

FOR LEASE

UPPER MARLBORO

15193-15207 MARLBORO PIKE

LEASE PRICE:

\$5K NNN PER ACRE
WAREHOUSE - \$7PSF NNN

SIZE:

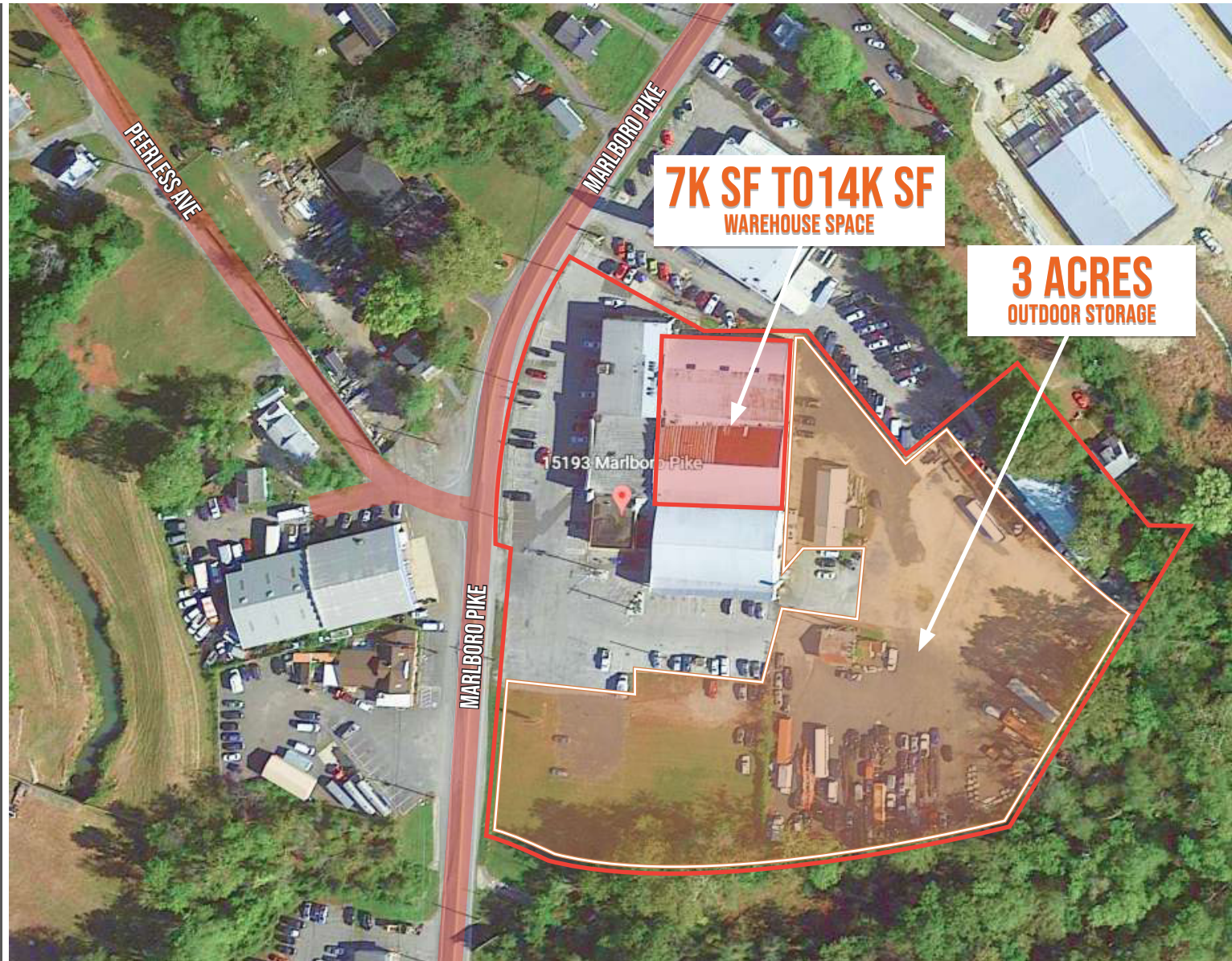
WAREHOUSE 7,000SF TO 14,000SF
OUTDOOR STORAGE 3 AC

ZONING:

