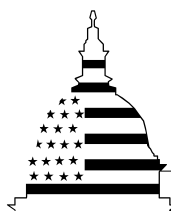


August 2003

FEDERAL REAL PROPERTY

Vacant and Underutilized Properties at GSA, VA, and USPS



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Highlights

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.

FEDERAL REAL PROPERTY

Vacant and Underutilized Properties at GSA, VA, and USPS

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.

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.

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Abbreviations

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).¹ 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.² 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.³

¹GSA'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)

²U.S. General Accounting Office, *High-Risk Series: Federal Real Property*, [GAO-03-122](#) (Washington, D.C.: Jan. 2003).

³Under 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.

As of September 30, 2000, the federal government owned about 3 billion square feet of building floor space worldwide.⁴ 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.⁵ 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.

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.

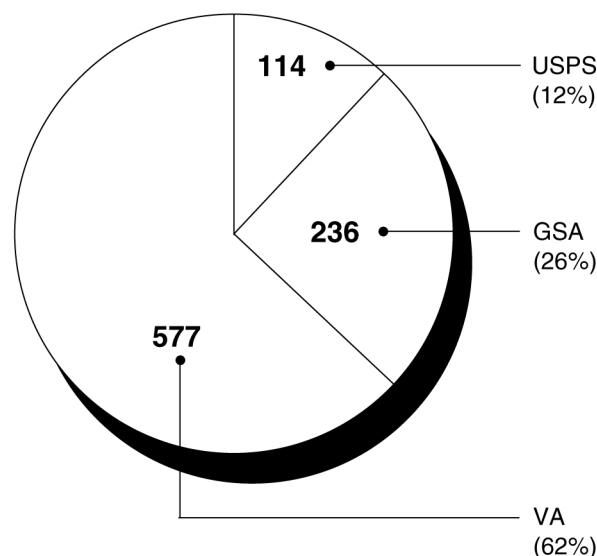
⁴U.S. General Services Administration, *Summary Report of Real Property Owned by the United States Throughout the World*, (Washington, D.C.: June 2001). In our report on governmentwide real property data, we stated that such data, which are compiled by GSA and often referred to as the worldwide inventory, 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]).

⁵As 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.

-
- 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.

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

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.

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, 2002.⁶ 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.⁷ 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.⁸ 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.

⁶This 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.

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

⁸VA'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.

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.⁹ 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.¹⁰

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.¹¹ 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.

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

⁹The 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.

¹⁰39 U.S.C. §§ 201 and 401; for purposes of this report, our definition of agency includes USPS, an independent establishment in the executive branch.

¹¹41 C.F.R. Subpart 101-47.8.

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.

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

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

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.

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

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.¹² 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

¹²U.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).

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.¹³ 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.¹⁴ 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

¹³U.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).

¹⁴38 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.

the 21st 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.

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.¹⁵ 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.¹⁶ Table 1 shows a breakdown of the total numbers of vacant and underutilized facilities and land at the 3 agencies.

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

¹⁶The 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.

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

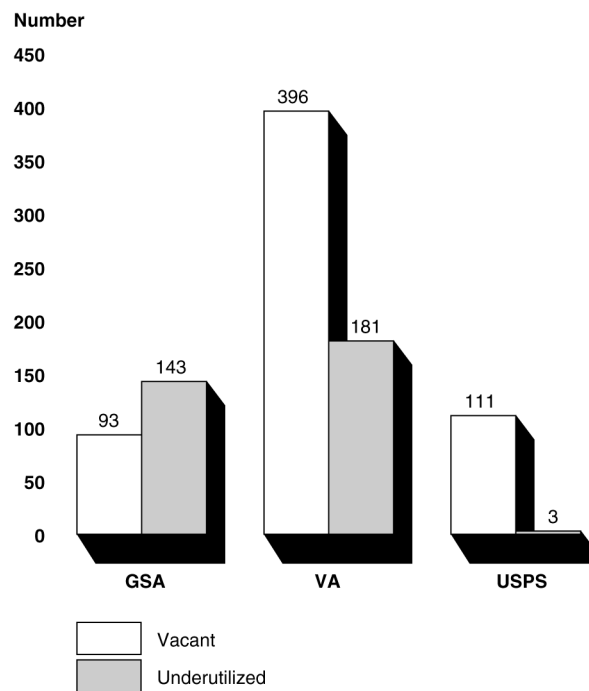
Agency	Number of vacant and underutilized properties			Percent of total
	Facilities	Land	Total	
GSA	236	0	236	26
VA	533	44	577	62
USPS	38	76	114	12
Total	807	120	927	100%

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.

