               | 24,144                  |              | 100                    |
| Nebraska (1)   | Lincoln              | 1201 Calvert  | Land <sup>c</sup>                 |                         | 5            | 100                    |
| Nevada (2)   | Reno                 | North Hills Blvd & Golden Valley Rd                   | Land <sup>b</sup>                 |                         | 3            | 100                    |
|  | Ely                  | 415 5th St  | Downtown retail unit <sup>d</sup> | 4,998                   |              | 100                    |
| New Hampshire (1)  | Salem                | 51 S Broadway   | Land <sup>c</sup>                 |                         | 2            | 100                    |
| New Jersey (4)   | Red Bank             | 307 Industrial Way West                               | Land <sup>b</sup>                 |                         | 12           | 100                    |
|  | Trenton              | 680 U S Highway 130                                   | Land <sup>b</sup>                 |                         | 9            | 100                    |
|  | Secaucus             | 300 County Ave  | Land <sup>c</sup>                 |                         | Less than 1  | 100                    |
|  | Jersey City          | 312-314 Pacific Ave                                   | Land <sup>c</sup>                 |                         | Less than 1  | 100                    |
| New Mexico (2)   | Albuquerque          | Broadway Blvd SE                                      | Land <sup>b</sup>                 |                         | 52           | 100                    |
|  | Albuquerque          | Montano & Tesuque NW                                  | Land <sup>b</sup>                 |                         | 5            | 100                    |
| New York (7)   | Hicksville/Plainview | 1475 Old Country Rd                                   | Land <sup>b</sup>                 |                         | 3            | 100                    |
|  | Great Neck           | 302-308 East Shore Rd                                 | Land <sup>b</sup>                 |                         | 2            | 100                    |
|  | Woodstock            | Rock City Rd  | Land <sup>c</sup>                 |                         | 2            | 100                    |
|  | New York             | 110 E 45th St   | Land <sup>e</sup>                 |                         | 1            | 100                    |
|  | Saint James          | 325 Lake Ave  | Land <sup>b</sup>                 |                         | 1            | 100                    |
|  | Syracuse             | 1801 Milton Ave                                       | Land <sup>d</sup>                 |                         | Less than 1  | 100                    |
|  | Newfane              | 2748 Main St  | Main office <sup>c</sup>          | 1,800                   |              | 100                    |
| North Carolina (2)   | New Bern             | 413-415 Middle St                                     | Main office <sup>d</sup>          | 21,000                  |              | 50                     |
|  | Clinton              | 109 W Main St   | Main office <sup>c</sup>          | 13,653                  |              | 100                    |
| Ohio (3)   | Columbus             | 1521 Cassady Ave                                      | Land <sup>d</sup>                 |                         | 4            | 100                    |
|  | Cincinnati           | 5545 Murray Rd  | Land <sup>c</sup>                 |                         | 3            | 100                    |
|  | Lorain               | 863 Broadway  | Main office <sup>c</sup>          | 29,565                  |              | 100                    |
| Oklahoma (2)   | Oklahoma City        | W Reno Ave, between Meridan & Portland                | Land <sup>b</sup>                 |                         | 37           | 100                    |
|  | Oklahoma City        | 7800 Hefner Rd  | Land <sup>c</sup>                 |                         | 7            | 100                    |
| Oregon (1)   | Myrtle Creek         | Rice St, between Battan & Maple                       | Land <sup>d</sup>                 |                         | 1            | 100                    |