IE

HIGHLIGHTS:

- ▶ FENCED LOT
- ▶ 16' CEILING HEIGHT
- ▶ ADDITIONAL OFFICE SPACE AVAILABLE IF NEEDED
- ▶ WELL LOCATED WITH EAST ACCESS TO DC VIA PENNSYLVANIA AVE
- ▶ SITE IMPROVEMENTS UNDERWAY
- ▶ EASY ACCESS TO I-95 TO EAST AND ROUTE 50 TO THE NORTH



RYAN LOMBARDI

410-440-3240
AVENUREALESTATELLC.COM
RYAN@AVENUREALESTATELLC.COM

ROSS CONN

301-275-5509
AVENUREALESTATELLC.COM
ROSS@AVENUREALESTATELLC.COM

Avenue
REAL ESTATE

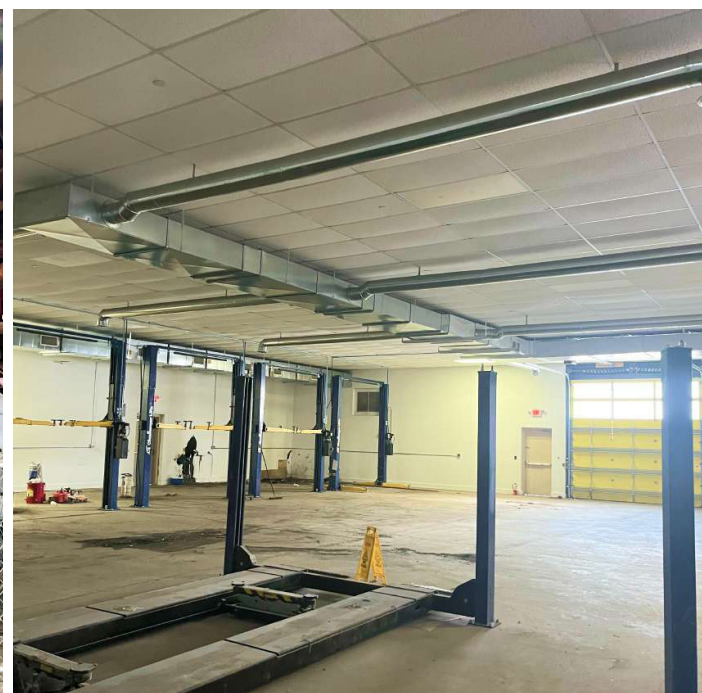
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UPPER MARLBORO

