



## **COLLINGTON CENTER III**

**16000 TRADE ZONE AVENUE**

**UPPER MARLBORO, MD 20774**

8,300 -16,600 SF of Industrial Space Available for Lease



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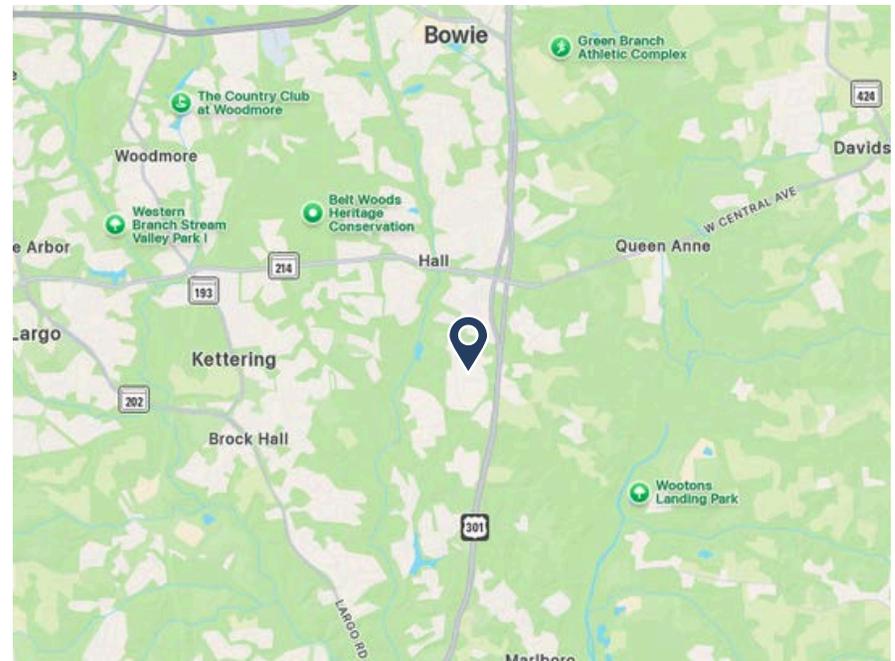
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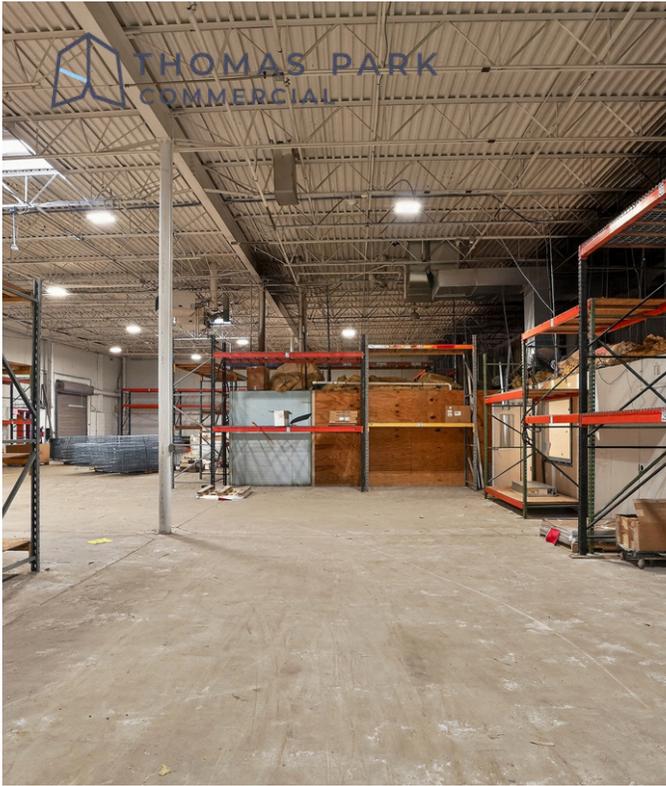
# COLLINGTON CENTER III 16000 TRADE ZONE AVENUE UPPER MARLBORO, MD 20774

## Property Overview

The Collington Center III is a well-located industrial condominium development situated in Upper Marlboro, directly off Maryland Route 214 and Robert Crain Highway (Route 301). The park benefits from excellent regional accessibility, approximately 8 miles from the I-495/I-95 beltway, 6.5 miles from Route 50, and roughly 30 minutes from Washington, D.C. and 40 minutes from Baltimore.