**Appendix IV**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the U.S. Postal**  
**Service as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location  |   |                               | Property size           |              |                        |
|--|--------------------|---|-------------------------------|-------------------------|--------------|------------------------|
|  | City               | Address                                     | Type of property <sup>a</sup> | Buildings (square feet) | Land (acres) | Vacancy rate (percent) |
| Pennsylvania (3)   | Philadelphia       | Lindbergh Blvd                              | Land <sup>b</sup>             |                         | 50           | 100                    |
|  | Swiftwater         | Swiftwater Rd Sr 1011                       | Land <sup>b</sup>             |                         | 1            | 100                    |
|  | Elizabethville     | 25 Broad St                                 | Land <sup>b</sup>             |                         | 1            | 100                    |
| Puerto Rico (3)  | San Juan           | E/S State Rd 176                            | Land <sup>c</sup>             |                         | 2            | 100                    |
|  | Loiza              | State Rd 188 at Mediania Baja Ward          | Land <sup>d</sup>             |                         | Less than 1  | 100                    |
|  | Vieques            | State Rd 993 opposite Isabel Segunda Bypass | Land <sup>b</sup>             |                         | Less than 1  | 100                    |
| Rhode Island (3)   | Providence         | 24 Corliss St                               | Land <sup>b</sup>             |                         | 8            | 100                    |
|  | North Kingstown    | 7715 Post Rd                                | Land <sup>c</sup>             |                         | 2            | 100                    |
|  | West Warwick       | 1190 Main St                                | Main office <sup>c</sup>      | 10,179                  |              | 100                    |
| South Carolina (3)   | Hilton Head Island | 10 Bow Circle                               | Land <sup>b</sup>             |                         | Less than 1  | 100                    |
|  | Darlington         | 201 Pearl St                                | Main office <sup>d</sup>      | 9,123                   |              | 100                    |
|  | North Myrtle Beach | 621 Sixth Ave S                             | Main office <sup>c</sup>      | 6,500                   |              | 100                    |
| Texas (13)   | San Antonio        | 10410 Perrin-Bielert Rd                     | Land <sup>b</sup>             |                         | 10           | 100                    |
|  | Round Rock         | 2250 Double Creek Dr                        | Land <sup>d</sup>             |                         | 9            | 100                    |
|  | Austin             | Airport Blvd                                | Land <sup>d</sup>             |                         | 6            | 100                    |
|  | El Paso            | PO Box 9998                                 | Land <sup>d</sup>             |                         | 6            | 100                    |
|  | Edinburg           | 410 South Jackson Rd                        | Land <sup>d</sup>             |                         | 4            | 100                    |
|  | Eastland           | Southwest corner, Daugherty/White           | Land <sup>b</sup>             |                         | Less than 1  | 100                    |
|  | Dallas             | Bryan & Ervay Sts                           | Post office <sup>d</sup>      | 163,694                 |              | 75                     |
|  | Paris              | 231 Lamar Ave                               | Main office <sup>c</sup>      | 28,673                  |              | 100                    |
|  | San Benito         | 417 N Sam Houston St                        | Main office <sup>c</sup>      | 16,342                  |              | 100                    |
|  | Mission            | 901 N Francisco Ave                         | Main office <sup>d</sup>      | 10,670                  |              | 100                    |
|  | Austin             | 2620 Anderson Ln                            | Post office <sup>c</sup>      | 9,383                   |              | 100                    |
|  | Waller             | Southeast corner, Saunders and Main         | Main office <sup>c</sup>      | 3,360                   |              | 100                    |
|  | Austin             | 3507 N Lamar St                             | Post office <sup>c</sup>      | 2,877                   |              | 100                    |

**Appendix IV**  
**List of Vacant and Underutilized Real**  
**Properties Reported by the U.S. Postal**  
**Service as of October 1, 2002**

(Continued From Previous Page)

| State/entity (total number of properties in each state/entity) | Property location |                       |                               | Property size           |                        |                        |
|--|-------------------|-----------------------|-------------------------------|-------------------------|------------------------|------------------------|
|  | City              | Address               | Type of property <sup>a</sup> | Buildings (square feet) | Land (acres)           | Vacancy rate (percent) |
| Virginia (5)   | Roanoke           | 1515 Courtland Rd, NE | Land <sup>b</sup>             |                         | 2                      | 100                    |
|  | Arlington         | 3101-3115 10th St     | Land <sup>e</sup>             |                         | Less than 1            | 100                    |
|  | Mechanicsville    | 9540 Chamberlain Rd   | Land <sup>c</sup>             |                         | Less than 1            | 100                    |
|  | Harrisonburg      | 116 N Main            | Main office <sup>c</sup>      | 50,423                  |                        | 100                    |
|  | Chester           | 4238 W Hundred Rd     | Main office <sup>c</sup>      | 6,765                   |                        | 100                    |
| Washington (1)   | Toppenish         | Old Safeway Building  | USPS building <sup>e</sup>    | 10,700                  |                        | 100                    |
| <b>Total (114)</b>   | <b>106 cities</b> |                       | <b>114 properties</b>         | <b>4,276,979</b>        | <b>500<sup>f</sup></b> |                        |

Source: USPS.

