

INDUSTRIAL SPACE FOR LEASE

15101 Buck Ln, Upper Marlboro, MD 20772



MAKE YOUR NEXT MOVE A WIN

WAREHOUSE SPACE FOR LEASE

15101 BUCK LANE



OFFERING SUMMARY

AVAILABLE SF:	3,000 SF
LEASE RATE:	\$10/SF for each unit
NNN:	\$3.50/SF
ZONING:	I-1, County

PROPERTY OVERVIEW

- Unit A1 for LEASE
- 3,000 SF
- One 16-foot-high drive-in door
- Newly painted warehouse and office floor
- Unit A6 for LEASE
- 3,000 SF
- Two 14-foot-high drive-in doors
- Ample parking spaces and expansion parking available
- 10 minutes to DC border; located within Largo Road, Main St/Marlboro Pike and Crain Hwy intersections in Greater Upper Marlboro
- ** Not available for auto repair, paint, grain storage and assemblage use **

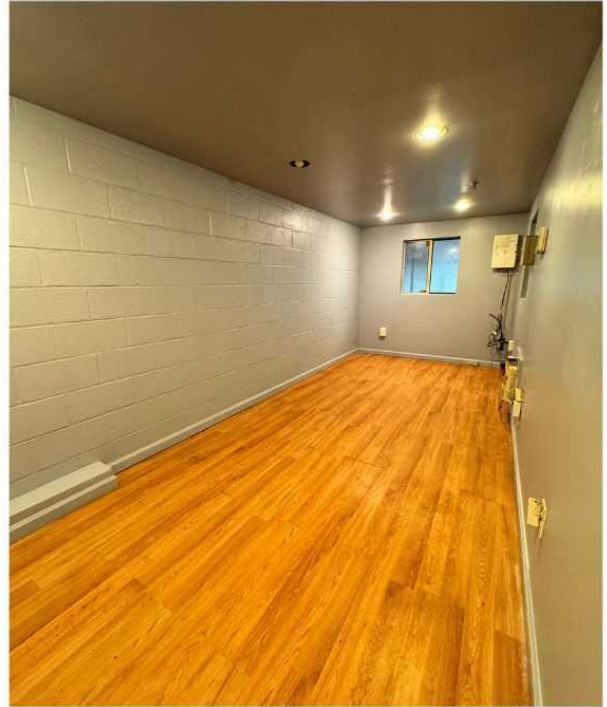


HELEN DELLHEIM
O: (410) 258-4136
C: (410) 258-4136
helen@wincommercial.com

PROPERTY PHOTOS

15101 BUCK LN, UPPER MARLBORO, MD 20772

A1 UNIT



A7 UNIT

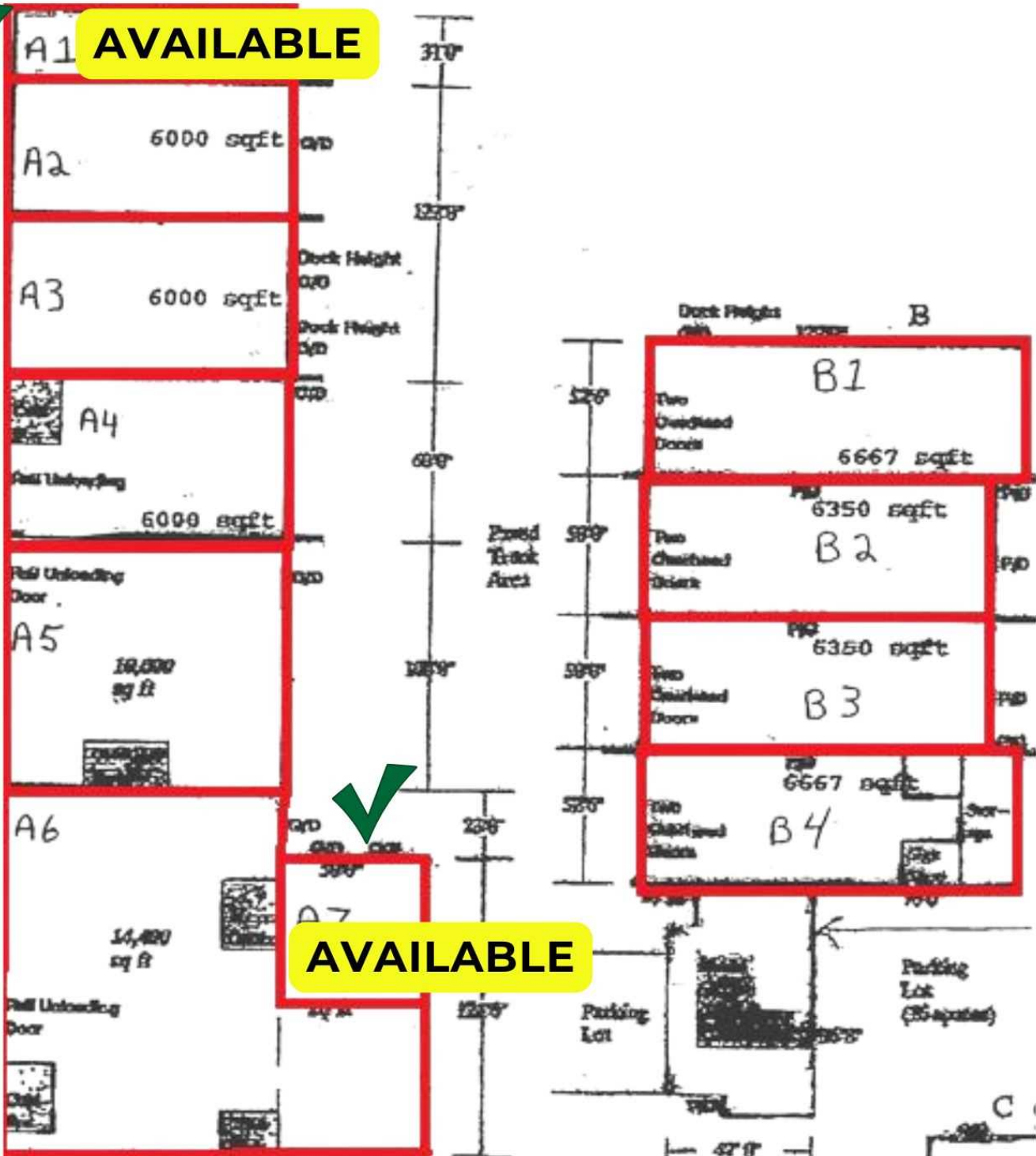


FLOOR PLAN

15101 BUCK LN, UPPER MARLBORO, MD 20772



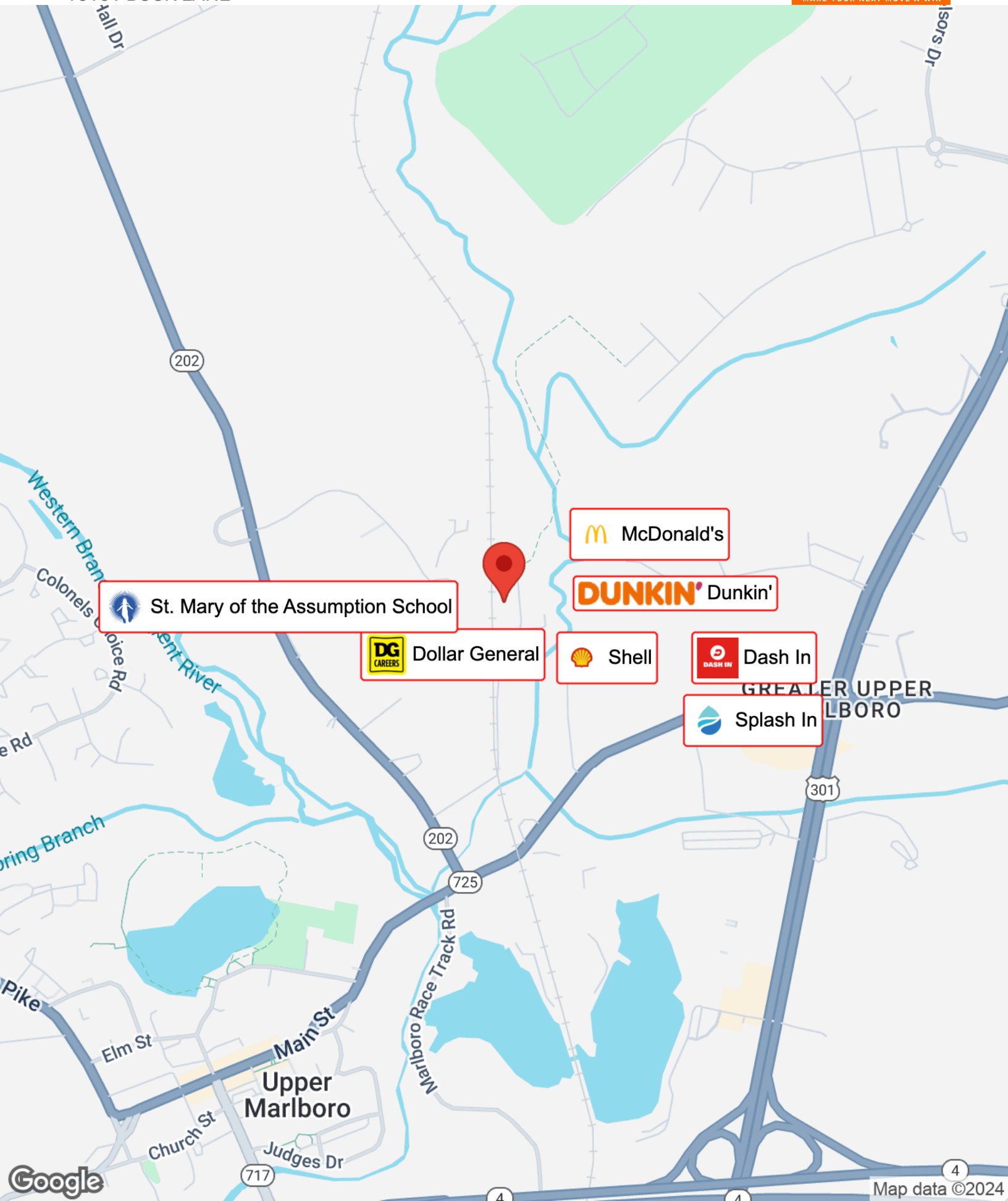
AVAILABLE



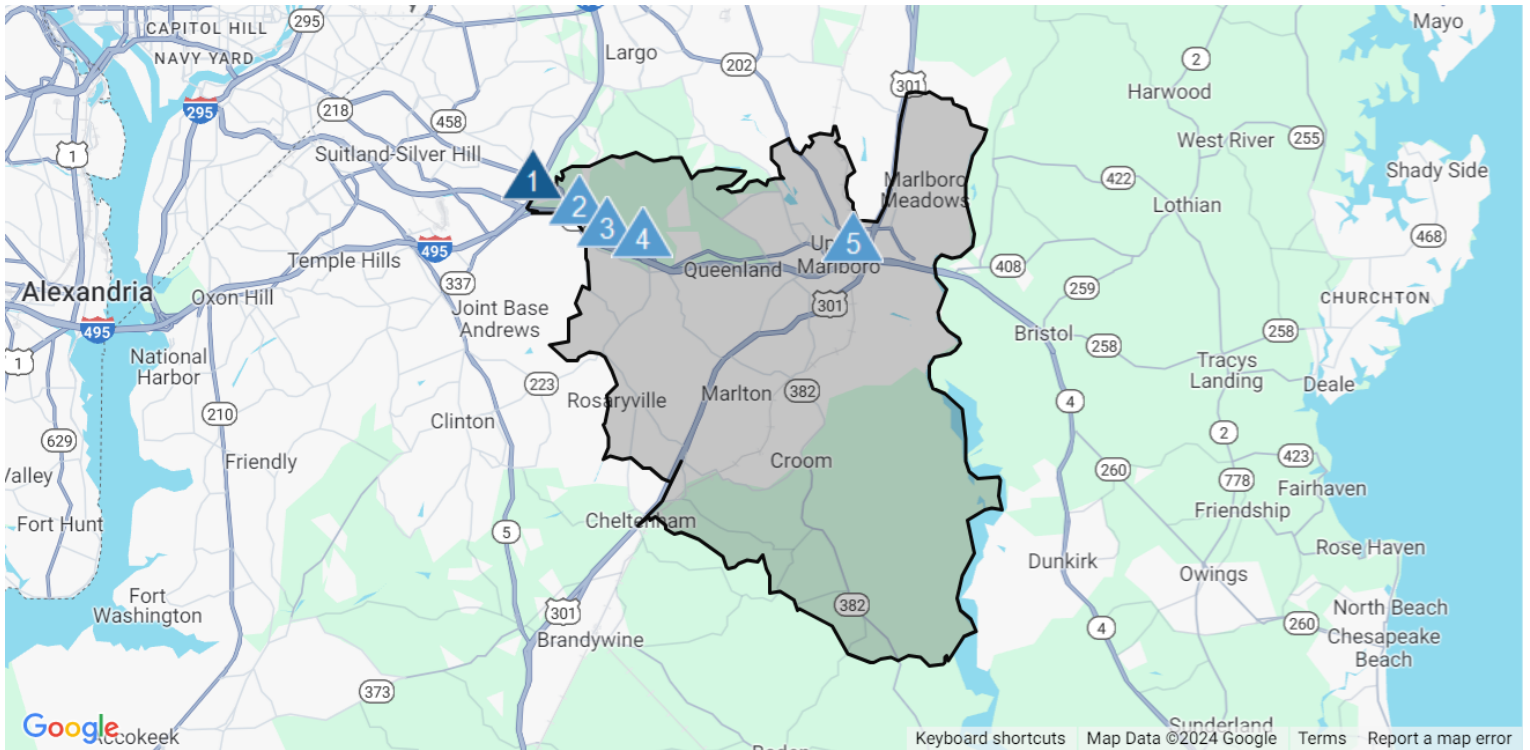
AVAILABLE

BUSINESS MAP

15101 BUCK LANE



Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

162,849

2023 Est. daily traffic counts

