

**Under New Ownership**



Accelerating success.

# Collington Trade Center

15800 & 15850 Commerce Ct, Upper Marlboro, MD 20774

- Class A Industrial / Warehouse Space for Lease
- 20,640 SF Available



**\*SUBSTANTIAL IMPROVEMENTS SOON UNDERWAY**

# Property Highlights

## 200,365 SF in two Class A warehouse/distribution buildings

- 24' clear height
- 40' x 40' column spacing
- 190' truck court with 60' truck aprons
- 2:1,000 Parking Ratio
- New LED lighting on motion sensors
- ESFR fire suppression system
- Tilt-wall construction
- 277/480V, 3-phase, 4-wire individually metered



# Location Highlights



## Location

The property is located in Upper Marlboro in southeast Prince George's County, approximately 10 miles east of the Washington DC Central Business District. The business park is part of the Bowie industrial submarket, where industrial development is primarily located in the Collington Trade Center, which consists of about 1200 acres and more than 3.2 million sqf of industrial development.

Primary access to the park is provided by Routes 301 and 50 and Interstate 495. The project is approximately 20 miles south of Baltimore/Washington International Thurgood Marshall Airport.



### Direct Access

to Route 301 and only 8 miles from the Beltway (I-495/I-95) and Route 50



### Abundant Amenities

with the nearby Bowie Town Center & Bowie Gateway Center

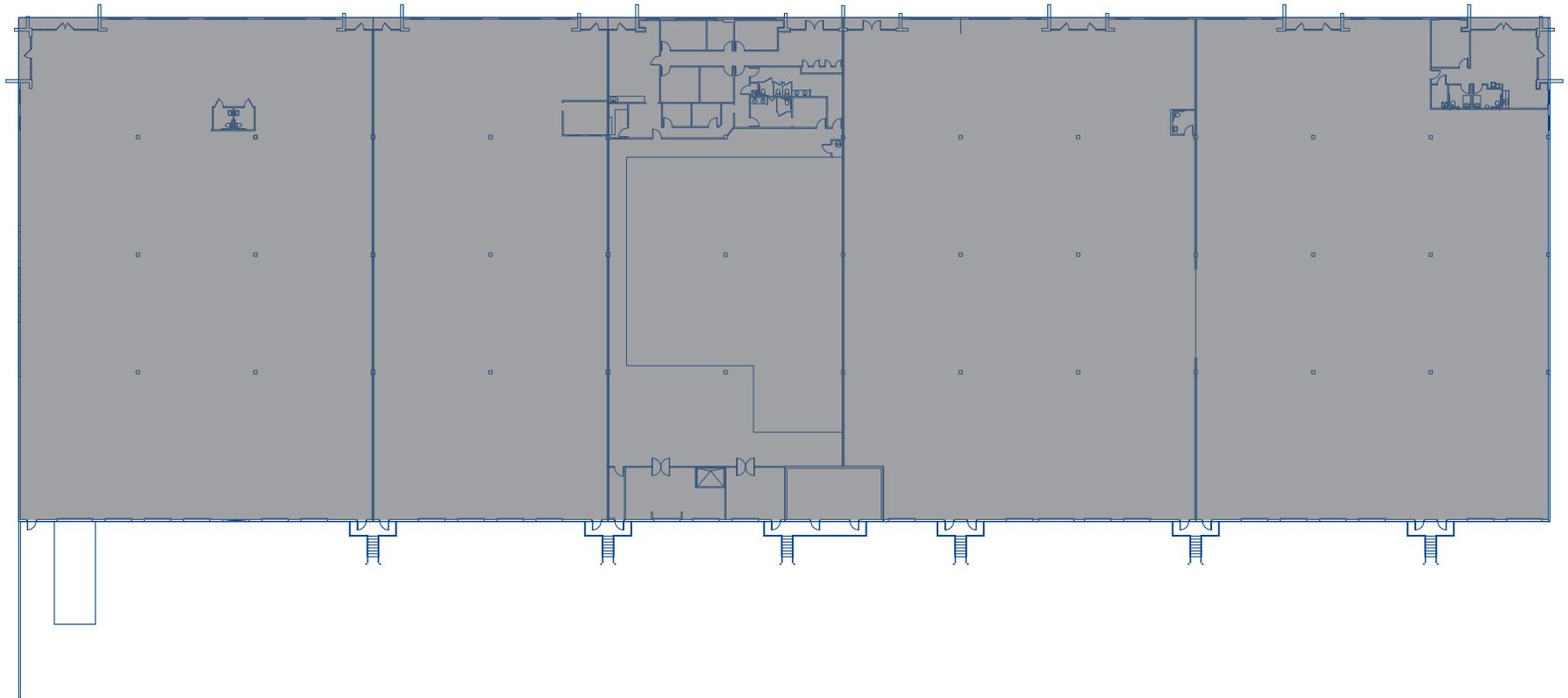


### Close to Airports

only 20 miles south of Baltimore/Washington International Airport

# 15800 Commerce Court

## Fully Leased



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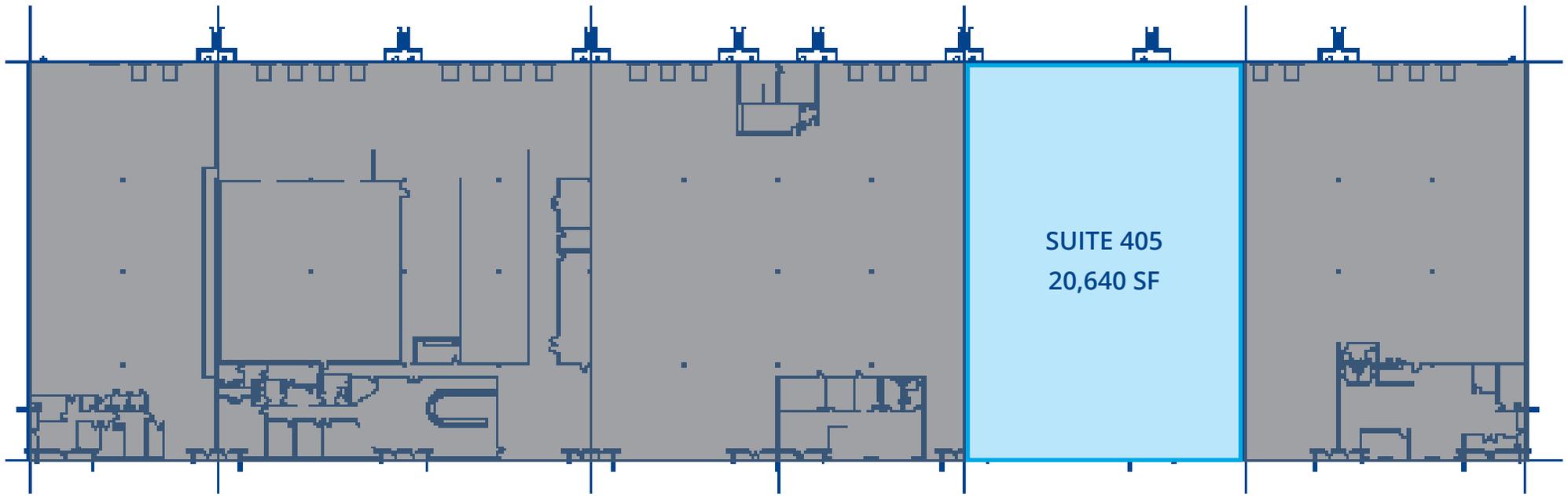
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# 15850 Commerce Court

20,640 SF Available



## Suite 405

- 20,640 SF
- 6 loading docks with levelers
- 1,400± SF new spec office

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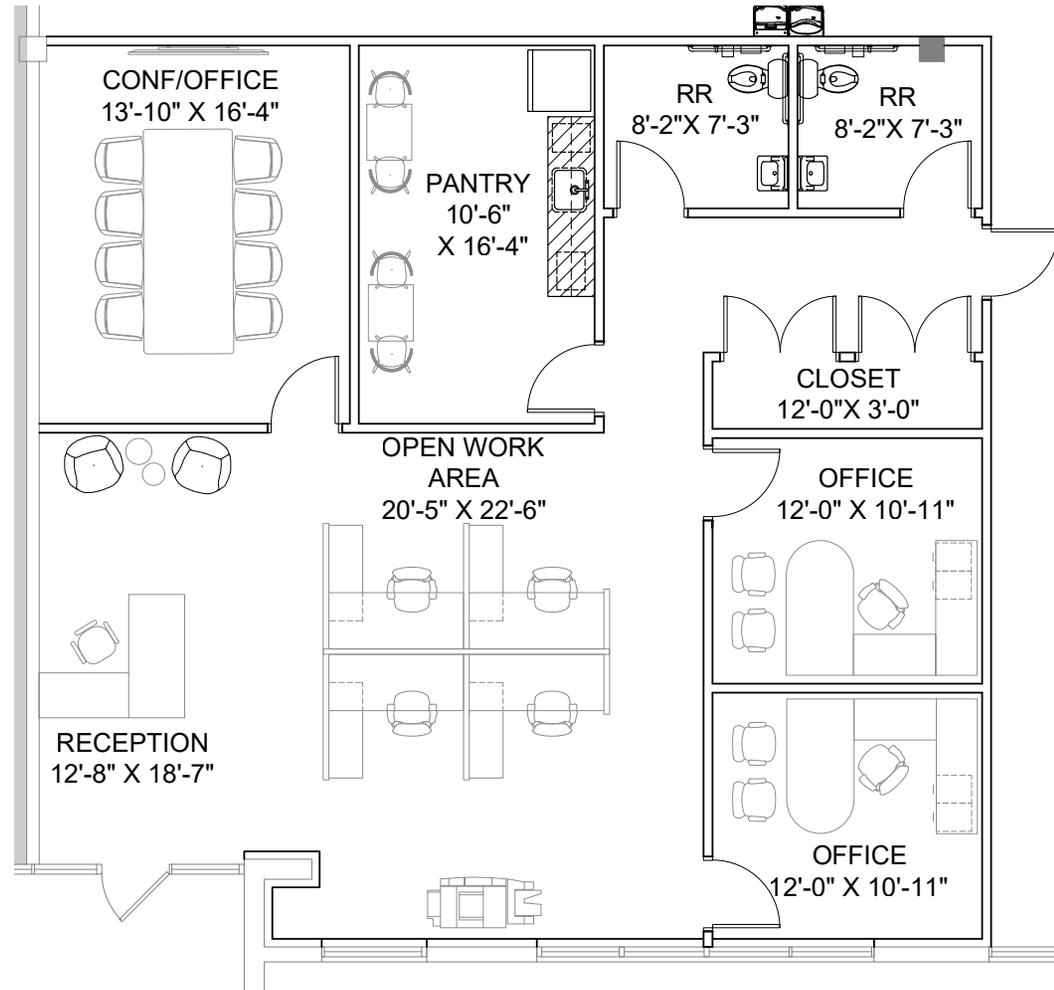
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# 15850 Commerce Court