<sup>a</sup>This table includes all properties that had been reported to USPS headquarters for disposal or enhanced use. Land refers to real property that has no structures on it, and all land is considered 100 percent vacant.

<sup>b</sup>As of May 1, 2003, USPS officials said that this property was being held for construction of a future USPS facility.

<sup>c</sup>As of May 1, 2003, USPS officials said that this property had been sold or was under contract to be sold.

<sup>d</sup>As of May 1, 2003, USPS officials said that this property was being offered for sale or it had been identified as unneeded for USPS purposes.

<sup>e</sup>As of May 1, 2003, USPS officials said that this property was no longer vacant or underutilized because it was being used by USPS or had been leased to other tenants.

<sup>f</sup>This figure includes a total of about 11 acres for 19 land properties, each of which measured less than 1 acre.

# List of Locations with 5 or More GSA, VA, and USPS Vacant and Underutilized Real Properties as of October 1, 2002

| State/entity         | Location          | Number of properties |    |      |       |
|----------------------|-------------------|----------------------|----|------|-------|
|                      |                   | GSA                  | VA | USPS | Total |
| Alabama              | Tuscaloosa        | 5                    |    |      | 5     |
| Alabama              | Tuskegee          | 23                   | 1  |      | 24    |
| Arkansas             | North Little Rock |                      | 5  |      | 5     |
| California           | Alameda           | 10                   |    |      | 10    |
| California           | Los Angeles       |                      | 52 | 2    | 54    |
| Colorado             | Lakewood          | 14                   |    |      | 14    |
| Connecticut          | Newington         |                      | 10 |      | 10    |
| District of Columbia | Washington, DC    | 10                   | 1  |      | 11    |
| Georgia              | Augusta           |                      | 12 |      | 12    |
| Iowa                 | Knoxville         |                      | 7  |      | 7     |
| Illinois             | Hines             |                      | 7  |      | 7     |
| Illinois             | North Chicago     |                      | 9  |      | 9     |
| Indiana              | Marion            |                      | 27 |      | 27    |
| Kansas               | Leavenworth       |                      | 36 |      | 36    |
| Kentucky             | Lexington         |                      | 19 |      | 19    |
| Massachusetts        | Bedford           |                      | 8  |      | 8     |
| Massachusetts        | Brockton          |                      | 5  |      | 5     |
| Maryland             | Baltimore         | 3                    | 1  | 1    | 5     |
| Maryland             | Fort Howard       |                      | 43 |      | 43    |
| Maryland             | Middle River      | 8                    |    |      | 8     |
| Maryland             | Silver Spring     | 21                   |    |      | 21    |
| Michigan             | Battle Creek      |                      | 5  |      | 5     |
| Missouri             | Kansas City       | 10                   |    |      | 10    |
| Missouri             | St. Louis         | 12                   | 4  |      | 16    |
| Nebraska             | Lincoln           |                      | 4  | 1    | 5     |
| Nevada               | Reno              | 1                    | 4  | 1    | 6     |
| New Jersey           | Lyons             |                      | 5  |      | 5     |
| New Mexico           | Albuquerque       | 2                    | 1  | 2    | 5     |
| New York             | Batavia           |                      | 7  |      | 7     |
| New York             | Jamaica           |                      | 5  |      | 5     |
| New York             | Montrose          |                      | 9  |      | 9     |
| New York             | Northport         |                      | 9  |      | 9     |
| North Carolina       | Asheville         |                      | 8  |      | 8     |
| North Carolina       | Salisbury         |                      | 5  |      | 5     |
| Oklahoma             | Oklahoma City     | 3                    |    | 2    | 5     |

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**Appendix V**  
**List of Locations with 5 or More GSA, VA, and**  
**USPS Vacant and Underutilized Real**  
**Properties as of October 1, 2002**

