



# For Lease

## Outside Storage Yard

2.8+ Acres



## 600 Robert Crain Hwy

Upper Marlboro, MD 20724

Prince George's County

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# Property Highlights



Total Site 2.80± Acres



1,440-4,320 SF of Warehouse Space Available

Building 1: 2,800 SF Available  
Building 2: 1,400 SF Available



Two (2), 2,000 Gallon Fuel Tanks  
Wash Bay  
Air Compressor  
Fenced and Secured Yard



Zoning: AR  
Agricultural-Residential



## BUILDING 1



Building Size	2,800 SF ±
Stories	1
Clear Height	16'
Drive Ins	Three (3)
Amenities	Two (2) fueling tanks for diesel & gas (2,000 each)

## BUILDING 2



Building Size	1,440 SF ±
Stories	1
Clear Height	16'
Drive Ins	One (1)



# Storage Yard Leasing Opportunity

## 2.8± Acres Outdoor Storage Yard

Perfect for equipment yards, storage, or contractor/landscaping operations.





# Primary Leasing Option



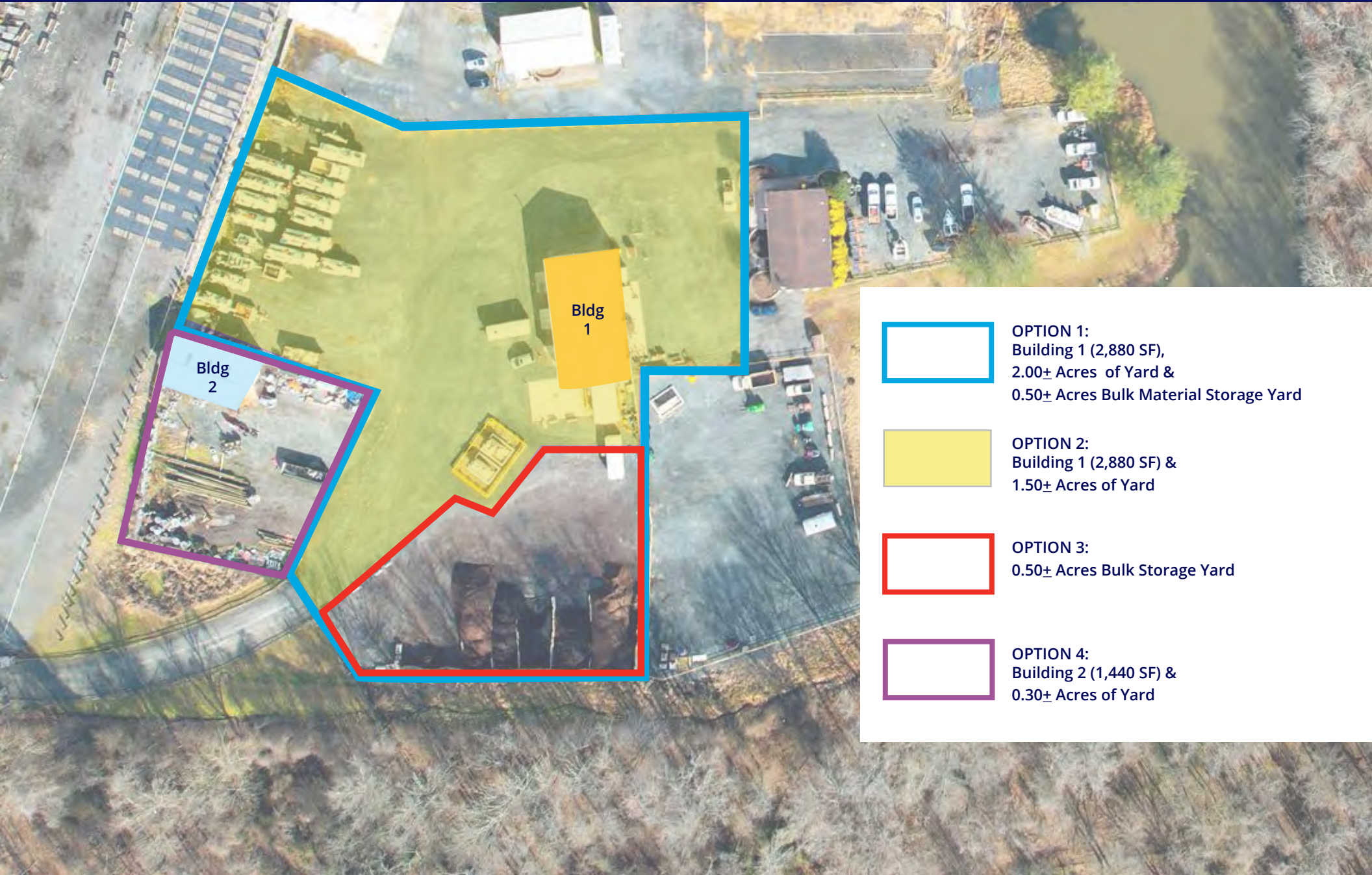
Bldg  
1

Bldg  
3

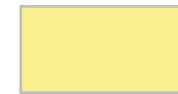
Building 1: 2,800 SF shop building  
Building 3: 2,000 SF office building  
Contractor Yard: 2.63± Acres



# Additional Leasing Options



OPTION 1:  
Building 1 (2,880 SF),  
2.00± Acres of Yard &  
0.50± Acres Bulk Material Storage Yard



OPTION 2:  
Building 1 (2,880 SF) &  
1.50± Acres of Yard



OPTION 3:  
0.50± Acres Bulk Storage Yard



OPTION 4:  
Building 2 (1,440 SF) &  
0.30± Acres of Yard



# Trade **Area**





The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text is a horizontal bar with a yellow-to-red gradient.

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An aerial photograph showing a large industrial or construction site. The site features several large, light-colored buildings, numerous parking lots filled with vehicles, and various pieces of heavy machinery. The site is surrounded by dense, leafless trees, suggesting a winter or late autumn setting. In the background, there are rolling hills and a few scattered houses.

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