## Suite 405 Spec Plan



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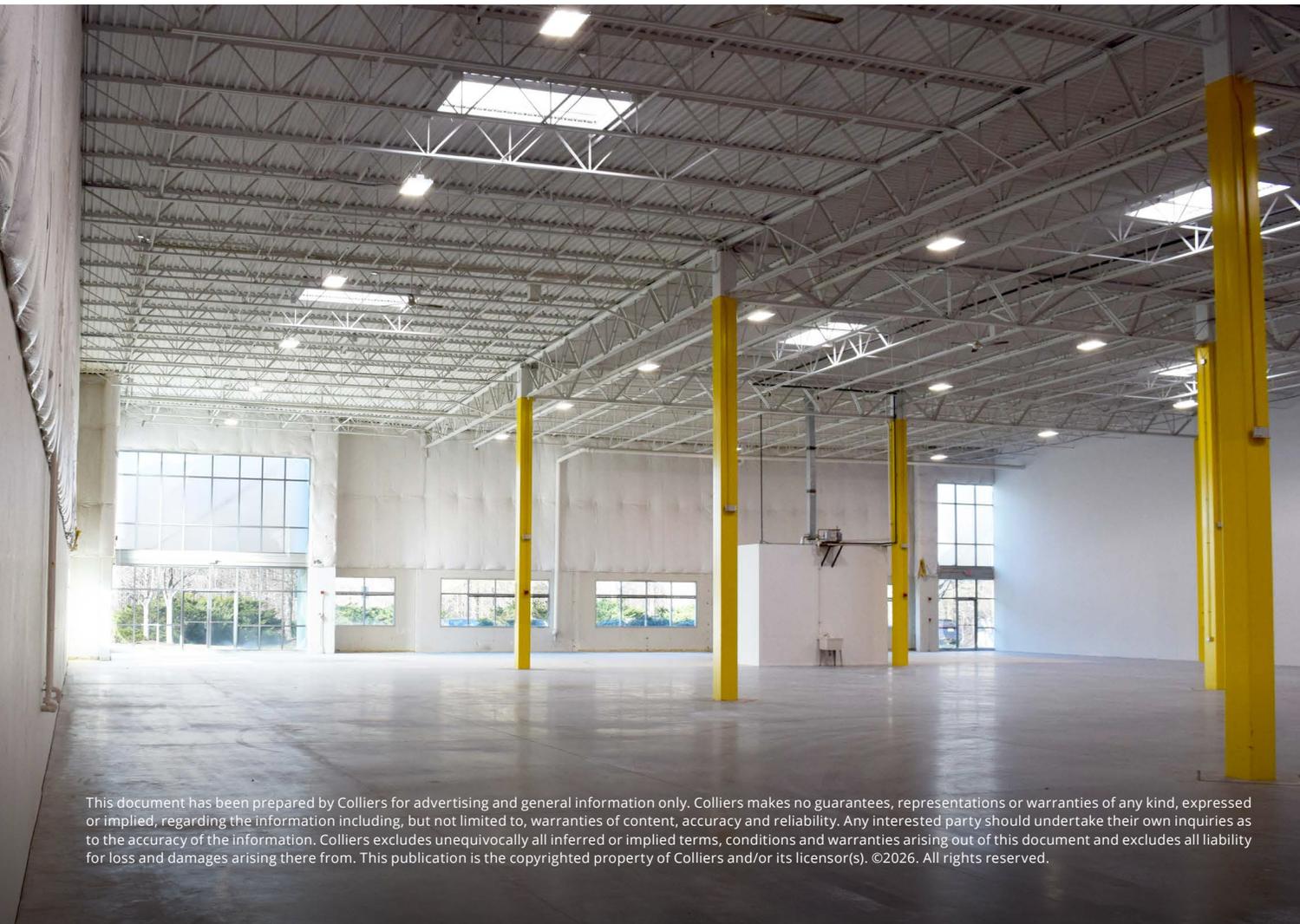
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