PHOTOS

15193-15207 MARLBORO PIKE



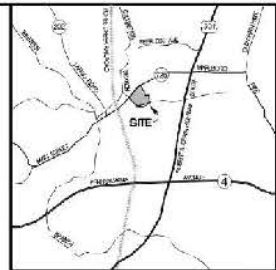
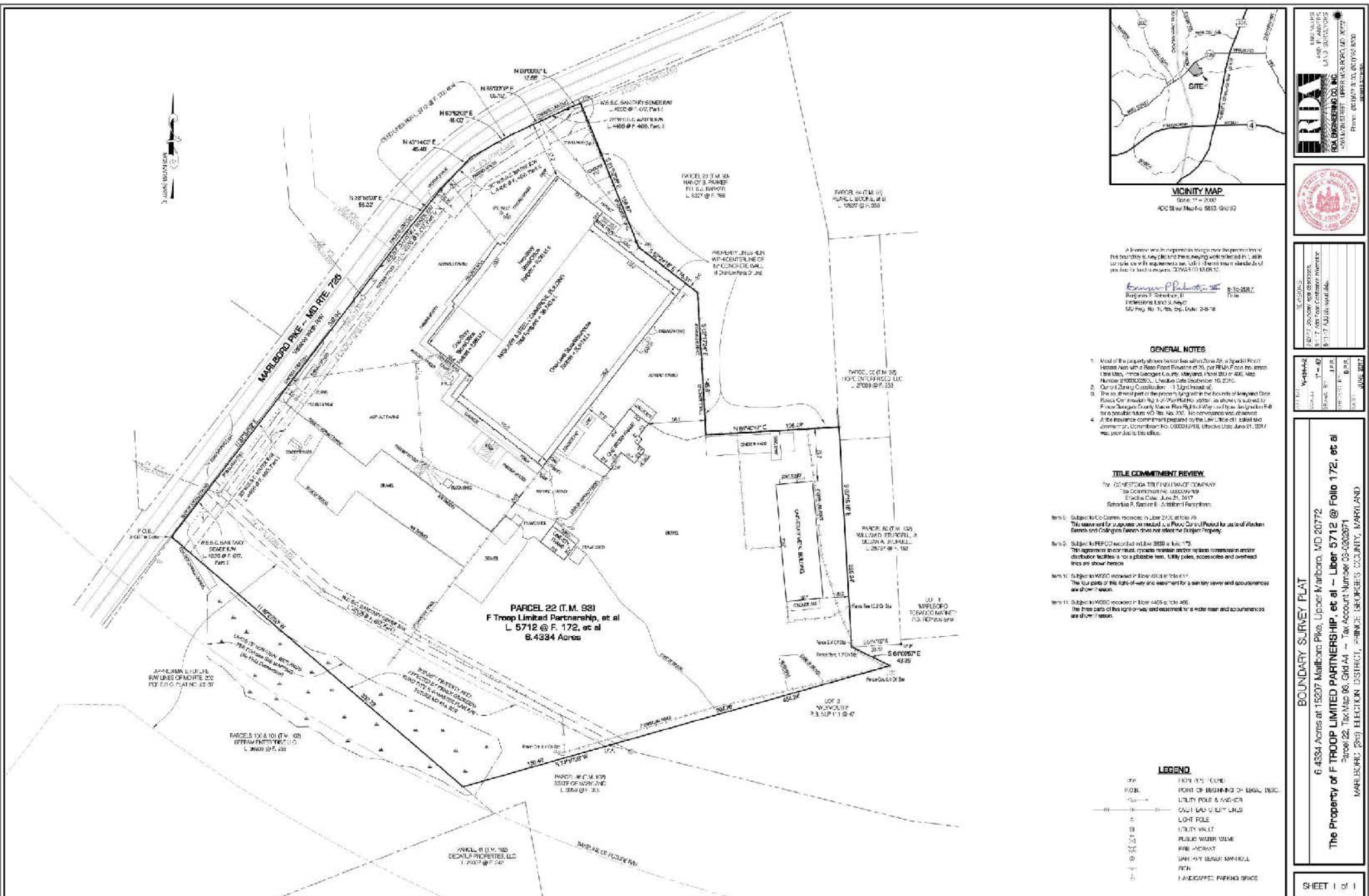
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UPPER MARLBORO

SITE PLAN

15193-15207 MARLBORO PIKE



A license was prepared through the Department of the State for the use of this site plan. The license is valid for the use of the site plan for the purpose of the project described in the license. The license is valid for the use of the site plan for the purpose of the project described in the license.

Erin P. Robinson
Erin P. Robinson, II
Professional Land Surveyor
15193-15207 Marlboro Pike, Suite 200
Upper Marlboro, MD 20788

- GENERAL NOTES**
1. Most of the property shown herein has within Zone 25, a Special Flood Hazard Area with a Base Flood Elevation of 20.0, per FEMA Flood Insurance Rate Map, Flood Hazard Control, Maryland, Flood 010 or 010, Map Number 220202020. Labeled with subdivision 10, 22020.
 2. Curved Utility Construction - 1.5 ft. inside.
 3. This is the part of the property that is the subject of Maryland State Records Commission No. 2007-00187. The subject is subject to Prince Georges County, Maryland, Right of Way and by Easement for Public Utilities with the title No. 2007-00187. No easement is shown.
 4. The insurance commitment prepared by the Law Office of Daniel and Jennifer L. Robinson, No. 000001818, effective June 21, 2017, was not filed in this office.