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.

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 ^a	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
Total	480	120	600	327	0	807	120	927

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

^aThe two agencies that identified land properties—VA and USPS—considered these properties to be vacant.

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.¹⁷ 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,¹⁸ 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.¹⁹

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.

¹⁷Our 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.

¹⁸In 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.

¹⁹Percentages 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 (square feet)	Vacant facilities	Underutilized 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
Total	480	327	807	100%

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			Percent of total
	VA	USPS	Total	
Less than 1 to 10	13	67	80	67
11 to 50	24	7	31	26
More than 50	7	2	9	8
Total	44	76	120	100%^a

Source: GAO analysis of VA and USPS data.

^aPercentages 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

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.²⁰ 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.

²⁰U.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).

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.²¹ On the basis of the study's results, VA officials told us that a substantial investment of capital would in all

²¹Economic 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).

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.

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

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.

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



Source: USPS.

Note: Photograph taken in approximately 1995.

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.²² 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.²³ 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.²⁴ 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.

²²In 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.

²³[GAO-03-122](#).

²⁴39 U.S.C. 101(b).

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.

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

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.

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

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.

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.

A handwritten signature in black ink, appearing to read 'M. Goldstein', with a long horizontal line extending from the top right.

Mark L. Goldstein
Acting Director, Physical Infrastructure Issues

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

Objectives, Scope, and Methodology

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

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

(Continued From Previous Page)

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

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

(Continued From Previous Page)

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

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

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

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

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

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

Source: GSA.

^aSome 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.

^bBuilding size is in rentable square feet. Some buildings, such as those scheduled for demolition, have no rentable square feet.

^cThis table includes all GSA buildings that had a vacancy rate of 26 percent or higher.

^dGSA 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.

^eGSA 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.

^fAccording to GSA officials, this property is a support structure necessary to the functioning of occupiable space.

^gAccording 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.

^hGSA officials told us that as of May 1, 2003, GSA had initiated actions to dispose of this property.

ⁱGSA 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 ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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	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
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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	4,045		100
	Los Angeles	11301 Wilshire Blvd	VA building	3,600		100
	Los Angeles	11301 Wilshire Blvd	Supply	3,234		100

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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
California (65)	Los Angeles	11301 Wilshire Blvd	Dry clean	3,000		100
	Los Angeles	16111 Plummer St	Living quarters ^d	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 ^d	1,758		100
	Los Angeles	16111 Plummer St	Living quarters ^d	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 ^d	1,072		100
	Los Angeles	16111 Plummer St	Living quarters ^d	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

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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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

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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	6,328		100
	Augusta	1 Freedom Way	Living quarters ^d	6,328		100
	Augusta	1 Freedom Way	Living quarters ^d	6,328		100
	Augusta	1 Freedom Way	Living quarters ^d	6,328		100
	Augusta	1 Freedom Way	Living quarters ^d	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 th 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

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Illinois (20)	Hines	5th St & Roosevelt Ave	Admin/office/ qtrs ^d	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

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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 th 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	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 ^d	9,061		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	9,061		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	8,239		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	8,130		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	7,726		100
	Leavenworth	4101 S 4th St Trafficway	Rec hall/credit union	7,473		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	5,143		100

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Kansas (39)	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	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 ^d	3,945		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	3,945		100
	Leavenworth	4101 S 4th St Trafficway	Living quarters ^d	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 ^d	5,082		100
	Lexington	2250 Leestown Rd	Living quarters ^d	5,082		100
	Lexington	2250 Leestown Rd	Living quarters ^d	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 ^d	3,457		100
	Togus	1 VA Center	Living quarters ^d	2,930		100
	Togus	1 VA Center	Administrative	56,639		53