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(Continued From Previous Page)

| <b>State/entity</b>                                 | <b>Location</b>     | <b>Number of properties</b> |            |             |              |
|---|---------------------|-----------------------------|------------|-------------|--------------|
|   |                     | <b>GSA</b>                  | <b>VA</b>  | <b>USPS</b> | <b>Total</b> |
| Pennsylvania  | Butler              |                             | 7          |             | 7            |
| Pennsylvania  | Pittsburgh          | 1                           | 14         |             | 15           |
| South Carolina                                      | Columbia            |                             | 7          |             | 7            |
| South Dakota  | Fort Meade          |                             | 7          |             | 7            |
| Tennessee   | Johnson City        |                             | 6          |             | 6            |
| Tennessee   | Murfreesboro        |                             | 9          |             | 9            |
| Texas   | Fort Worth          | 18                          |            |             | 18           |
| Texas   | Temple              |                             | 6          |             | 6            |
| Texas   | Waco                |                             | 10         |             | 10           |
| Virginia  | Hampton             |                             | 9          |             | 9            |
| Virginia  | Salem               |                             | 5          |             | 5            |
| Washington  | Vancouver           | 1                           | 21         |             | 22           |
| Wisconsin   | Milwaukee           |                             | 8          |             | 8            |
| Wyoming   | Sheridan            |                             | 7          |             | 7            |
| <b>Total—31 states and the District of Columbia</b> | <b>49 locations</b> | <b>114</b>                  | <b>452</b> | <b>10</b>   | <b>576</b>   |

Source: GAO analysis of GSA, VA, and USPS data.

# Comments from the General Services Administration



GSA Public Buildings Service

JUN 23 2003

Mark L. Goldstein  
Acting Director, Physical Infrastructure Issues  
U.S. General Accounting Office  
Washington, DC 20548

Dear Mr. Goldstein:

We appreciate the opportunity to comment on the U.S. General Accounting Office draft report entitled "Federal Real Property: Vacant and Underutilized Properties at GSA, VA, and USPS" (GAO-03-747).

In addition to providing editorial suggestions (Enclosure 1), we have one fundamental comment: you have overstated the amount of underutilized space in GSA's inventory by including vacant space that is not available for assignment because it is already committed; for example, space that is being renovated for a customer agency. Revising your list of vacant and underutilized properties (Enclosure 2) would reduce the number of properties from 236 to 193 and the square footage from 18.2 to 10.3 million.

We also would like to note that the number of vacant and underutilized properties is inflated by the inclusion of 37 support properties. While themselves unoccupiable, they are necessary to the functioning of occupiable space; for example, a pump house or a parking lot booth. These properties are small and have little impact on the square footage of underutilized space reported, but their inclusion does disproportionately impact the number of underutilized properties (see added footnote on Enclosure 2).

I am pleased to report that as of March 2003, the vacant assignable space in our owned inventory – the commonly accepted private sector measure of vacancy – was 10 million square feet, which is only 5.5 percent of our owned inventory. This vacancy rate is well below industry averages.

As we implement our restructuring initiative, we will improve the performance of our owned portfolio by reinvesting in viable assets for which there is a long-term federal need and by redeploying non-performing assets. For example, phasing out our warehouses will reduce the forty-eight buildings (5 million square feet) that now appear on the list of vacant and underutilized properties.

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1800 F Street, NW  
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[www.gsa.gov](http://www.gsa.gov)

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**Appendix VI**  
**Comments from the General Services**  
**Administration**

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- 2 -

Thank you for the opportunity to review and comment on the draft report. If you have any questions or if we can provide any further assistance, please have your staff contact Mr. William H. Matthews, Assistant Commissioner for Portfolio Management, on (202) 501-0638.

Sincerely,



P. Joseph Moravec  
Commissioner

Enclosures (2)

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# GAO Contacts and Staff Acknowledgments

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## GAO Contacts

Bernard L. Ungar (202) 512-2834  
Mark L. Goldstein (202) 512-2834  
Gerald Stankosky (202) 512-5758

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## Staff Acknowledgments

In addition to those named above, William Dowdal, Anne Hilleary, and Jessica Lundberg made key contributions to this report.

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