- TITLE COMMITMENT REVIEW**
- THE COMPENSATED FINANCE COMPANY
IS A COMPENSATED FINANCE COMPANY
INCORPORATED IN MARYLAND
Effective Date: June 21, 2017
Revised: June 21, 2017
Revised: June 21, 2017
- Item 1: Subject to Co-Comm. recorded in Liber 2125 at folio 49. This is the end of the easement or interest in a Public Use of the state of Maryland and the College of Maryland that are subject to the subject property.
 - Item 2: Subject to REFID recorded in Liber 2008 at folio 17. This is the easement or interest in a Public Use of the state of Maryland and the College of Maryland that are subject to the subject property.
 - Item 3: Subject to REFID recorded in Liber 4455 at folio 406. This is the easement or interest in a Public Use of the state of Maryland and the College of Maryland that are subject to the subject property.
 - Item 4: Subject to REFID recorded in Liber 4455 at folio 406. This is the easement or interest in a Public Use of the state of Maryland and the College of Maryland that are subject to the subject property.

LEGEND

---	IRON PIPE TOWER
---	POINT OF BEGINNING OF LEGAL DESC.
---	UTILITY POLE & SAND-CLAY
---	OVERHEAD UTILITY LINES
---	LIGHT POLE
---	UTILITY VAULT
---	PUBLIC WATER TOWER
---	FIRE HYDRANT
---	SMALL-SCALE MANHOLE
---	MANHOLE
---	HANDICAPPED PARKING SPACE

RDA
RDA ENGINEERING CO., INC.
15193-15207 MARLBORO PIKE, SUITE 200
UPPER MARLBORO, MD 20788
Phone: (301) 773-7000, (301) 773-8300



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BOUNDARY SURVEY PLAT
6.4384 Acres at 15207 Marlboro Pike, Upper Marlboro, MD 20782
The Property of F TROOP LIMITED PARTNERSHIP, et al - Liber 5712 @ Folio 172, et al
Parcel 22, Tax Map 98, GHA 4 - Tax Account Number 05-0202871
MARLBORO, 2ND ELECTION DISTRICT, PRINCE GEORGES COUNTY, MARYLAND