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	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	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 ^d	7,797		100
	Perry Point	VAMC Perry Pt, MD Division	Treatment center	6,868		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	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 ^d	5,663		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	5,663		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	5,663		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	5,663		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	5,663		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	5,663		100
	Fort Howard	9600 North Point Rd	Living quarters ^d	5,330		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 ^d	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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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 ^d	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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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 ^d	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 th St	Land		18	100
	Grand Island	2201 N Brdwell Ave	Living quarters ^d	3,500		100
	Grand Island	2201 N Brdwell Ave	Administrative bldg	3,500		62
	Grand Island	2201 N Brdwell Ave	Living quarters ^d	4,464		51
	Lincoln	600 South 70th St	Dietetics	24,205		51
	Lincoln	600 South 70th St	Living quarters ^d	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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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 ^d	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 Route 9-A	Nursing home care	46,122		100
	Montrose	622 Albany Post Rd Route 9-A	Nursing home care	45,405		100
	Montrose	622 Albany Post Rd Route 9-A	Substance abuse	34,540		100
	Jamaica	179-01 Linden Blvd	Radiation	6,122		100
	Castle Point	VAMC Castle Pt, NY Division	Living quarters ^d	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 ^d	4,191		100
	Batavia	222 Richmond Ave	Living quarters ^d	3,300		100
	Batavia	222 Richmond Ave	Living quarters ^d	1,698		100
	Batavia	222 Richmond Ave	Living quarters ^d	1,698		100
	Batavia	222 Richmond Ave	Living quarters ^d	1,698		100
	Batavia	222 Richmond Ave	Garage	1,028		100
	Montrose	622 Albany Post Rd Route 9-A	Admin bldg/lab	49,324		97
	Castle Point	VAMC Castle Pt, NY Division	Living quarters ^d	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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New York (38)	Jamaica	179-01 Linden Blvd	Nursing home care	39,608		79
	Montrose	622 Albany Post Rd Route 9-A	Admin/inpatient	43,992		78
	Montrose	622 Albany Post Rd Route 9-A	Psychiatry	40,400		75
	Canandaigua	400 Fort Hill Ave	Patient building	57,556		73
	Castle Point	VAMC Castle Pt, 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 Route 9-A	Admin/inpatient	37,108		52
	Northport	79 Middleville Rd	Living quarters ^d	6,638		50
	Montrose	622 Albany Post Rd 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/ 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 Route 9-A	Psychiatry	46,941		36
	Castle Point	VAMC Castle Pt, NY Division	Nursing home care	28,790		33
	Northport	79 Middleville Rd	Living quarters ^d	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 ^d	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 ^d	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

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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 ^d	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 ^d	5,120		100
	Butler	325 New Castle Rd	Living quarters ^d	4,904		100
	Butler	325 New Castle Rd	Living quarters ^d	4,904		100
	Butler	325 New Castle Rd	Living quarters ^d	4,904		100
	Wilkes Barre	1111 East End Blvd	Living quarters ^d	4,865		100
	Pittsburgh	7180 Highland Dr	Administrative bldg	2,960		100
	Butler	325 New Castle Rd	Living quarters ^d	1,518		100
	Butler	325 New Castle Rd	Living quarters ^d	1,204		100

Appendix III
List of Vacant and Underutilized Real
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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	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 ^d	5,120		50
	Pittsburgh	7180 Highland Dr	Living quarters ^d	4,600		50
	Pittsburgh	7180 Highland Dr	Living quarters ^d	3,120		50
	Wilkes Barre	1111 East End Blvd	Living quarters ^d	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 ^d	4,644		100
	Columbia	6439 Garners Ferry Rd	Living quarters ^d	3,411		100
	Columbia	6439 Garners Ferry Rd	Living quarters ^d	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 nd 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

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(Continued From Previous Page)

State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	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 ^d	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 ^d	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 ^d	1,400		100
	Temple	1901 Veterans Memorial Dr	VA building	19,000		79
	Waco	4800 Memorial Dr	VA building	55,644		69

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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	5,236		50
	Marlin	1016 Ward St	Living quarters ^d	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 ^d	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

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State/entity (total number of properties in each state/entity)	Property location ^a			Property size		
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	Vacancy rate (percent) ^c
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 ^d	3,104		100
	Huntington	1540 Spring Valley Rd	Living quarters ^d	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 ^d	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

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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 ^a			Property size		Vacancy rate (percent) ^c
	City	Address	Type of property ^b	Buildings (square feet)	Land (acres)	
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
Total (577)	109 cities		577 properties^e	9,420,890	1,503	

Source: VA.

^aSome 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.

^bThis 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.

^cThis table includes all VA structures that had a vacancy rate of 26 percent or higher.

^dIn past years, VA provided housing for some employees, such as the hospital director, assistant director, and director of finance.

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

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

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

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

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

Source: USPS.

^aThis 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.

^bAs of May 1, 2003, USPS officials said that this property was being held for construction of a future USPS facility.

^cAs of May 1, 2003, USPS officials said that this property had been sold or was under contract to be sold.

^dAs 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.

^eAs 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.

^fThis 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			Total
		GSA	VA	USPS	
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

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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State/entity	Location	Number of properties			Total
		GSA	VA	USPS	
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
Total—31 states and the District of Columbia	49 locations	114	452	10	576

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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Washington, DC 20405-0002
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We did not include enclosure 1.

We did not include enclosure 2.

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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,


F. Joseph Moravec
Commissioner

Enclosures (2)

GAO Contacts and Staff Acknowledgments

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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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