

FLEX CONDOS FOR SALE

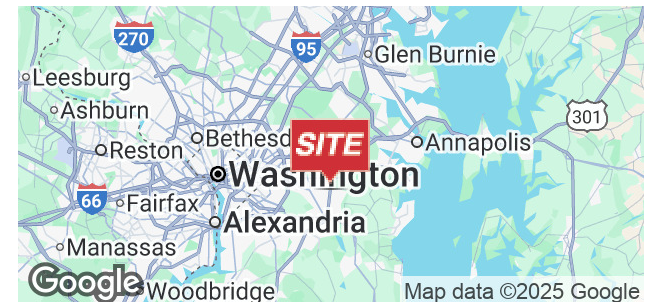


1001 PRINCE GEORGE'S BLVD, UNITS 1-2 AND 4-7

Upper Marlboro, MD
20774

PROPERTY HIGHLIGHTS

- Six condo units totaling 17,012± SF
- Units 1-2: office space with conference and kitchen area
- Units 4-7: warehouse space with mezzanine, storage, and office areas
- Rear drive-in loading doors (12' x 12')
- 17+' clear ceiling heights
- Ample surface parking
- Zoned IH (Industrial Heavy), allowing for a variety of commercial, institutional, industrial and office uses
- Quick access to major highways, including Route 301 (Crain Highway), Route 214 (Central Avenue) and the Capital Beltway (I-495/I-95)
- Part of the Collington distribution hub, home to many top companies and distributors, including Amazon, Target, FedEx, and La-Z Boy
- Condo Fee: \$2.11 per SF (2025)
- **SALE PRICE:** \$230.00 per SF