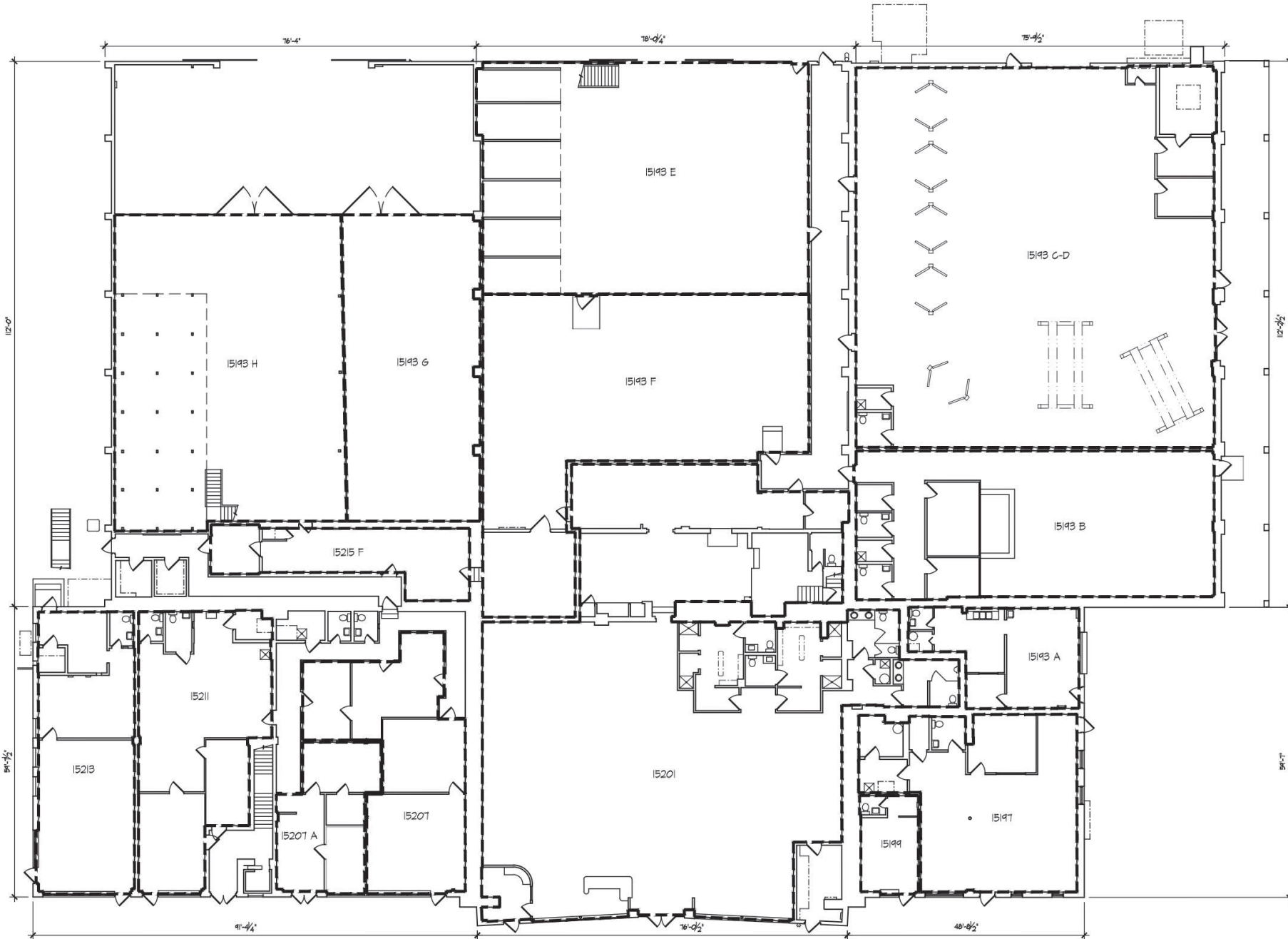
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FLOOR PLAN

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Unit	Use	SF
15193 A	SHAVED ICE	585
15193 B	RESTORATION FEL.	2219
15193 C-D	VACANT	5156
15193 E	IVY HILL	3197
15193 F	VACANT	2854
15193 G	VACANT	1743
15193 H	RCM	3000
15193 G-H	[USEABLE]	[1028]
15197	VACANT	1351
15199	BARBER	238
15201	GYM	6235
15207	PG POST	1137
15207 A	ACCOUNTANT	535
15207 + A	[USEABLE]	[2294]
15211	STATE FARM	1308
15213	MARLB ENG REPRO	1147
15215	VACANT	569
	GROSS	38,846