Street: I 95; I 495
 Cross: Suitland Pkwy
 Cross Dir: SW
 Dist: 0.19 miles

2

70,616

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Dower House Rd
 Cross Dir: SE
 Dist: 0.28 miles

3

56,243

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Dower House Rd
 Cross Dir: NW
 Dist: 0.39 miles

4

53,342

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Mellwood Rd
 Cross Dir: SE
 Dist: 0.18 miles

5

51,230

2023 Est. daily traffic counts

Street: Pennsylvania Ave
 Cross: Race Track Rd
 Cross Dir: E
 Dist: 0.05 miles

Historical counts

Year	Count	Type
2020	▲ 163,962	AADT

Historical counts

Year	Count	Type
2020	▲ 65,302	AADT
2017	▲ 75,892	AADT
2012	▲ 74,352	AADT
2011	▲ 74,952	AADT

Historical counts

Year	Count	Type
2011	▲ 57,780	AADT

Historical counts

Year	Count	Type
2012	▲ 56,921	AADT
2008	▲ 53,011	AADT
2003	▲ 54,625	AADT
2002	▲ 54,050	AADT
2001	▲ 52,475	AADT

Historical counts

Year	Count	Type
2017	▲ 54,981	AADT
2012	▲ 49,572	AADT
2008	▲ 46,651	AADT
2003	▲ 57,770	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



HELEN DELLHEIM



CONTACT

410-258-4136 (direct)
410-312-0000 (office)



EMAIL

helen@wincommercial.com



OFFICE

Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300 Columbia, MD 21045