JOSEPH PALERMO
301.918.2916
jpalermo@naimichael.com

PETER BURLEIGH
301.918.2913
pburleigh@naimichael.com

BRADY THOMPSON
301.918.2912
bthompson@naimichael.com



10100 Business Pkwy | Lanham, MD 20706 | +1 301.459.4400 | naimichael.com

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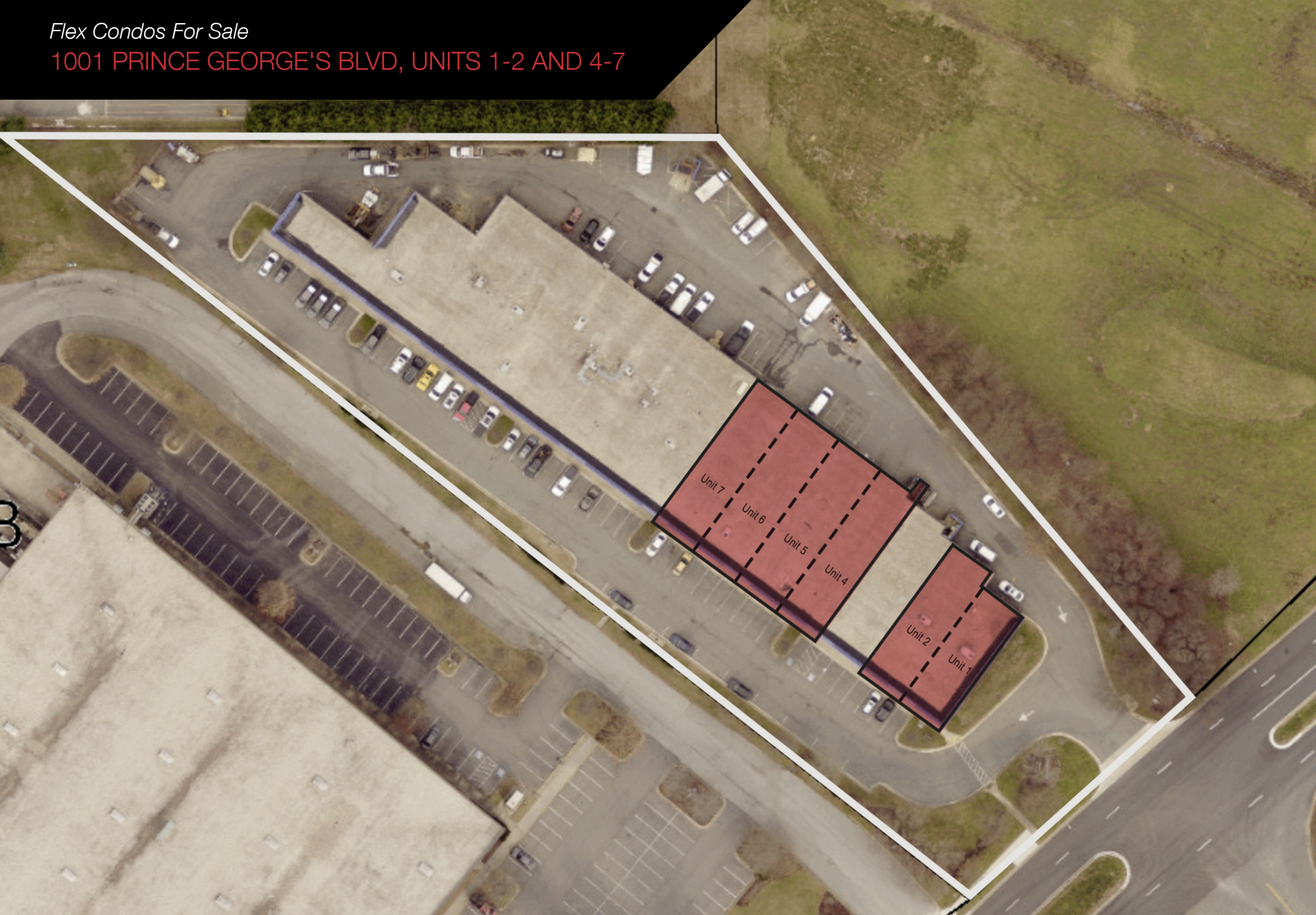
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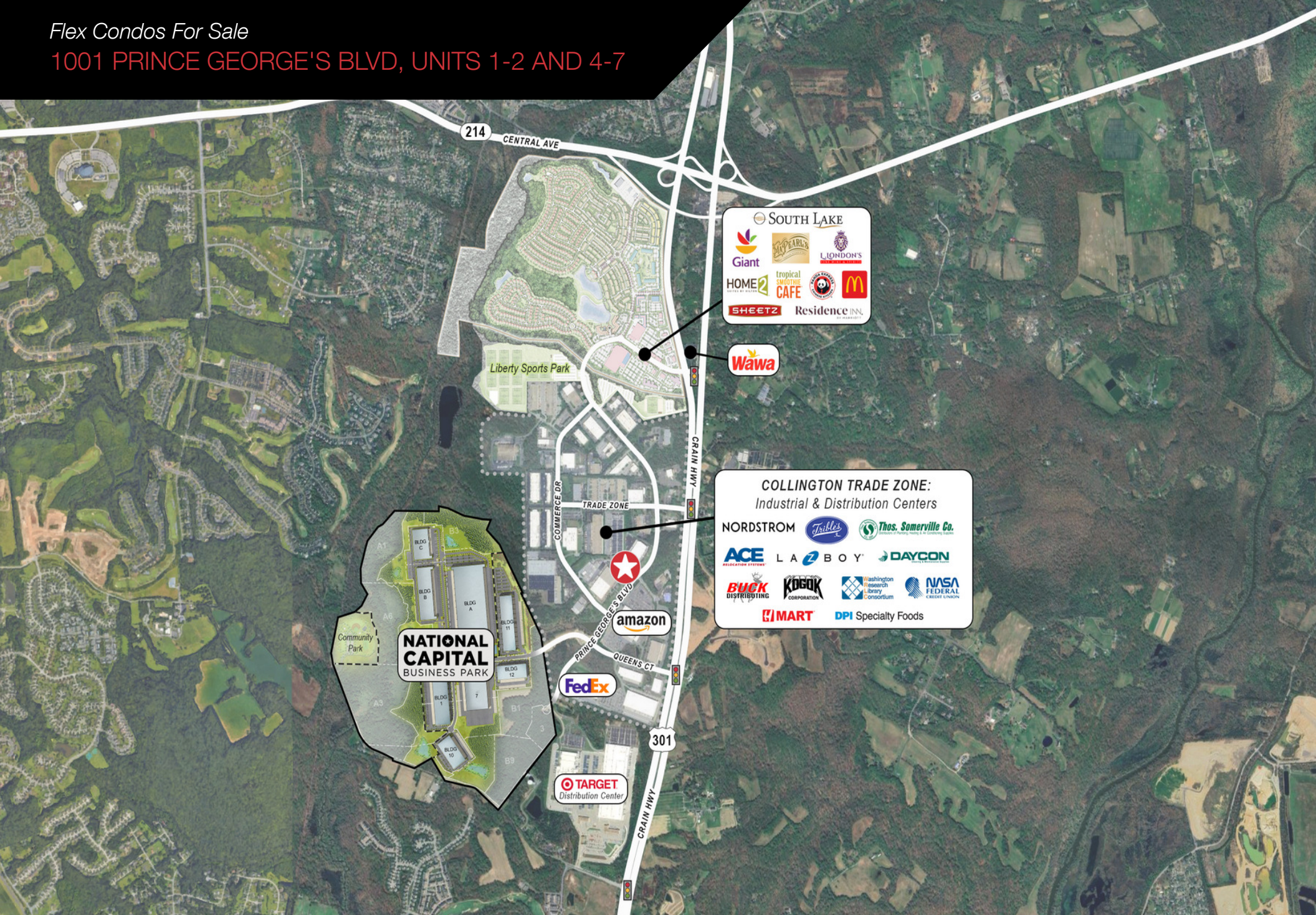
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