15193-15215
Marlboro Pike
Upper Marlboro MD

DATE: 1.19.23
DRAWING: 17031
SCALE: NTS
SHT SIZE: 11x17

EXISTING
1ST FLOOR
PLAN
EX3

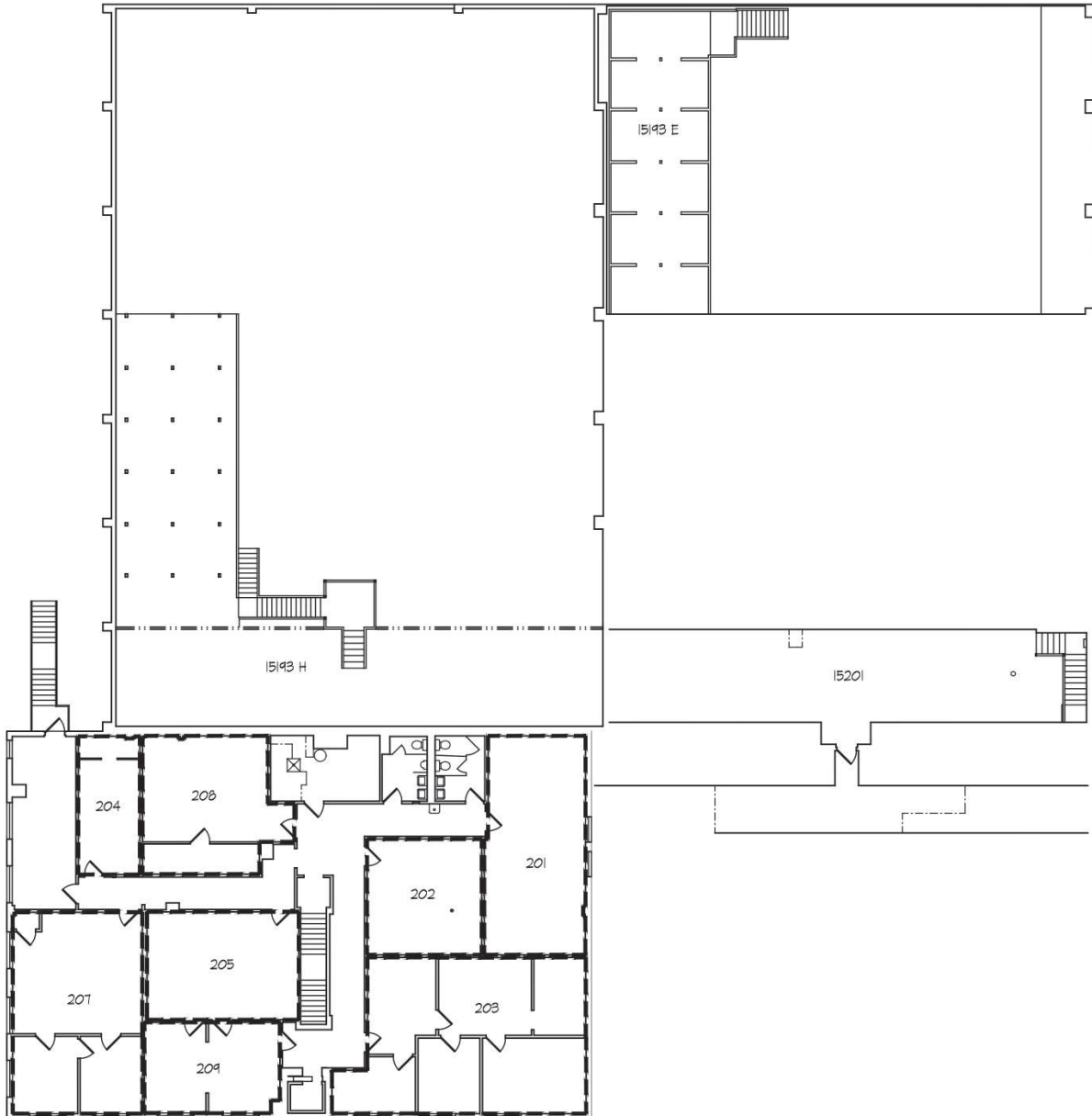
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FLOOR PLAN

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		SF
201	FIELDING & SONS	516
202	VACANT	315
203	STACKS AUTO	846
204	PONTORNO	201
205	McLELLAN	389
207	VACANT	620
208	MINISTRY	429
209	VACANT	290
	USEABLE	5122
	GROSS	5429



15193-15215
Marlboro Pike
 Upper Marlboro MD

DATE: 1.19.23
 DRAWING: 17031
 SCALE: NTS
 SHT SIZE: 11x17

EXISTING
 2ND FLOOR
 PLAN
EX4