Positioned within a general industrial business district and the established Bowie industrial submarket. The project is also located approximately 20 miles south of BWI Airport. Tenants and occupants benefit from nearby retail and service amenities at Bowie Town Center and Bowie Gateway Center, which offer a variety of national retailers, dining options, and everyday conveniences within minutes of the property.





## COLLINGTON CENTER III - 16000 TRADE ZONE AVENUE

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### Available Spaces

Space	Building Size	Office Size	Clear Height	Loading
Unit 203	8,300 SF	±1,100 SF	18'	2 docks, 1 drive-in
Unit 303	8,300 SF	±6,000 SF	18'	2 docks

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## Unit 203

Building Size	8,300 SF
Office Size	±1,100 SF
Clear Height	18'
Docks	2
Drive-ins	0
Power	200 amps, 3 phase
Sprinklers	Wet
Zoning	IH (Industrial, Heavy)
Parking	1.92 / 1,000 SF
Lease Rate	Call Broker

## Unit Overview

Functional warehouse unit with minimal office space, including a private office and open work area, kitchenette, plus a large warehouse.



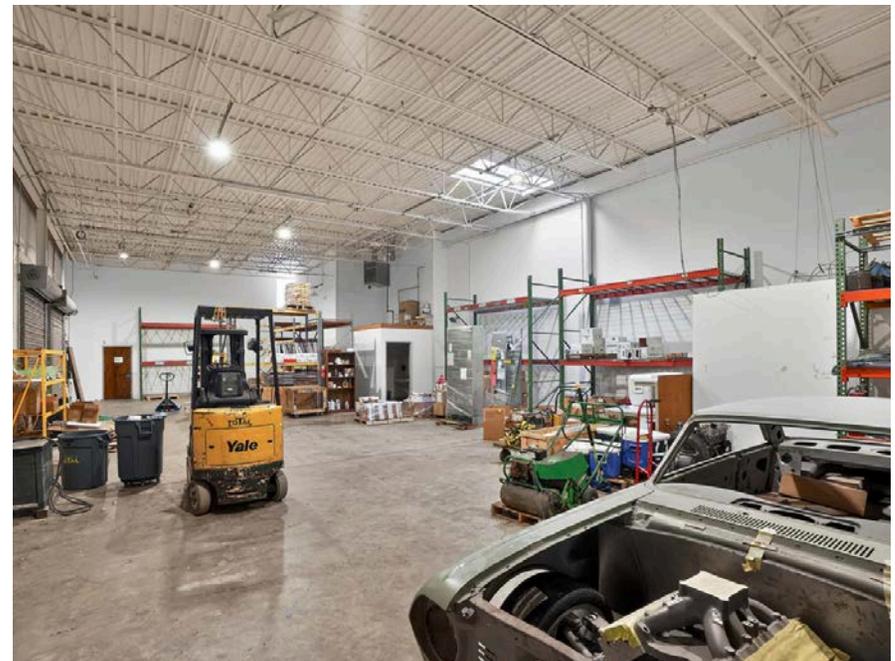
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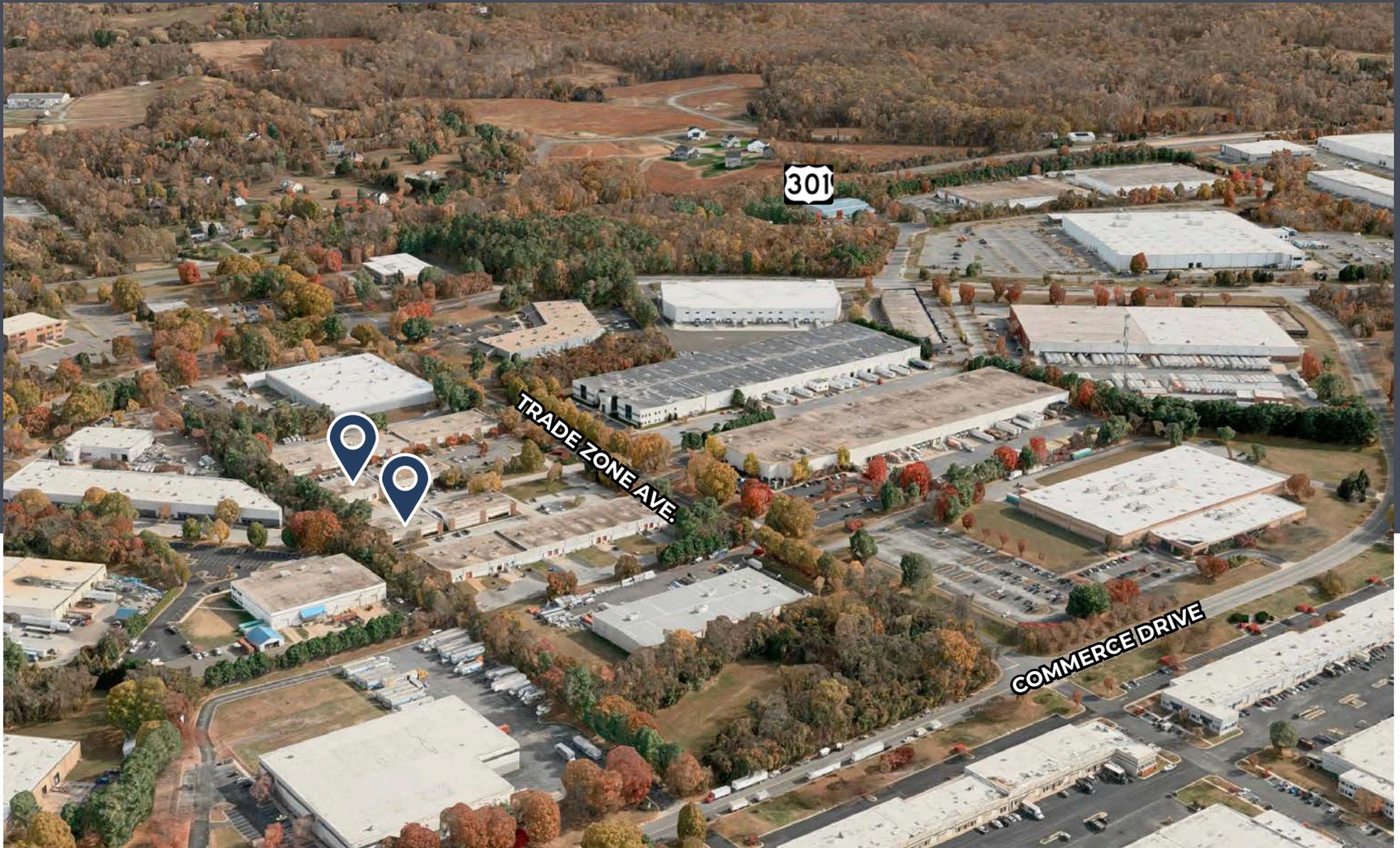
## Unit 303

Building Size	8,300 SF
Office Size	±6,000 SF
Clear Height	18'
Docks	2
Drive-ins	1
Power	200 amps, 3 phase
Sprinklers	Wet
Zoning	IH (Industrial, Heavy)
Parking	1.77 / 1,000 SF
Lease Rate	Call Broker

## Unit Overview

Functional flex unit combining office and warehouse needs, including a reception area, private offices with natural light, conference room, kitchenette, and ample warehouse space.





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# YOUR COMMERCIAL REAL ESTATE PARTNER

*Thomas Park is a full-service commercial real estate firm offering alternative investment strategies and third-party commercial real estate services.*



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## **THOMAS PARK COMMERCIAL**

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